

**Application Number: FYR12/0514/F**

**Minor**

**Parish/Ward: Benwick/Coates/Eastrea**

**Date Received: 10 July 2012**

**Expiry Date: 4 September 2012**

**Applicant: Greenvale**

**Agent: Miss N Mortimer, Wind Direct**

**Proposal: Erection of a 110.0 m high (tip height) wind turbine with associated infrastructure including construction compound, electrical equipment, access track and hardstanding and siting of storage container.**

**Location: Land North West of Greenvale Produce Ltd, Floods Ferry Road, Doddington**

**Site Area/Density: 4.25 Ha**

**Reason before Committee: This application is before the Planning Committee as the recommendation is contrary to the views of March Town Council and given previous Planning Committee determination.**

## **1. EXECUTIVE SUMMARY/RECOMMENDATION**

In planning policy terms the proposal is considered to accord with national, regional and local planning policy in contributing to the need for renewable energy.

Officers are mindful of the existing extant consent, granted by Planning Committee in December 2011. Accordingly consideration has been restricted to the implications that the height change will have in terms of recommendation as it is not appropriate to revisit the wider 'principle' issues which have been accepted.

It is considered that whilst the amendments to the height of the turbine from 100 metres to 110 metres overall will

- i) increase the windfarm landscape by approximately 50%, and
- ii) have a greater visibility to nearby receptors

these impacts are not such that the change in extent or magnitude resulting from the increase in height would be significant enough to warrant deviating from the earlier recommendation/decision of the Committee.

Other impacts such as biodiversity, shadow flicker, access and heritage have also been considered and again there are no issues arising which would warrant refusal of the scheme proposed.

As such Officer recommendation remains one of approval.

## 2. HISTORY

Of relevance to this proposal is:

2.1	F/YR11/0632/F	Erection of a 59.0 m high (hub height) wind turbine with associated infrastructure including construction compound, electrical equipment, access track and hardstanding and siting of storage container.	Granted 19/12/2011
	F/YR11/0176/F	Erection of an extension to existing factory including roof-top plant deck with access stairs, associated plant and machinery, new access road and extension to existing car park with associated landscaping	Granted 06/05/2011
	F/YR10/0201/SCOP	Screening Opinion: Erection of 1 wind turbine	Further details not required 01/07/10
	F/YR08/0735/F	Erection of first-floor extension to existing offices and siting of 5 temporary buildings for use as lockers/canteen/canteen seating/toilets and first aid facilities	Granted 11/09/08
	F/YR07/0310/F	Erection of a two-storey office building and conservatory to rear involving demolition of existing office building with car parking and landscaping	Granted 21/05/07
	F/YR06/0883/F	Erection of single-storey extensions to existing office building	Granted 31/08/06
	F/YR06/0299/F	Stationing of a portacabin for office use	Granted 28/04/06
	F/YR00/0735/F	Use of land for the stationing of a portacabin for office use to form an extension to existing building	Granted 28/09/00
	F/YR00/0050/F	Erection of a 2-storey office extension to existing building	Granted 28/09/00

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## 3. PLANNING POLICIES

### 3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 93: Meeting the challenge of climate change, flooding and coastal change.

Paragraph 98: Need for renewable energy and acceptable impacts.  
Paragraph 109: Conserving and enhancing the natural environment.

### 3.2 **Draft Fenland Core Strategy July 2012:**

CS12: Responding to climate change and managing the risk of flooding in Fenland.

CS14: Delivering and Protecting High Quality Environments across the District.

### 3.3 **Fenland District Wide Local Plan:**

EMP1: Proposals will normally be favoured for new, or the extension or expansion of existing, firms ... outside DABs the expansion of existing firms will only be permitted where certain criteria are satisfied.

E1: To resist development likely to detract from the Fenland landscape. New development should meet certain criteria.

E3: To retain existing trees and hedgerows. To impose, where appropriate, conditions on planning applications requiring landscaping and tree planting schemes. To request the submission of a landscaping scheme with planning applications on visually important sites.

