

Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)

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Chief Executive

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Legal

I Marriott – comments incorporated.

Finance

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Other Chief Officers

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District Councils

Rugby Borough Council – No objection Para 2.1.

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Health Authority

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Police

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Other Bodies/Individuals

Rugby Borough Council Environmental Health Officer – No Objection Para 2.2.
Sport England – No objection.

FINAL DECISION

YES/NO

(If 'No' complete Suggested Next Steps)

SUGGESTED NEXT STEPS :

Details to be specified

Further consideration by this Committee

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To Council

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To Cabinet

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To an O & S Committee

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To an Area Committee

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Further Consultation

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Regulatory Committee – 8th May 2007

Ashlawn School, Rugby - Erection of a 12 Metre High Free Standing Wind Turbine

Report of the Strategic Director for Environment and Economy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the erection of a 12 metre high free standing wind turbine at Ashlawn School, Ashlawn Road, Rugby subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application No: R542/07CC005.

Received by County: 24th January 2007.

Applicant: Strategic Director of Resources, Warwickshire County Council, PO Box 46, Shire Hall, Warwick, Warwickshire, CV34 4RP.

The Proposal: The erection of a 12 metre high free standing wind turbine at Ashlawn School, Rugby.

Site and Location: 4m² of land at Ashlawn School, Ashlawn Road, Rugby, CV22 5ET [Grid Ref 452444, 273435].

See plan at **Appendix A**.

1. Application details

- 1.1 This application is for the erection of a 12 metre high free standing wind turbine on land at Ashlawn School and Science College in Rugby. The electricity generated by the wind turbine will be used on-site to power nearby classrooms located a short distance to the north with approximately 10.02 MegaWatt-hours of electricity per year, which would be the equivalent of saving approximately 5.01 tonnes of carbon dioxide.
- 1.2 The 'Iskra AT5-1' type wind turbine would be dark squirrel grey (RAL 7000) in colour. This type of wind turbine is specifically designed for low noise levels and

would consist of a fully galvanised steel pole approximately 12 metres in height, 3 blades approximately 2 metres with a rotor diameter of approximately 5.4 metres and a tail-vane no longer than approximately 3 metres. The rated output for this size and type of wind turbine is approximately 5kW at a wind speed of 11 metres per second.

- 1.3 The wind turbine would be located on a grassed area adjacent to the existing playing field and sports court, approximately 10 metres to the south of the main school building.

2. Consultations

- 2.1 **Rugby Borough Council (Planning)** – No objection subject to the satisfaction of the comments provided by the Environmental Health Officer.
- 2.2 **Rugby Borough Council (Environmental Health Officer)** – No objection – It is considered that there would be no significant noise impact, provided that the turbine is maintained and operated in accordance with the manufacturer's specification. It is recommended that the consent, if given, permits only the specific make and model as detailed in the application. This will prevent future upgrades to larger and more potentially noisier units. Should nuisance be experienced by the turbine, the borough council would take appropriate abatement action.
- 2.3 **Councillor R Dodd** – No comments received as at 24/4/2007.
- 2.4 **Councillor J Roodhouse** – No objection.
- 2.5 **Sport England** – No objection.

3. Representations

- 3.1 One written representation has been received from a local resident in support of the application on the grounds that it encourages renewable energy generation, that there would be little visual intrusion and that the wind turbine would be used for educational purposes.
- 3.2 One written representation has been received from a local resident objecting to the proposal on the following grounds:-
 - (i) Potential noise impact.
 - (ii) Potential interference with television and radio frequencies.

4. Observations

Site description

- 4.1 Ashlawn School and Science College is located on the south western edge of the town of Rugby. The site is bounded to the north by Ashlawn Road which separates a residential area from the school. An allotment is located adjacent to

the eastern boundary beyond which is a residential area. Open agricultural land is located to the south and west with a scattered number of farm buildings located to the south and south west. The proposed wind turbine would be located approximately 100m from the nearest residential dwelling.

- 4.2 The proposed wind turbine the subject of this application would occupy an area of approximately 4m² and would be located within the school grounds adjacent to the southern edge of the main school building and to the west of the existing sports court.

