

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 17th October 2006

Report Title Princes Drive Recycle Warehouse,
Leamington Spa - Installation of a
Demonstration Micro Wind Turbine

Summary This application is for the installation of a demonstration micro wind turbine and explanatory panel at Princes Drive Recycle Warehouse, Leamington Spa.

For further information please contact Lucy Hill
Planning Officer
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Would the recommended decision be contrary to the Budget and Policy Framework? Yes/No

Background Papers Planning application registered on 9th August 2006. Letter dated 12/9/2006 from Warwick District Council. E-mail dated 18/9/2006 from Councillor C Davis.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

- Other Committees
- Local Member(s)
(With brief comments, if appropriate)
- Other Elected Members Councillor C Davies – No objection.
- Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive
- Legal I Marriott – comments incorporated.
- Finance

- Other Chief Officers
- District Councils Warwick District Council Environmental Health and Planning – No objection.
- Health Authority
- Police Police Architectural Liaison Officer for Warwick – No comments received.
- Other Bodies/Individuals Leamington Spa Town Council – No comments received.

FINAL DECISION **YES/NO** *(If 'No' complete Suggested Next Steps)*

SUGGESTED NEXT STEPS :

Details to be specified

- Further consideration by this Committee
- To Council
- To Cabinet
- To an O & S Committee
- To an Area Committee
- Further Consultation

Regulatory Committee – 17th October 2006

Princes Drive Recycle Warehouse, Leamington Spa - Installation of a Demonstration Micro Wind Turbine

Report of the Strategic Director for Environment and Economy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the installation of a demonstration micro wind turbine and explanatory panel at Princes Drive Household Waste site, Leamington Spa, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application Number:	W9/06CM022
Received by County:	9th August 2006
Advertised date:	16th August 2006
Applicant:	Action 21, Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ.
Agent:	Matthew Rhodes, Encraft Ltd, Rersevs House, 3 Chapel Court, Holly Walk, Leamington Spa, CV32 4YS.
The Proposal:	The installation of a demonstration micro wind turbine and explanatory panel.
Site and Location:	Approximately 0.0094 ha of land at Princes Drive Household Waste Site, Leamington Spa, Warwickshire, [grid ref 430917.265360].
	See plan at Appendix A .

1. Application Details

- 1.1 Action 21, a non-profit organisation working to promote projects that would be beneficial to the environment in Warwick District, are applying for planning permission for the installation of a micro wind turbine on the eastern edge of the

recycling warehouse roof, located at Princes Drive Household Waste Site, Leamington Spa.

- 1.2 The wind turbine would be 'Pebble Grey' (Ral 7032) in colour and comprise a galvanised support pole approximately 1.5 m in height, a generator body approximately 32 cm long and 17 cm in width with three blades sweeping an area of approximately 2.4 m².
- 1.3 The wind turbine would generate an average of 1,000 kWh of electricity each year for use at the Recycle Warehouse. The generation of such an amount of electricity using the wind turbine would be equivalent to saving approximately eight tonnes of carbon dioxide over its design lifetime of approximately 20 years at the Recycle Warehouse.

2. Consultations

- 2.1 **Warwick District Council** – No objection.
- 2.2 **Leamington Spa Town Council** – No comments received.
- 2.3 **Councillor C Davies** – No objection.
- 2.4 **Police Architectural Liaison Officer for Warwick** – No comments received.

3. Representations

- 3.1 None

4. Observations

Site and Surroundings

- 4.1 The Recycling Warehouse sits within the main site boundary of Princes Drive Household Waste Site which is located to the south east of Leamington Spa town centre, bounded by Princes Drive to the north and east, the railway to the south and sewage treatment works to the west. The surrounding land use is predominantly industrial.
- 4.2 The development, the subject of this application, would form part of a renewable energy pilot scheme being implemented by Action 21 throughout the Warwick District through which 11 micro wind turbines intend to be installed. The pilot scheme comes as a result of the launch of Warwickshire's Climate Change Strategy in July 2006.
- 4.3 The Recycle Warehouse currently provides the local community with an important and accessible resource for sustainability and energy efficiency education, therefore the site is considered to be suitable for such a scheme the progress of which would be monitored closely.