E8: Proposals for new development should: allow for protection of site features, be of a design compatible with their surroundings, have regard to amenities of adjoining properties and provide adequate access.

E20: To resist any development which by its nature gives rise to unacceptable levels of noise, nuisance and other environmental pollution.

### 3.4 **East of England Plan:**

ENG2: The development of new facilities for renewable power generation should be supported with the aim that by 2010 10% of the region's energy, and by 2020 - 17%, should come from renewable sources (excluding energy from offshore wind).

ENV2: Planning Authorities should protect and enhance the diversity and local distinctiveness of countryside character by developing area-wide strategies and landscape character assessments to ensure development respects/enhances local landscape character.

The ENV3: Ensure that new development minimises damage to biodiversity.

Policy ENV4: Ensures that the landscape, historic and wildlife value of farmland is increased whilst responding to issues such as climate change.

ENG1: Carbon dioxide emissions and energy performance.

SS1: Achieving sustainable development.

### 3.5 **The Fenland Wind Turbine Development Policy Guidance June 2009 (WTDPG)**

## 4. **CONSULTATIONS**

4.1 ***Benwick Parish Council*** Raise no objections

- 4.2 **March Town Council:** 2 Individual letters from March Town Councillors have been submitted objecting to the scheme on the following grounds:
- turbine will be too apparent and therefore unsightly spoiling the countryside in this location
  - proposal would cause a huge interruption to the lives of nearby residents
  - currently a high concentration of turbines in this area and unless there is a community benefit from the turbine
- 4.3 **Local Highway Authority (CCC):** No objection requests conditions in respect of
- photographic survey to ensure any damaged areas of the carriageway by construction and delivery vehicles
  - tracking templates for turbine delivery vehicles and full details of all temporary works required to facilitate delivery
  - works will have to be undertaken under a S278 highways agreement
- 4.4 **FDC Environmental Health** No objection to the proposal; subject to the conditions stipulated on the earlier application F/YR11/0632/F being appended to any consent.
- 4.5 **Natural England** Earlier comments made on previous application equally applicable to this scheme, i.e. no objection in respect of Designated sites, Wider Biodiversity, however they draw the LPAs attention to recommendations for planning conditions for post-construction bird monitoring and the provision of kestrel perching sites
- 4.6 **CCC Archaeology** Confirms that previous advice remains relevant, i.e. an archaeological condition should be in place on any planning consent the LPA is minded to grant. Do not agree that a suitable mitigation may be by way of a watching brief as they advise that the use of such works as secondary and subordinate to more useful investigative archaeological investigation
- 4.7 **Middle Level Commissioners** Advised that they will be commenting, however no comments received at the time of report writing
- 4.8 **Cambridgeshire Architectural Liaison Officer** No objection to scheme; Turbine should not have a detrimental impact on operation of emergency service air operations only risk is the theft of cabling linking the turbine to the outlet point, advised that cables should be buried at least 1.8 metres below ground level.
- 4.9 **CAA** CAA has no responsibility for safeguarding sites other than its own.
- 4.10 **Peterborough Business Airfield** No comments received

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|------|--|---|
| 4.11 | <b><i>Aerolease</i></b>  | No objections to this proposal as it is outside radius of concern   |
| 4.12 | <b><i>Joint Radio Company</i></b>  | Do not foresee any potential problems based on known interference scenarios and the data provided   |
| 4.13 | <b><i>Environment Agency</i></b>   | No objections, gives advisory information to applicant regarding flood resilience and decommissioning   |
| 4.14 | <b><i>RSPB</i></b>   | No comments received, however no objections raised in respect of earlier scheme.  |
| 4.15 | <b><i>NERL Safeguarding Office</i></b>                                       | Does not conflict with their safeguarding criteria and has no safeguarding objection to the proposal  |
| 4.16 | <b><i>Anglian Water</i></b>  | No comments received  |
| 4.17 | <b><i>MOD (Defence Infrastructure Organisation) Safeguarding Officer</i></b> | No objection to the proposal  |
| 4.18 | <b><i>Local residents/interested parties</i></b>                             | 1 resident has submitted an objection to the scheme on the following grounds –<br><ul style="list-style-type: none"> <li>- Disappointed that Fenland is considering more as they are saturating the area</li> <li>- note that they are not being erected on the fields bordering March, feel the rural communities are being overloaded</li> <li>- there are other methods of green energy, e.g solar panels</li> <li>- no more turbines, enough is enough</li> </ul> |