Visual Impact

- 4.3 The location of the wind turbine would only give rise to glimpsed views from Ashlawn Road. Photomontages showing the proposed wind turbine have been submitted in addition to the details of the application demonstrating that the reduction of a visual impact through the siting of the turbine has been given sufficient consideration. It is therefore considered that the scale of the wind turbine is such that no adverse visual impact would occur in terms of both visual amenity and the character of the surrounding landscape.

Noise Impact

- 4.4 Planning Policy Statement 22: Renewable Energy (PPS22) advises that wind turbines are capable of generating mechanical noise which derives from the gearbox, generator and brake system and aerodynamic noise resulting from the movement of blades through the air. Noise of this nature, however, is generally associated with larger wind turbines and it is considered that the likelihood of noise nuisance originating from a wind turbine the size and design of the turbine the subject of this application, is relatively low provided that the turbine is maintained in accordance with the manufacturers specification.
- 4.5 The initial response from the Environmental Health Officer requested that a site-specific noise report should be prepared in accordance with the BS 4142:1997 standard and approved by Rugby Borough Council's Environmental Health Department, however, additional information regarding noise has been submitted, further to which the Environmental Health Officer confirms that the turbine would be acceptable in terms of noise provided that it is operated and maintained in accordance with the manufacturer's specification. A condition (condition 2) to safeguard this is recommended.
- 4.6 According to PPS 22 – Renewable Energy, large-scale wind turbine developments such as wind farms, can potentially interfere with electromagnetic transmissions by blocking or deflecting line of sight radio or microwave links, or by the scattering of transmission signals, which can affect domestic televisions and radios. With regards to potential television and radio interference raised as an issue by an objector, this matter requires further investigation and a verbal report will be made to the Regulatory Committee when this application is formally considered.

Planning Policy and Other Material Considerations

- 4.7 Planning Policy Statement 22 on Renewable Energy makes reference to locational considerations stating in the accompanying guidance that 'small and medium scale wind projects can be included within some urban sites, particularly in cases where the power can be dedicated to on-site use...local authorities can take a proactive approach to encouraging this form of urban wind development'.
- 4.8 Policy EN1 of the Regional Spatial Strategy (RSS11) broadly supports the use of renewable energy sources, including wind power together with Policy GP5 of the Adopted Rugby Borough Local Plan which encourages the provision of renewable energy schemes where careful consideration has been given to the design, siting and layout in terms of the surrounding landscape.
- 4.9 Although the proposed development will make only a small contribution to the region's renewable energy targets, it nevertheless makes a measurable contribution and PPS 22 makes it clear that the smallness of a contribution is not of itself a reason for refusal. Moreover, the proposal is consistent with the policies contained within the development plan.

