

Application No: 13/2710N

Location: Ridley Bank Farm, WREXHAM ROAD, RIDLEY, CW6 9RZ

Proposal: Installation of wind turbine 32.5m to hub and associated ancillary works

Applicant: Mr R Latham

Expiry Date: 26-Aug-2013

UPDATE REPORT 19TH February 2015

Winter Views

The Council' Landscape Officers considered winter views on 31/1/14 and concluded that *from the A49 to the south of the site, between the Cholmondeley Castle entrance and the Ridley Green cross roads, the existing telecoms tower appears more prominent against the sky between the two woodland blocks than it did in the summer. This is probably because the roadside hedges have been trimmed and lowered. The proposed turbine would therefore be more prominent from this section of the main road during the winter.*

Other than that, it is not considered that there is a great difference between summer and winter views – there are no apparent new viewpoints/areas from where the existing telecoms mast is visible.

Chesterton Lodge.

1. This is the closest third party property to the proposed turbine. Views from this property were considered and the following comments were included in the committee report:

Chesterton Lodge, the detached property on the opposite side of Wrexham Road approximately 425 metres from the site has very tall hedges along its frontage which would screen views from principal rooms. Any views from this property would also be oblique due to the orientation of the house (refer to additional viewpoint 1).*

*(*distance corrected)*

2. Additional information:

This detached house is located opposite Chesterton Wood and its front elevation faces the wood. The property also has high hedges along its roadside frontage (refer to the attached photos taken in August 2013). There are 4 windows in the front, north eastern elevation (two ground floor and two first floor) and there are two ground floor windows in the side, north western elevation (one main window and one small subsidiary window). Due to the orientation of the property, if there were views of the wind turbine through or between the roadside hedges from ground floor principal room windows they would be oblique views. Any views from first floor bedroom windows would also be oblique.

In Visual Impact Assessment and Residential Visual Amenity Assessment, views from first floor bedroom windows are generally afforded less weight/importance than views from ground floor principal room windows because bedrooms are not usually occupied during daylight hours.

3. The Council's Landscape Officer considered views from this property when assessing winter views on 31/1/14. A second landscape officer agreed with this assessment.

4. The council sought a second opinion from landscape consultant, Stuart Ryder. Page 27 of his report states:

Impact on Views From Residential Properties

4.17 The landscape officer correctly considers views from residential properties and identifies five individual properties or groups of properties that may experience views to the turbine. These are:

- *Chesterton Lodge*
- *Chesterton Farm*
- *Ridley Green Complex*
- *Ridley Hill Farm*
- *Properties of Badcock Lane & Bathwood Lane*

4.18 Of these listed properties we agree with the assessment given and note that of the five areas it is likely to be the residents of the Ridley Green Farm complex that would experience the largest adverse visual effects out of any of the groups described.

5. The potential views from Chesterton Lodge were discussed with members during the committee site visit on Friday 14th November whilst considering additional viewpoint 1 which is a view from public footpath (Ridley FP8) on the opposite side of Wrexham Road. The roadside stile to this footpath is located approximately 55 metres northwest of Chesterton Lodge.

National Planning Casework Unit

The National Planning Casework Unit have requested that should the committee be minded to approve the application, it be passed to the Secretary of State for his consideration before any decision notice is issued.

AMENDED RECOMMENDATION

APPROVE subject to referral to the Secretary of State and the following conditions:

- 1. Standard**
- 2. Approved drawings**
- 3. Removal when no-longer required for electricity generation purposes.**
- 4. The noise from the wind turbine shall be limited to an LA90,10min of 35dB(A), up to wind speeds of 10m/s at a height of 10 metres, to protect the amenity of local residents.**
- 5. Prior Approval of External Lighting**

6. No development shall take place until details of a scheme for the investigation of complaints that the wind turbine hereby permitted is interfering with TV or mobile communications reception and for any remedial measures should interference be proven have been submitted to and approved in writing by the local planning authority.