5. **SITE DESCRIPTION**

- 5.1 The site is adjacent to an established vegetable and storage packaging complex operated by Greenvale which itself occupies an area of 9 hectares and is bounded to the east by Floods Ferry Road and the River Nene (old course) to the south and west. The surrounding area is rural, dominated by fields and a scattering of isolated farm buildings accessed by a network of roads. The area is sparsely populated although immediately at the southern entrance to the main site are a pair of semi-detached dwellings known as Sundown and Sunrise.

6. **PLANNING ASSESSMENT**

## 6.1 Nature of Application

The proposed scheme consists of one wind turbines with a maximum hub height of 65 metres and a maximum overall height of 110 metres to the blade tip. The proposal includes associated infrastructure including a temporary construction compound, electrical equipment, SCDA House (3m x 3m x 2.5 metres), new access track and access track upgrades, crane hardstanding areas, electrical enclosure 3 m x 7.5 metres with a height of 3.2 metres and siting of a storage container (7m x 2.5 m x 2.5 m) .

The turbine is expected to generate up to 2.5MW

The applicants have submitted an Environmental Statement with the application details which includes reference to relevant planning policy, issues relating to climate change, a description of the project and matters relating to landscape, ecology, natural and cultural heritage, noise, shadow flicker, telecommunications and aviation and site access. In addition a 'Comparison Document' has been submitted which updates the Environmental Statement and provides specific comments in respect of any additional implications of the higher turbine.

The application is considered to raise the following key issues;

- History
- Principle and Policy Implications
- Design, residential amenity and landscape Impacts
- Noise and Shadow Flicker
- Biodiversity and Heritage
- Access

### ***History***

Planning permission was granted for a single turbine at the Greenvale AP site in December 2011. However following consultation with the District Network Operator it has become apparent that a larger turbine would be required to absorb the cost of the grid connection, as there had been an increase between the budget quote and the connection offer.

### ***Principle and Policy Implications***

As indicated this proposal seeks to supplement the originally approved turbine with an alternative turbine which increases the approved scheme by 10 metres overall. The scheme has previously been assessed in accordance with local, national and regional policies. Although the national policy framework has changed through the introduction of the National Planning Policy Framework this has in broad terms reaffirmed the Government's commitment to climate change abatement and renewable energy deployment whilst also having due regard to prevailing local policies. Accordingly it is necessary to assess the new proposal against the FDWLP, Draft Core Strategy and the WTFDG.

### ***Residential amenity and landscape Impacts***

Given the earlier extant consent it is only appropriate for the Local Planning Authority to revisit the landscape and residential amenity considerations. The principle of the scheme having already been accepted by the LPA following full consideration of the proposal against local, national and regional policies, including The Fenland Wind Turbine Development Policy Guidance June 2009 (WTDPG).

Revisiting the earlier conclusions drawn in respect of the approved scheme, whilst also drawing new conclusions to address the additional height now proposed, Officers would comment as follows

