

DCCW2007/2160/F - INSTALLATION OF 2.5KW WIND TURBINE AND PHOTOVOLTAIC ROOF PANELS AT MARDEN PRIMARY SCHOOL, MARDEN, HEREFORD, HEREFORDSHIRE, HR1 3EW

For: Marden Primary School per Andrew Osbaliston, 19 Orchard Green, Marden, Hereford, HR1 3LD

Date Received: 6th July 2007 **Ward: Sutton Walls** **Grid Ref: 52499, 47541**
Expiry Date: 31st August 2007
 Local Member: Councillor K Guthrie

1. Site Description and Proposal

- 1.1 Marden School is located on the southern edge of Marden off the C1124 Sutton St. Nicholas to Bodenham road opposite Walkers Green.
- 1.2 The proposal is to erect a wind turbine at the rear of the school. The mast will be 11 metres high excluding the 2.5 kilowatt turbine with a three blade rotor. (Total height of wind turbine 14.5 metres). In addition photovoltaic (PV) roof panels are also proposed on part of the south facing slope of the roof.

2. Policies

2.1 National:

PPS22	-	Renewable Energy
PPG24	-	Planning and Noise

2.2 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy DR4	-	Environment
Policy DR13	-	Noise
Policy CF4	-	Renewable Energy

3. Planning History

- 3.1 SH930819F Extension to school to provide additional classroom. No objection 7th July 1993.
- 3.2 CW2001/2739/F Classroom and staff room single storey extension. Approved 10th December 2001.
- 3.3 DCCW2006/2571/F Extension in rear courtyard to provide ancillary school accommodation. Approved 19th September 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: Comments awaited.

5. Representations

Marden Parish Council: "Marden Parish Council supports this application in principle and fully supports the installation of the photovoltaic cell. The Parish Council would like to see the site for the wind turbine moved to a different location, either behind the higher part of the school building, or further back within the school grounds. This would reduce the visual and noise impact of the turbine on the private residences on the opposite side of the road at the front of the school."

5.2 Three letters of objection have been received from J. Dade, 18 Walkers Green, Marden; H.A. Webb, 20 Walkers Green, Marden and J. Wareham, 19 Walkers Green, Marden.

The main points raised are:

1. The complete structure of the wind turbine will be in full view of properties opposite the school.
2. The prevailing wind direction is from the west which would enable the turbine to be moved without detriment to its efficiency.
3. The proposal is of a physical scale that creates a significant change to the outlook of the area and is not in keeping with associated buildings.
4. It should be re-sited 50 metres south.
5. Install a unit with a shorter hub height.
6. Ensure noise levels and especially noise frequency is acceptable in a quiet area.

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

6. Officers Appraisal

6.1 The main issues are considered to be the benefit of the renewable resource provided by wind and solar power and the impact of the mast on residential and visual amenity.

Renewable Energy

6.2 PPS22 sets out a number of key principles relating to the promotion of renewable sources of energy. Two of these are of particular relevance in this proposal. Firstly,

renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily and secondly, small scale projects can provide a limited but valuable contribution to overall output of renewable energy and to meeting energy needs both local and nationally. Therefore, although the contribution to the school energy use is minor, it is still recognised as an important contribution towards the Government targets.

Impact of the Mast on Noise and Visual Amenity

- 6.3 The Head of Environmental Health and Trading Standards is currently assessing the application and his conclusion will be reported to the meeting although it is anticipated, due to the distances involved and based on recent similar proposals, that noise will not be an issue warranting the refusal of planning permission. The technical data identifies that at 10 metres the noise level will be 50 dBA. At 40 metres the noise drops to 38 dBA which is considered acceptable. The nearest dwelling is approximately 45 metres away.
- 6.4 The siting of the mast has now been confirmed as behind the school building which in the position proposed will screen approximately 6 metres of the 11 metre mast. This leaves the final 5 metres and the 3.5 metre rotor blades visible.
- 6.5 In this respect they will be seen from the street and dwellings on Walkers Green against the skyline. However, it will be seen as part of the overall complex of buildings and structures at the school and is therefore not considered to be so visually intrusive or isolated so as to sustain a reason for refusal.

Conclusion

- 6.6 Subject to the Head of Environmental Health and Trading Standards confirming no objections, the visual appearance is considered acceptable as part of the complex at Marden School and is therefore considered acceptable.
- 6.7 No objections have been raised to the solar panels which occupy a relatively small proportion of the roof in an unobtrusive location.

