

Tesco Catering, Whiteley

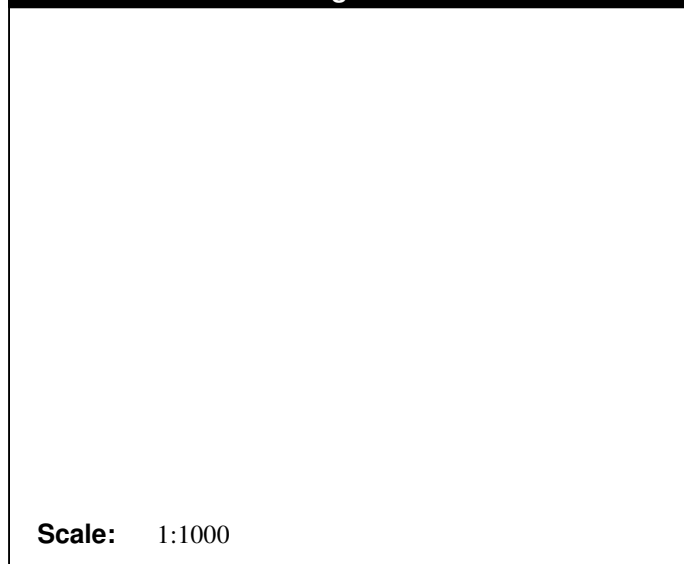
Item 7



Winchester
City Council



Legend



Scale: 1:1000



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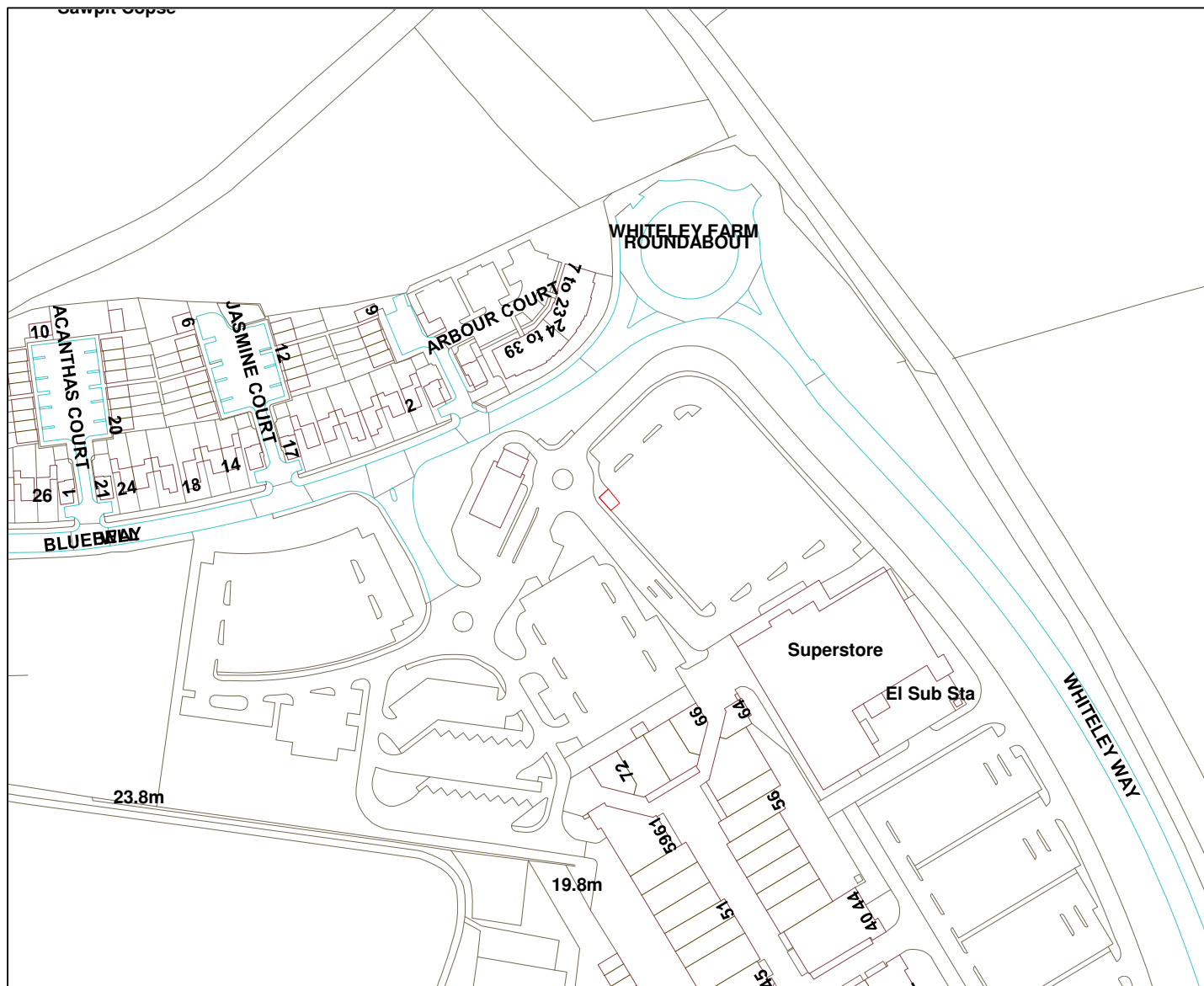
Organisation	Winchester City Council
Department	Development Services
Comments	08/02494/FUL
Date	28 January 2009
SLA Number	00018301