<b>Approved scheme: 100 Metres</b>	<b>Officer Comment in respect of the Current Proposal: 110 Metres</b>
<p>In general terms the proposed turbine largely responds to the local landscape. The turbine would be located within the 'Drained Fenland' Landscape Character Type, which has high capacity to accommodate single turbines.</p> <p>In cumulative landscape character terms, the addition of the Greenvale turbine would not cause the capacity threshold of the Drained Fenland to be exceeded and would therefore be considered acceptable.</p>	<p>The applicant's agent notes that the wind farm landscape would increase in extent by approximately 50 metres. However they consider that the increase is minor and would make little difference to the wider landscape.</p> <p><b>It is not considered that there would be a change in the extent or magnitude of landscape effects arising from the increase in height.</b></p>
<ul style="list-style-type: none"> <li>- The visual impact of the proposed turbines would be of greater significance. There would be significant impacts on a relatively small number of properties within 1.7km. However of these none are considered to become an 'unattractive place to live' on account of the proposed turbine in respect of residential amenity.</li> <li>- There would be significant visual impacts on: residential locations in Benwick, recreational routes including the Hereward Way, local footpaths and the navigable River Nene Old Course. However, due to the extent of these impacts they are not considered to be determinative.</li> <li>- There would be significant cumulative visual impacts alongside other existing and consented schemes for receptors in the local landscape including: individual residential properties, locations in Benwick, users of the B1093, minor roads, recreational routes including the Hereward Way, local footpaths and the navigable River Nene Old Course. This is the most notable breach of the Wind Turbine Development Policy Guidance for this application.</li> </ul>	<p>Again whilst the applicant's agent notes that the height increase will result in the turbine being slightly more visible they consider that the overall composition of the views and the magnitude of the change would be unaltered when viewed in the context of the approved scheme. This is illustrated in the photomontages submitted with the scheme.</p> <p><b>It is not considered that there would be significant effects arising, over and above those previously considered, arising from the increase in height.</b></p>
<p>The specific location of the proposed turbine relates well to an existing commercial development.</p>	<p><b>Again the specific location relates well to the existing commercial development</b></p>

To supplement these observations the Authors of the WFTDF have been consulted to give a specialist assessment of the landscape considerations of the scheme; their observations will be reported to the committee.

### ***Noise and Shadow Flicker***

Full assessments of the noise and shadow flicker implications were submitted in respect of the original scheme. Remodelling in respect of these aspects of the proposal conclude that the new proposal will have no greater effect on residential amenity of local residents than the approved scheme; in respect of shadow flicker when modelled at the 'astromic worst case' showed potential impacts of 132 hours per year (being 36 more hours than was expected by the old proposal). In both cases the effects of shadow flicker can be mitigated by condition.

### ***Biodiversity and Heritage***

There are no additional biodiversity issues arising from the increase in turbine height, with consultees reiterating their earlier advice.

### ***Access***

There are no highway issues arising as a result of the high increase, conditions recommended by the LHA may be appended to any permission granted

## **CONCLUSION**

- 7.1 Careful consideration has been given to potential impacts in terms of biodiversity, landscape, visual impacts and other matters. The proposed scheme is considered to be in accordance with adopted planning policy, national planning policy relating to renewable energy and the Wind Turbine Development Policy Guidance for Fenland.

## **8. RECOMMENDATION**

**Grant Planning permission subject to the following conditions**



1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission is for a period not exceeding 25 years from the date when electricity generated by the development is first exported to the regional electricity distribution grid. Notification of the date of this first export shall be given to the Local Planning Authority within 7 days of the date thereof.

Reason

The proposal is not one that the Council is prepared to permit other than for a temporary period in the interests of the amenity of the area as the development has a limited operational life.

3. Unless otherwise agreed in writing by the Local Planning Authority, within 12 months of the cessation of electricity generation at the site, (or the expiry of the permission, whichever is sooner) all parts of the development shall be dismantled down to 0.2 metres below ground level and shall be removed from the site and the land restored in accordance with a scheme, which shall have the prior written approval of the Local Planning Authority.

Reason

In the interests of the amenity of the area.

4. If the wind turbine hereby permitted fails to produce electricity for supply to the grid for a continuous period of 12 months then, unless otherwise agreed in writing by the Local Planning Authority, the wind turbine shall be removed from the site within a period of 9 months from the end of 12 month period and that part of the site restored in accordance with a scheme which shall have the prior written approval of the Local Planning Authority.

Reason

In the interests of the amenity of the area.

5. The temporary construction compound for the storage of materials, plant equipment and site cabins shall be removed from the site within 6 months of the commissioning of the turbine.