Planning Policy

- 4.4 Despite being a small-scale development the proposed micro wind turbine accords to the key principles of Planning Policy Statement 22: Renewable Energy (PPS22), whereby it would provide a 'limited but valuable contribution to overall outputs of renewable energy' and meet 'energy needs both locally and nationally' by using an 'existing building'.
- 4.5 The development is also supported by the Regional Spatial Strategy for the West Midlands (RSS11) in which it is stated that 'the West Midlands Region should aim to contribute towards the national energy target of 10% of electricity produced from renewable energy by 2010'. Policies contained within RSS11 support the generation of energy from wind power in the region.
- 4.6 Policy DP12a of the recently adopted Warwick District Local Plan 1996–2011 Revised Deposit Version May 2005 supports 'developments which generate energy from renewable resources'. Policy DP2 requires that development does not have an adverse impact upon the visual amenity of nearby uses and residents. Given that the site has no visually sensitive surrounding land uses and that the application has considered the wider environmental, social and economic benefits of the micro wind turbine, it is considered that the proposed development is consistent with the relevant policies contained within the Warwick District Local Plan.

Visual Impact

- 4.7 The site is well screened from the surrounding land uses by trees although the zone of visual impact includes glimpses from sections of Princes Drive adjacent to the Ford Foundry, Princes Bridge and through the arches of the railway bridge on the roundabout at the entrance to the site. Given that the site is located within an area which is predominantly industrial in nature it is considered that the micro wind turbine would be consistent with the general visual character of the area.

Noise

- 4.8 It is considered that given the small-scale nature of the turbine and with no residential dwellings located within 100m of the site, there would be no significant issues relating to noise.

Nuisance

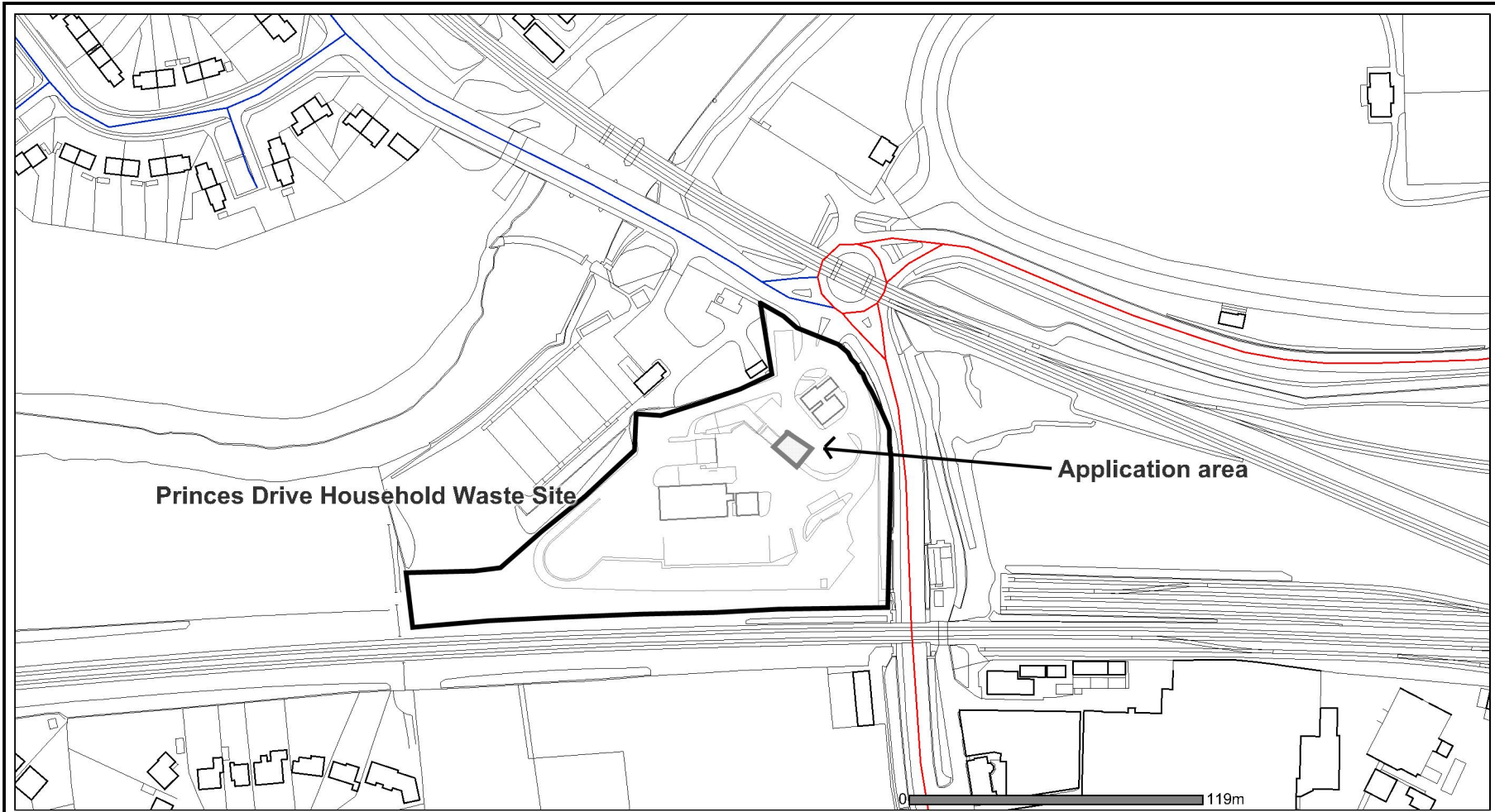
- 4.9 Nuisance issues associated with wind turbines generally include shadow flicker and electromagnetic interference. The likelihood of nuisance arising from this particular development is insignificant because of the scale of the development and the nature of the site and surrounding land uses.

