

12 DCCW2006/3908/F - ERECTION OF 2M DIAMETER WIND TURBINE TO PROVIDE ELECTRICITY FOR SITE AT UPPER HOUSE FARM, WESTHOPE, HEREFORD, HEREFORDSHIRE, HR4 8BL**For: The Bulmer Foundation, The Cider Mills, Plough Lane, Hereford, HR4 0LE****Date Received: 13th December, 2006 Ward: Wormsley Ridge Grid Ref: 46292, 50680**
Expiry Date: 7th February, 2007

Local Member: Councillor J.C. Mayson

1. Site Description and Proposal

- 1.1 Upper House Farm is located at the southern end of the small hamlet of Westhope, Hereford.
- 1.2 The proposal is to erect a 2 metre diameter wind turbine to generate electricity for the site. It would be located on the the eastern side of the existing farm building and will protrude approximately 3 metres above the top of the roof. The proposed siting has been amended from its original location on the western side in order to reduce the visual impact of the structure.
- 1.3 Residential property is located to the west (Wyfield); north, (The Briars) and east, (The Woodlands).

2. Policies**2.1 Government Guidance:**

PPS7	-	Sustainable Development in Rural Areas
PPG22	-	Renewable Energy
PPG24	-	Noise

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR13	-	Noise
Policy CF4	-	Renewable Energy

3. Planning History

- 3.1 DCCW2006/1246/F Erection of a 2 metre diameter wind turbine to provide electricity for site. Withdrawn 31st May, 2006.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: No objection.

4.3 Head of Environmental Health & Trading Standards: "I have had opportunity to consider the attached letter and would clarify that the information provided with the application states that the noise emitted from the wind turbine is 35dB(A) measured at 2m from the turbine, and that it falls within the guidelines given in the DTI/ETSU report Assessment of Noise from Wind Farms, i.e. 5 dB above background noise with a fixed limit of 45dB. 35dB is a low level of sound which will be further reduced due to distance correction at neighbouring properties. For example at a distance of 20m it can be expected to be 15dB. Even in rural locations with very low background noise levels this is unlikely to be a problem."

4.4 Public Rights of Way Manager: No objection.

5. Representations

5.1 Canon Pyon Parish Council: "The Group Parish Council, on behalf of the local residents, has the following observations:

- a) As before there is a preference for the turbine to be sited at the east end of the barn – where the closest house, Woodlands, is let on an annual basis; perhaps more weight could have been given to the views of permanent residents.
- b) The Group Council would ask that the Bulmer Foundation investigates whether individual screening trees might be introduced on the northern boundary."

5.2 Four letters of objection have been received from Mr. N. Jordan, The Briars, Westhope, Hereford; Mrs. L. Pugh, Deep Slade, Westhope; T. Vayle, The Gables, Westhope and Mr. & Mrs. K. Feist, Hyland, Westhope. The main points raised are:

1. The revised position will still be a visual intrusion into the skyline above the buildings and will be silhouetted in the skyline from adjacent dwellings.
2. A better visual position would be on the end of the pitched roof building.
3. The need for the turbine is questioned.
4. A noise generated by the turbine is of concern in an area which is very quiet at night with low background noise.

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 This proposal seeks to erect a modest 2 metre diameter wind turbine on the top of the Dutch barn at Upper House Farm, Westhope which will protrude approximately 3 metres above the top of the roof. The location of the turbine has moved to the south east end of the Dutch barn during the processing of the planning application in an attempt to overcome neighbours' concerns, but as Members will see from the report local residents still object.
- 6.2 The dwellings to the rear of the site are elevated and enjoy views over the agricultural building but are situated over 50 metres away. It is therefore considered that despite the wind turbine being situated on top of the Dutch barn and silhouetted in distance views, the proposal will not unduly affect the character and appearance of the wider landscape or have any overbearing impact on neighbouring property.
- 6.3 The noise issue has been assessed by the Council's Environmental Health & Trading Standards Officer who confirms that the wind turbine is not expected to be a source of unacceptable noise. In conclusion the principle of providing small-scale turbines to meet individual needs is supported by Government guidance and Herefordshire Unitary Development Plan (Revised Deposit Draft) policy and in this instance it is not considered that there will be any adverse impact on residential or visual amenity.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. **A01 (Time limit for commencement (full permission)).**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. **The turbine shall be coloured dark green, or an appropriate alternative colour, in accordance with details to be submitted for approval in writing by the local planning authority. The turbine shall be installed in accordance with these details and the manufacturer's specifications and thereafter be kept in good decorative order.**

Reason: In order to protect the visual amenity of the area.