5. Conclusion

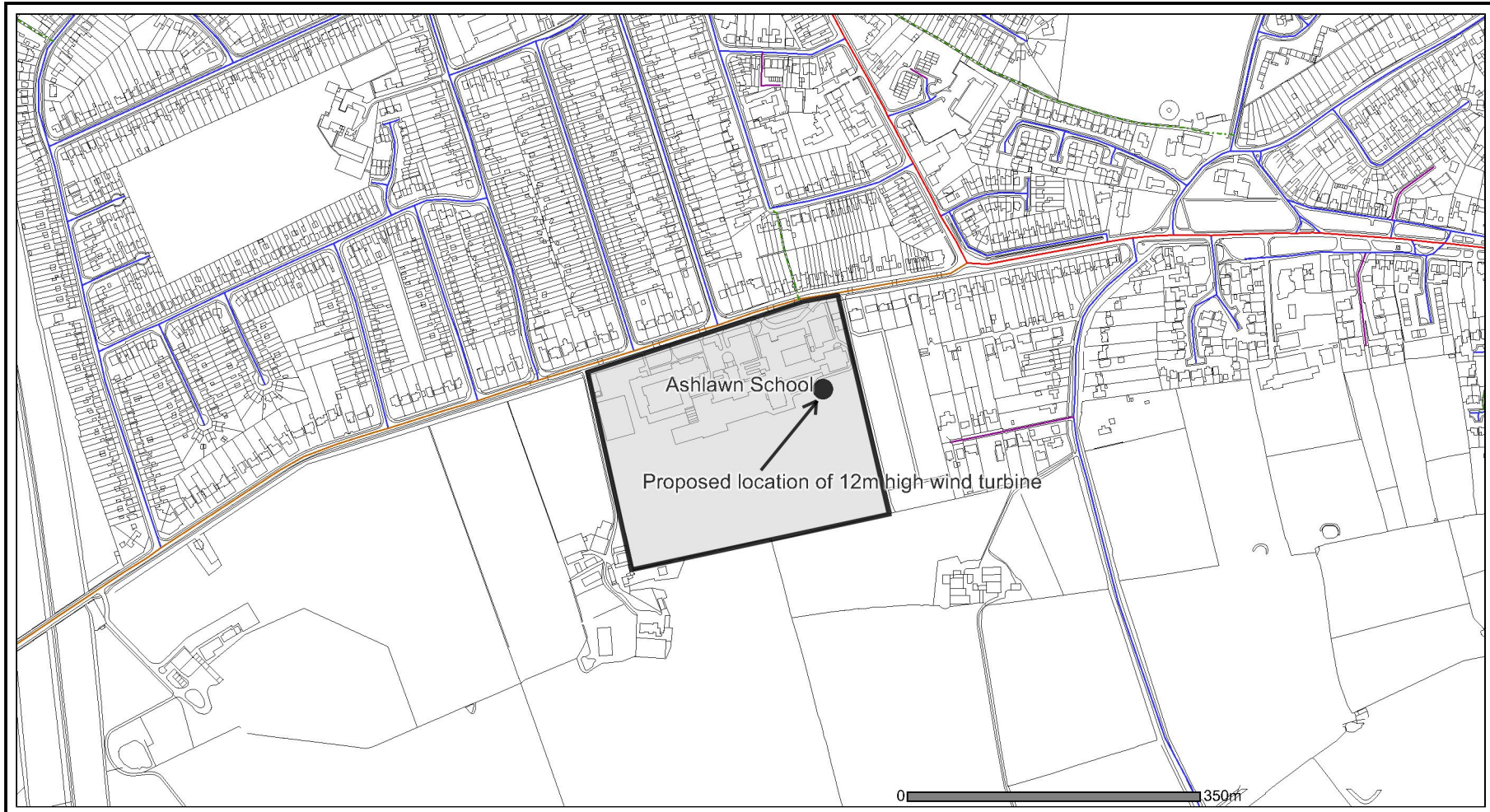
- 5.1 It is concluded that the proposed wind turbine the would be in accordance with national, regional, and local policies and would encourage the provision of on-site power generation through sustainable means, without having a significant noise impact or having any adverse effects upon the visual amenity and landscape character of the surrounding area.

6. Environmental implications

- 6.1 It is considered that the proposed development would not have a significant adverse environmental impact.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

23rd April 2007



Scale 1: 7437

Ref No. R542/07CC005

Drawn LH

Regulatory Committee 8 May 2007

Subject
Ashlawn School, Rugby



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

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APPENDIX A OF AGENDA NO.

Regulatory Committee – 8th May 2007

Ashlawn School, Rugby - Erection of a 12 Metre High Free Standing Wind Turbine

Application No R542/07CC005

Commencement Date

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 The Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre-Commencement

2. No development shall take place until a scheme of wind turbine maintenance in accordance with manufacturer specification has been submitted to and approved in writing by the County Planning Authority. The development shall then be carried out in accordance with the approved scheme.

Reason: In order to ensure that the amenity of the area is protected in terms of potential noise nuisance.

General Conditions

3. The development hereby permitted shall be carried out in accordance with the details submitted with application reference no. R542/07CC005 and in accordance with the approved site location plan dated 23/01/2007 and any samples or details approved in accordance with the conditions attached to this planning permission unless, these conditions require or allow or the County Planning Authority agrees in writing to any modifications.

Reason: In order to define the exact details of the planning permission granted and to secure a satisfactory standard of development in the locality.

Development Plan Policies Relevant to this Decision

Regional Spatial Strategy 11, June 2004:

Policy EN1 – Energy Generation.

Warwickshire Structure Plan 1996 – 2011:

Policy GD3 – Overall Development Strategy.

Adopted Rugby Borough Local Plan (July 2006):

Policy GP5 – Renewable Energy.

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.