Reason

In the interests of visual amenity and for the avoidance of doubt.

6. Prior to the commencement of works on site a condition and photographic survey of the highway areas between Knights End Road and Floods Ferry Road needs to be carried out between the applicant and the County Council Divisional Maintenance Engineer. The applicant will be held responsible for repairing any damaged areas of highway caused by construction and delivery vehicles both during the construction period and following completion of the works.

Reason

In the interests of highway safety

7. Prior to the commencement of development details of the extent and nature of the temporary works required to facilitate delivery of the turbine shall be agreed with the Divisional Maintenance Engineer and undertaken prior to the delivery of the turbine unit.

Reason

In the interests of highway safety

8. Prior to the installation of the foundations for the wind turbine the proposed location shall be submitted to and agreed in writing by the Local Planning Authority with reference to the application.

Reason

In order to secure the proper implementation of the development and in the interests of the amenity of the area.

9. Details of any turbine or site lighting shall be submitted to and agreed with the Local Planning Authority prior to its installation. The development shall be carried out in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of the amenity of the area and local residents

10. Notwithstanding the terms of the application, and unless otherwise agreed in writing by the Local Planning Authority, the wind turbine generators shall have a height to the hub not exceeding 59.0 metres and a height to the blade tip not exceeding 100.0 metres.

Reason

In order to define the permission.

11. The level of noise emissions from the combined effects of the wind turbine generator when measured in accordance with Section A of the guidance notes shall not exceed at any dwelling lawfully existing at the time of this consent the derived limits for daytime and night time noise as stated in Table 10.6 and 10.7 of the submitted Environmental statement.

Reason

To safeguard the amenity of residents of nearby properties.

12. (a) At the reasonable request of, and following a complaint to, Fenland District Council the operator of the development shall measure and assess the level of noise emissions from the wind turbine generators following the procedures described in "The Assessment of Rating of Noise from Wind Farms, ETSU-R-97" published by ETSU for the Department of Trade and Industry.

(b) Tonal noise shall be measured by the operator of the development at its expense at the reasonable request of, and following a complaint to, the Local Planning Authority in accordance with the procedure described in section B of the Guidance notes.

If, at any dwelling lawfully existing at the time of this consent, the tonal noise from the combined effect of the wind turbine generators exceeds the threshold of audibility:

- i) by more than 2.0dB but less than 6.5dB a penalty of  $(5/6.5) \times \text{Audibility}$  dB shall be added to the noise level derived for that property in accordance with section A of the guidance notes
- ii) by more than 6.5dB a penalty of 5dB shall be added to the noise level derived for that property in accordance with section A of the guidance notes.
- iii) C) the Wind turbine operator shall log wind speed and wind direction data at a grid reference to be approved by the Local Planning Authority to enable compliance with (a) and (b) above to be monitored. This wind data shall include the wind speed in metres per second and the wind direction in degrees from north for each 10 minute period. At the reasonable request of the Local Planning Authority the recorded data relating to 10 m height above ground level shall be made available to them.

Where wind speed is measured at a height other than 10 m, the wind speed data shall be converted to 10 m height, accounting for wind shear by a method whose details shall also be provided to the Local Planning Authority

Reason

To protect the residential amenity of neighbouring properties

13. No development shall take place until details of the design and external appearance (including colour finishes) of the turbine and all other buildings and structures have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the colour finishes of the wind turbines shall not be changed without the consent in writing of the Local Planning Authority.

Reason

In the interest of the amenity of the area.

14. No development shall take place until details of the materials and form of construction of the access tracks within the site have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interests of highway safety.

15. Notwithstanding the details contained within the submitted Environmental Statement the site and surrounding area shall be subject to a programme of post construction bird and bat monitoring in order to show that that impacts are as predicted in the report, the detail of which should be agreed with the LPA. Surveys will be agreed for a period of 5 years, with the option of reducing this should initial results show minimal impacts. The results shall be submitted to the LPA on a yearly basis, the first of which will be received no later than 12 months of the turbine being operational.

