

Our Ref: RPD/TE

27th July 2011

Mr Ceri Thomas
Regulatory Services/Development Control
Civic Offices
Colwyn Bay
LL29 8AR

Dear Mr Thomas

Re: Planning Application 0/38041

The above application was considered at a recent meeting of the General Purposes & Planning Committee of the Council.

The Committee resolved to submit objections to the application, on the following grounds, and to request that the application be referred to the Planning Committee:

- a. The proposed access to the site is wholly unsuitable for the large number of heavy goods vehicles / articulated lorries, which would be required to construct both the access road and the base for the turbines.
- b. Glyn Farm is a listed building and could be adversely affected by being in close vicinity to this access road.
- c. The proposed access road and turning circle, which would be required at the site of the turbines, would be detrimental to the visual amenity and landscape of the area.
- d. The wildlife survey was carried out during the winter, when migrating birds would not have been present and other species may have been dormant.
- e. Policy CN3 of the Colwyn Local Plan designates the area as a Special Landscape Area and states that development proposals which will have an adverse impact on the landscape and visual amenity of the area should be resisted. It is considered that the size of the proposed turbines (some 45m high to the top of the rotors) will have an adverse impact on both the landscape and visual amenity of the area.
- f. Policy CN31 of the Colwyn Local Plan details the criteria which must be met for onshore wind farm developments. This application does not meet several of these criteria: the scale and site of the development will affect the visual amenity and natural landscape; information obtained by nearby residents indicates that some houses will be affected by noise; and the existing road network is not considered to be adequate.

- g. The emerging policy of the LPA, as detailed in the Draft Deposit Local Plan (NTE/8), states that small scale wind turbine developments (up to 5MW) should be of relative scale to the dwelling(s) which are directly served and be no more than 15m high. The proposed development will not directly serve any dwellings and is three times higher than the proposed limit.
- h. There are concerns that the impact of noise and shadow flicker on nearby residents has not been adequately addressed.
- i. The proposed access 'road' to the site is an existing public right of way and the development and construction work would have a detrimental impact on users of this right of way.
- j. There has been no pre-application consultation with the local community to seek support and/or discuss community benefits/ mitigation measures, in accordance with TAN 8 paragraphs 2.15/2.16.
- k. The LPA must take into consideration the requirements of PPW paragraph 12.10.1 which seeks to minimise the impacts of wind turbines on local communities, to safeguard quality of life for existing and future generations and to minimise impacts on the natural heritage.
- l. The Council also considers that the requirements of PPW paragraph 12.10.3 for developers to "avoid or where possible minimise adverse impacts through careful consideration of location, scale, design and other measures" has not been met.

I would be grateful if you would confirm whether the application is to be referred to the Planning Committee and, if so, the date and time of this meeting, so that a member of this Council may attend and speak on behalf of local residents.

Yours sincerely

Tina Earley (Mrs)
Clerk to the Council