RECOMMENDATION

Subject to the Head of Environmental Health and Trading Standards raising no objections to the application, the Officers named in the Scheme of delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by Officers:

- 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 wind turbine and associated equipment shall be kept in a good decorative order and maintained in accordance with the manufacturer's specification until removed.**

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 and the land restored.**

Reason: In the visual interest of the locality.

Informatives:

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

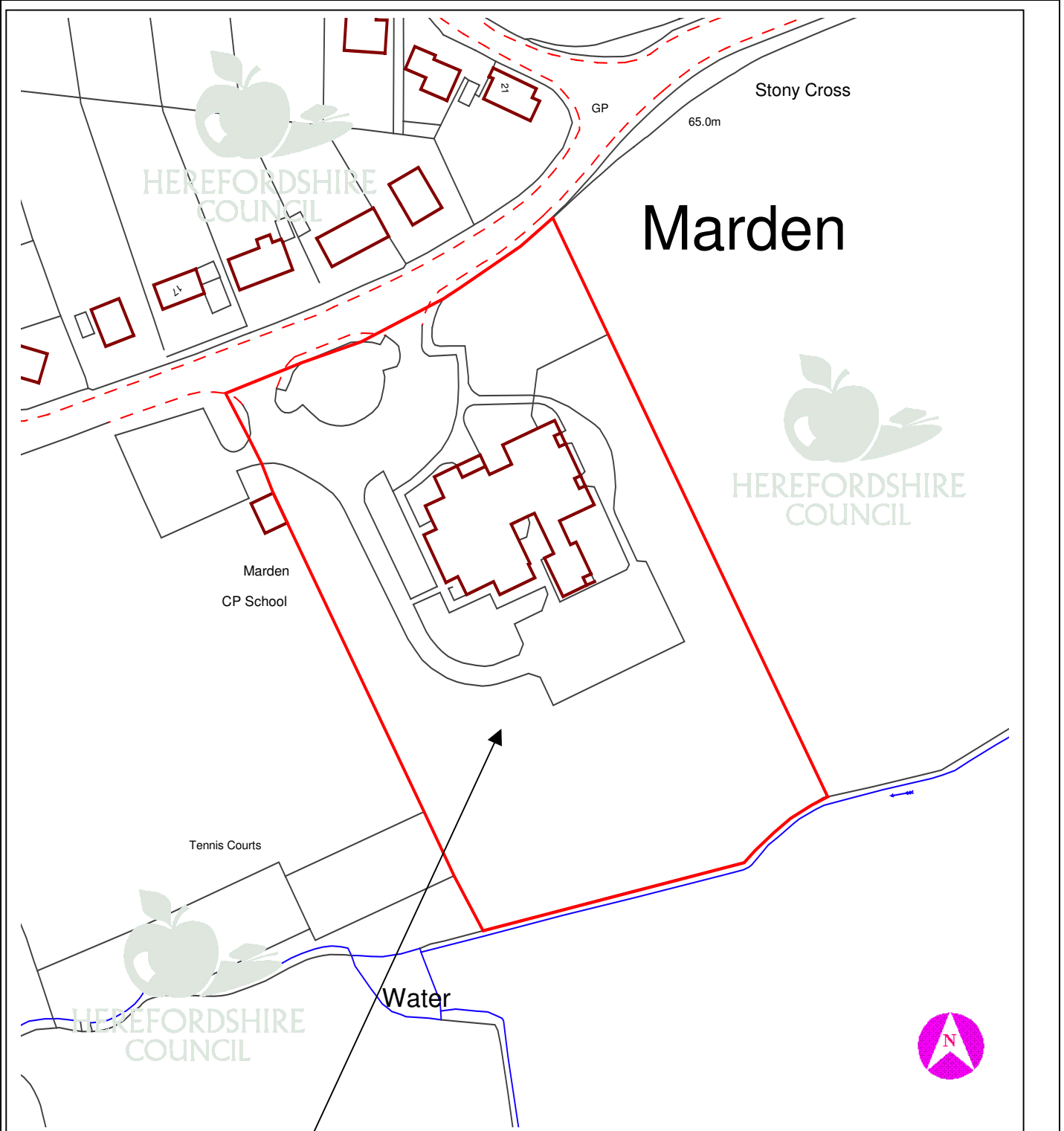
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/2160/F

SCALE : 1 : 1250

SITE ADDRESS : Marden Primary School, Marden, Hereford, Herefordshire, HR1 3EW

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