Reason

In order to monitor the effects of the development on local wildlife.

16. No construction shall take place within bird breeding season, or alternatively should this not be possible areas of suitable nesting habitat should be hand searched by a suitably experienced ecologist prior to removal.

Reason

In order to safeguard the protection of nesting birds

17. The area around the turbine base should be actively managed to prevent the development of habitat likely to present foraging opportunities for kestrels (e.g. rough grassland).

Reason

In order to mitigate against collision risk

18. Within one month of the turbine first coming into use a scheme for remedial works where television reception and/or picture degradation attributable to the development occurs shall be submitted to and agreed in writing by the Local Planning Authority. The necessary works shall be carried out in accordance with the approved scheme.

Reason

In order to safeguard the amenities of nearby properties

19. The turbine nacelle shall be fitted with a suitable red LED navigation light.

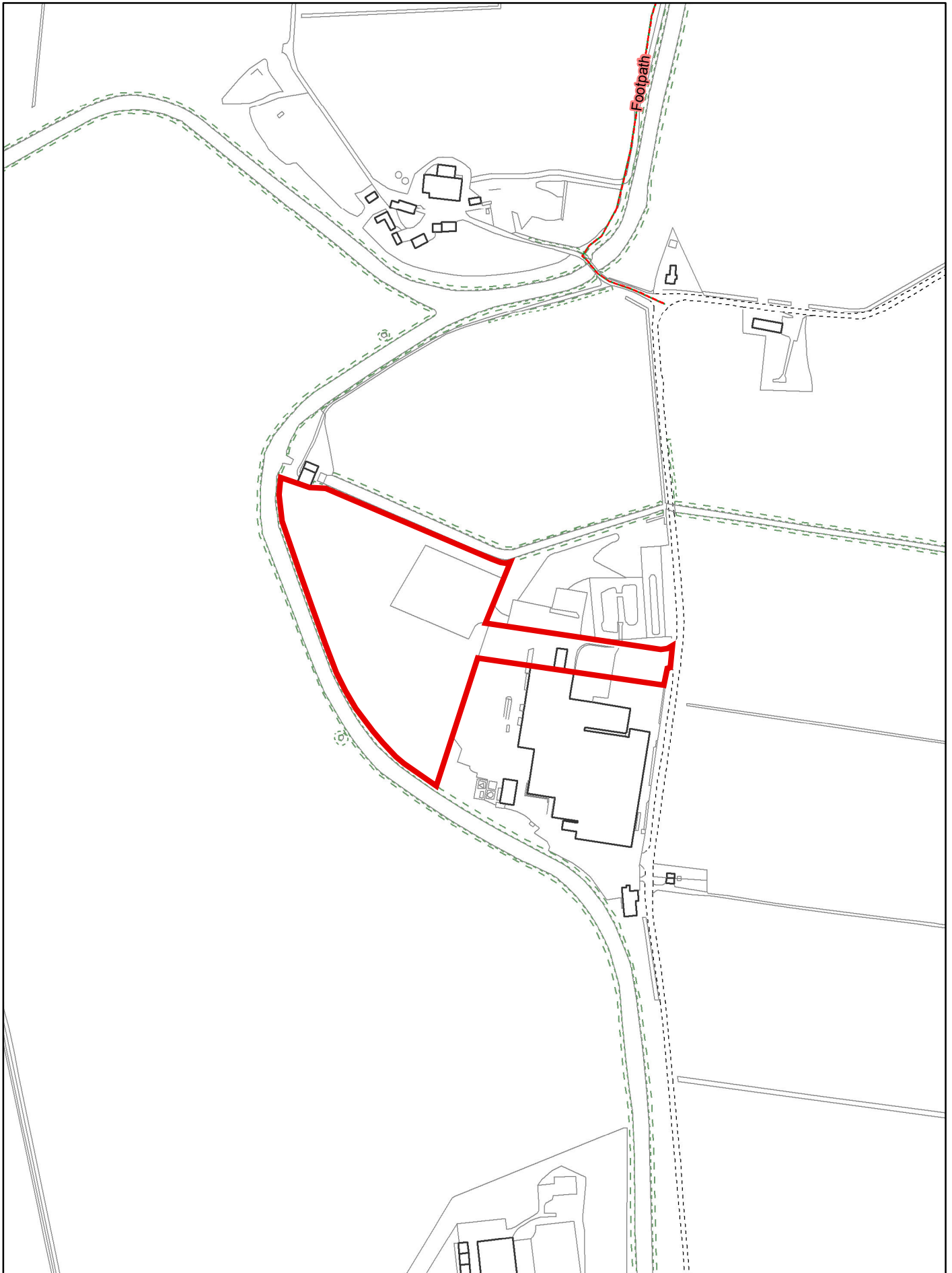
Reason

In the interests of airborne safety

Informative

Environment Agency observations

Need to enter into a S278 with the LHA for the highway works



Created on: 25/07/2012

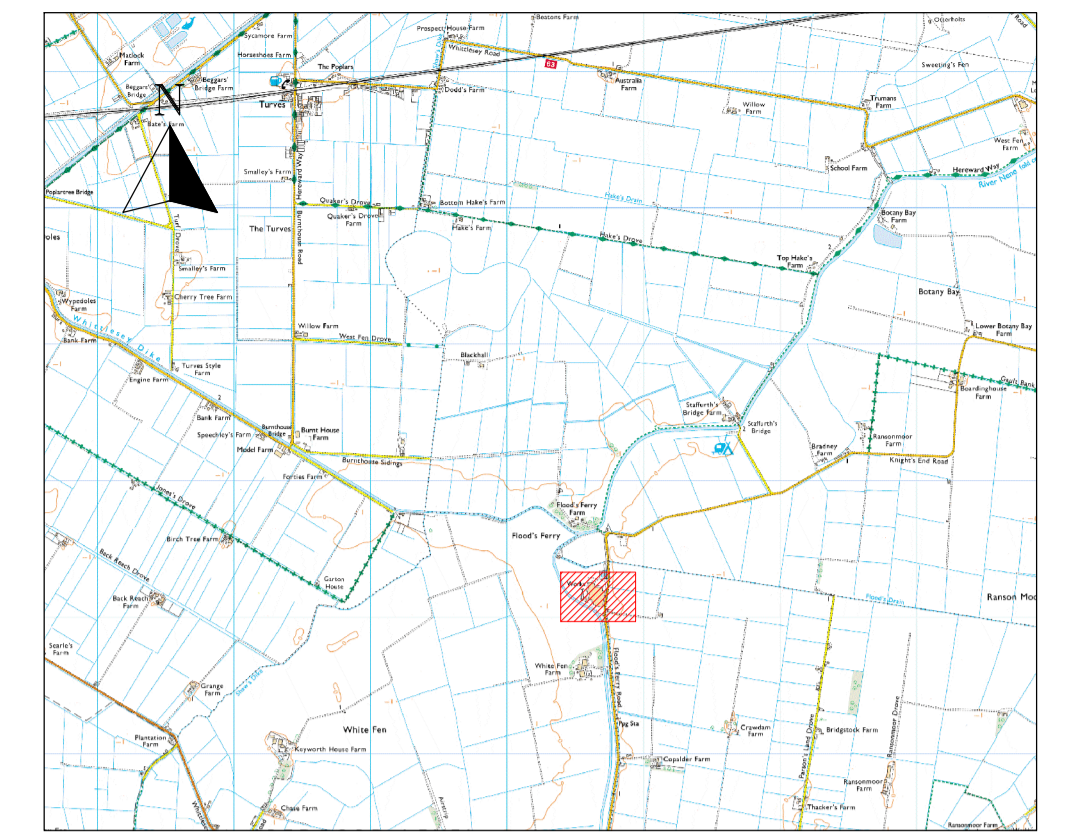
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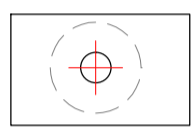
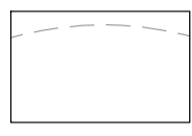
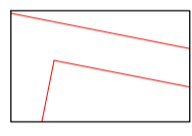
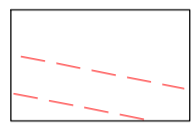
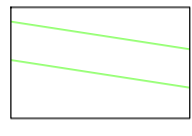
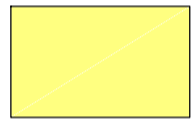
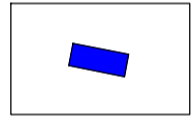
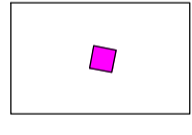
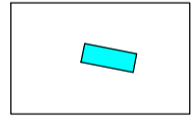







