



CYGP1  
Design

### **3.0 CONSULTATIONS**

#### **3.1 PUBLICITY DATES/PERIODS**

Neighbour Notification - Expires 26/03/2008

Site Notice - Expires 11/03/2008

Press Advert - N/A

Internal/External Consultations - Expires 05/03/2008

8 WEEK TARGET DATE 24/03/2008

#### **3.2 INTERNAL CONSULTATIONS**

HIGHWAY NETWORK MANAGEMENT - No objections

ENVIRONMENTAL PROTECTION UNIT - No objections

#### **3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS**

DRINGHOUSES/WOODTHORPE PLANNING PANEL - No objections

- The massing of these features will create a significant feature

- There has been no study carried out on site to determine the actual capacity and it may be less than 30%

- None of the supporting documentation explains how the turbines will significantly reduce the Tadcaster Road store's electricity consumption and is only viewed as part of the national picture

- Difficult to see how the application can be viewed as anything but a 'green gesture'

- Should be a combination of renewables such as photovoltaic and solar panels

### **4.0 APPRAISAL**

#### **4.1 RELEVANT SITE HISTORY**

No pertinent planning history

#### **4.2 ADDITIONAL PLANNING POLICY**

Planning Policy Statement 22 - Renewable Energy

#### **4.3 KEY ISSUES**

1. Visual impact on the area

#### **4.4 ASSESSMENT**

## PLANNING POLICY

4.4.1 Planning Policy Statement 22: Renewable Energy advises that the development of renewable energy supplies will make a vital contribution to the Government's energy policy as set out in the Energy White Paper. It is considered that the increased development of renewable energy resources is vital to facilitate the delivery of the Government's commitments on both climate change and renewable energy. The Energy White paper indicates that local and regional bodies should be involved to deliver the Government's objectives, including establishing regional targets for renewable energy generation. "Planning supports this statement for Renewable Energy- A Companion Guide to PPS22

4.4.2 Policy GP1 'Design' of the City of York Council Development Control Local Plan includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

4.4.3 Policy GP5 'Renewable Energy' in the City of York Development Control Local Plan (2005) states that the development of renewable energy will make a vital contribution to the reduction of carbon dioxide emissions, facilitating the delivery of the Government's commitment on climate change. Proposal for the development of renewable energy facilities will therefore be encouraged providing there is no significant adverse effect on the existing landscape, air quality, biodiversity, water resources, agricultural land or sites of archaeological or historic importance.

## VISUAL IMPACT ON THE AREA

4.4.4 The steel tower would be 0.9 metres in width 5.84 metres in height and the aluminium blades of the turbine would be 4.79 metres in height and 3.3 metres in width. The concrete foundation would be and area of 3 square metres and 2 metres in depth, a 'knee barrier' (0.7 metres in height) would be installed around the foundation edge to protect the turbine from vehicles.

4.4.5 Manufactures guidance states that the turbines should be 10.6 metres + 10% away from the road ('topple distance'), one of the turbines is only 7 metres away from the park and ride road. However Highways Network Management do not have any concerns regarding this issue.

4.4.6 The agent states that each turbine would provide 3250KWH per year based on an average wind speed of 5.1 m/s however it has not stated the average wind speed in these two locations within the site. The agent has confirmed that both turbines would contribute at a maximum circa 4 % for the Tesco store. PPS 22 states that small scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally and

therefore a planning application can not be rejected simply because the level of output is small.

4.4.7 The visual impact of the turbines by virtue of the large car park is not considered to be unduly harmful, whilst the traditional horizontal axis turbines are more visually appealing the design of the vertical axis turbine is not considered to be visual intrusive from Tadcaster Road as it would be partially screened from the trees along the road. The turbines would be compatible with the scale of the buildings on the site and the car park and in the locality, and would not be unduly prominent for occupiers of the nearby properties. As such it would comply with Policy GP1 of the Draft Local Plan.

4.4.8 The application of the proposed turbines states that they will be cream in colour. This can be conditioned so it would not change at a later date without written approval.

4.4.9 It is advised in " Planning for Renewable Energy- A Companion Guide to PPS22 " that there is evidence to suggest that the risk of collision of birds with moving of the rotor blades is minimal for both migrating birds and for local habitats.

4.4.10 The land area occupied by each of the proposed turbines would be a 3.3 by 3.3m area of the existing car park, it is not considered to result in a significant loss of car parking space in this large car park.

## **5.0 CONCLUSION**

5.1 The proposed two 10.6 metres high vertical axis wind turbines would be a relatively small scale wind project and would not be visually intrusive or dominant in this location, they would be compatible with the nature of the surrounding developments, and would not significantly harm the outlook from the neighbouring housing. The development would be in accordance with Policies GP1 and GP5 of the City of York Development Control Local Plan (2005). Approval is recommended.

## **COMMITTEE TO VISIT**

**6.0 RECOMMENDATION:** Delegated Authority to Approve, after the consultation period has ended

1 The development hereby permitted shall be carried out only in accordance with the following plans:-

Drawing Number Ropatec\_6kW received 28 January 2008  
Drawing Number 3488.98.100 received 28 January 2008;

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

2 TIME2 Development start within three years

3 The colour of the turbines should be submitted to and approved in writing to the Local Planning Authority.

Reason: To achieve a visually acceptable form of development.

## **7.0 INFORMATIVES:**

### **Notes to Applicant**

#### 1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference the residential amenity of the neighbours, the visual amenity of the locality. As such, the proposal complies with Policies GP1 and GP5 of the City of York Development Control Local Plan (2005); national planning guidance contained in Planning Policy Statement 1 "Delivering Sustainable Development" and Planning Policy Statement 22 "Renewable Energy".

#### **Contact details:**

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