3. **Within six months of the wind turbine becoming redundant it shall be removed together with all associated equipment.**

Reason: In order to protect the visual amenity of the area.

Informatives:

1. **N19 - Avoidance of doubt.**
2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

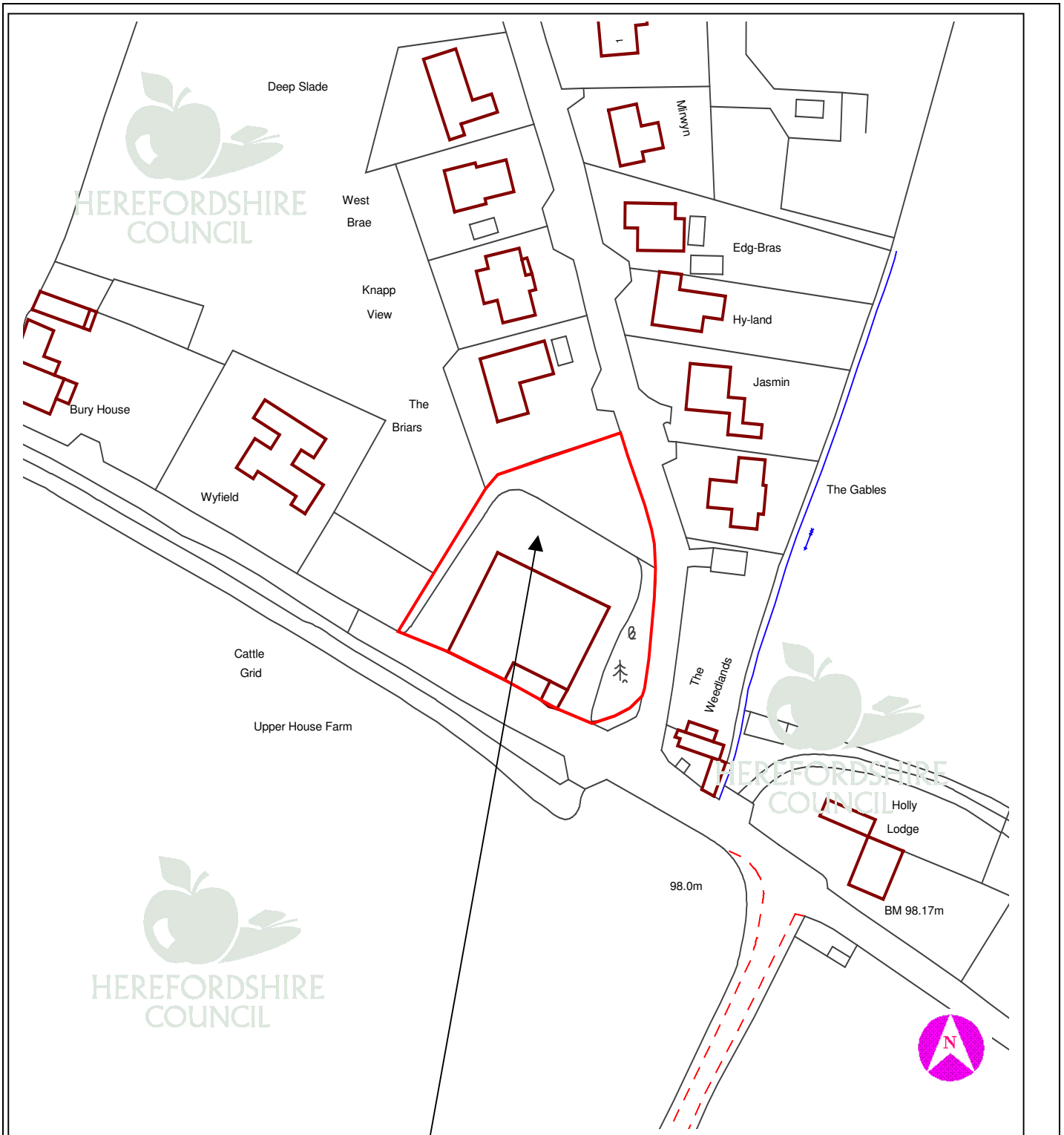
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/3908/F

SCALE : 1 : 1250

SITE ADDRESS : Upper House Farm, Westhope, Hereford, Herefordshire, HR4 8BL

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