LOCATION PLAN  
N.T.S

LEGEND

-  PROPOSED TURBINE POSITION
-  SWEPT AREA OF BLADE
-  PROPOSED SITE TRACKS
-  TEMPORARY TURNING / STORAGE AREAS
-  EXISTING SURFACED AREA
-  TEMPORARY CONSTRUCTION COMPOUND
-  ELECTRICAL ENCLOSURE
-  SCADA ROOM
-  STEEL STORAGE CONTAINER
-  COSHH CONTAINER

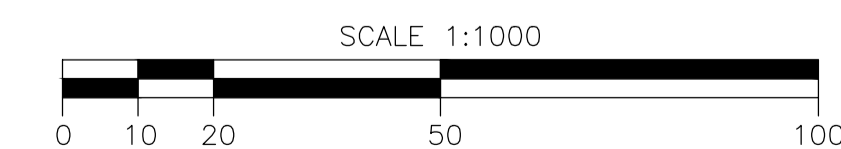
TURBINE 1  
535456 E  
293299 N

TEMPORARY 2m HIGH HERAS  
FENCE LINE. NO ACCESS TO  
LORRY PARK DURING TURBINE  
DELIVERY / ERECTION PROCESS

R14m EXISTING  
KERB RADII

FLOOD'S FERRY ROAD

SITE  
ENTRANCE



REPRODUCED FROM ORDNANCE SURVEY  
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0100031673.

G	19/07/12	S LEISHMAN	ELECTRICAL ENCLOSURE SIZE & LOCATION AMENDED, STORAGE & COSHH UPDATED
F	24/06/12	M STUART	TURBINE SWEEP AREA CHANGED TO N90, ELECTRICAL ENCLOSURE AREA AMENDED
E	27/07/11	N BENNETT	TEMPORARY STORAGE / TURNING AREAS ADDED TO LEGEND
D	06/07/2011	S LEISHMAN	TURBINE POSITION AND SITE TRACKS UPDATED
C	23/05/11	P CHAMBERS	ELECTRICAL ENCLOSURE, SCADA ROOM, STORAGE AND COSHH CONTAINER ADDED
B	26/04/11	N BENNETT	RE DRAWN
A	10/03/11	M STEVENSON	FIRST ISSUE

ENGINEER	CLIENT
 <p>Wind Prospect Ltd Sutton House Dovenby Hall Estate Dovenby, Cockermouth Cumbria, CA13 0PN tel 01900 898100 fax 01900 898108</p>	 <p>Wind Direct Ltd The Gatehouse White Cross South Road, Lancaster Lancashire, LA1 4XQ tel 01524 230855 fax 08701 991117</p>

PROJECT  
GREENVALE – MARCH, WIND ENERGY SCHEME  
CAMBRIDGESHIRE, ENGLAND

TITLE  
SITE LAYOUT

SCALE 1:1000	STATUS APPROVAL	
PAPER SIZE A1	DRAWN BY M STEVENSON	CHECKED AND APPROVED N BENNETT
PROJECT PHASE PLANNING	DATE 10/03/11	DATE 10/03/11
DRAWING NUMBER WPENGd3056	FIGURE 3	REVISION G

FILE NAME P:\\_Site Development\Engineering And Development\Greenvale-March\Drawings\WPENGd3056