5. Conclusion

- 5.1 The proposed development for the installation of a micro wind turbine at the site is supported by the objectives contained within the development plan. The proposed development would not have a significant impact on visual amenity and is unlikely to generate an unacceptable level of noise or nuisance. Furthermore it contributes to the objectives of the Warwickshire Climate Change Strategy and forms part of a district-wide scheme aimed at achieving national renewable energy targets through the use of a community recycling facility. Consequently it is considered that the proposed development is acceptable.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

29th September 2006



Scale 1: 2540

Ref No. W9/06CM022

Drawn LH

Regulatory Committee 17th October 2006

Subject

Princes Drive Household Waste Site

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John Deegan
Strategic Director for
Environment and Economy
Shire Hall, Warwick, CV34 4SX

Regulatory Committee – 17th October 2006

**Princes Drive Recycle Warehouse, Leamington Spa -
Installation of a Demonstration Micro Wind Turbine**

Commencement Date

1. The development hereby permitted shall be commenced no later than 3 years from the date of this permission.

Reason: To comply with the provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre-Commencement

2. This development shall be carried out in accordance with the submitted application reference W9/06CM022, the Supporting Statement, plans dated 21/7/2006 and 19/7/2006 showing the site location, drawing reference WS1000- Asssembled System and the Technical Data Sheet. Unless these conditions require or allow, or the County Planning Authority agrees in writing to, a modification.

Reason: To ensure a satisfactory standard of development.

Development Plan Policies Relevant to this Decision

Regional Spatial Strategy for the West Midlands – RSS11 – June 2004

- (i) Policy ENV1 – Energy Generation.

Warwickshire Structure Plan 1996 – 2011

- (ii) Policy GD3 – Overall Development Strategy.
- (iii) Policy ER1 – Natural and Cultural Assets.

Warwick District Local Plan 1996 – 2011 (Revised Deposit Version) May 2005

- (iv) Policy DP2 – Amenity.
- (v) Policy DP12a – Renewable Energy Developments.

Reasons for the Decision to Grant Permission

The development hereby permitted is in accordance with the relevant provisions of the development plan and there are no contrary material considerations sufficient to require refusal.

Note: The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the application report and minutes of the Regulatory Committee.