Tesco Catering, Whiteley

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Scale: 1:2500



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WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Item

Case No:	08/02494/FUL	Valid Date	26 November 2008
W No:	00818/70	Recommendation Date	19 January 2009
Case Officer:	Miss Megan Birkett	8 Week Date	21 January 2009
		Committee date	17 February 2009
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Proposed 1 no. 10.6m high micro wind turbine and associated works for a period of 15 years
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Site:	Tesco Catering Tesco Stores Ltd Whiteley Way Whiteley Hampshire
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	Y	N	N	Y

APPROVE Subject to the condition(s) listed		
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 7
Case No: 08/02494/FUL / W00818/70
Proposal Description: Proposed 1 no. 10.6m high micro wind turbine and associated works for a period of 15 years
Address: Tesco Catering Tesco Stores Ltd Whiteley Way Whiteley Hampshire
Parish/Ward: Whiteley
Applicants Name: Tesco PLC
Case Officer: Miss Megan Birkett
Date Valid: 26 November 2008
Site Factors: Within the settlement boundary of Whiteley
Civil Aviation layer states for works exceeding 90m in height.
Recommendation: Application Permitted

General Comments

This application is reported to Committee at the request of Whiteley Parish Council, whose request is appended in full to this report

A similar application has been permitted for the same style of wind turbine to be sited at the Tesco site off Easton Lane in Winchester (ref: 08/02528/FUL).

Site Description

The Tesco site is located to the northern side of the Whiteley retail area. The main building is sited in the southern section of the site, with associated parking to the north. The red line site surrounds four parking spaces to the north west of the car park with a road accessing the site beyond this and the petrol filling station to the north west of this.

Tesco's petrol filling station is located to the north west of the site and to the north there are residential dwellings in Arbour Court.

Proposal

A vertically driven micro wind turbine with a capacity of 6 kiloWatts. The proposed turbine is 10.6m in height with a rotor diameter of 3.3m. A 6kW wind turbine would, at its maximum, generate sufficient electrical power that would prevent, on an annual basis, the emission to atmosphere of 24 tonnes of carbon dioxide. The renewable electricity that this wind turbine produces will be fed directly into the store in question.

Relevant Planning History

None relevant

Consultations

Engineers: Highways:

No comment

Hampshire County Council Ecology Group

No comment

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Environmental Protection:

The Environmental Protection Officer highlighted concern regarding the noise disturbance from the proposed wind turbine in relation to its close proximity to the neighbouring properties to the north. This would not warrant a refusal of the application, providing a condition specifying the noise level to be achieved by the equipment under operational conditions is added to the consent if granted (Condition 3).

Landscape Team:

No objection, but recommended a condition to enhance the boundary planting with additional trees to screen the wind turbine from the neighbouring flats (Condition 5).

Civil Aviation Authority

Potential impact on Southampton Airport; the Defence Estates and NATS should be consulted.

National Air Traffic Service (NATS)

No objection

Defence Estates

No objection

Representations:

Whiteley Parish Council

It is considered that the proposed wind turbine would have an undesirable impact on the adjacent neighbouring properties due to its height and bulk and the potential noise nuisance. There is inadequate information to justify a wind turbine and it is considered that there are many other ways to reduce the use of energy.

One letter received objecting to the application for the following reasons:

- The siting of the proposed wind turbine is too close to the residential properties in Arbour Court.
- Concerns with regard to the noise levels, especially at night when traffic noise is reduced.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

None

Winchester District Local Plan Review

DP3, DP6, DP7, DP11, DP15

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 22 Renewable Energy

PPG 24 Planning and Noise

Supplementary Planning Guidance

None

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Planning Considerations

The proposed wind turbine would be sited to the northern end of the Tesco car park, and, although it will be viewed from the adjacent flats in Arbour Court, it is considered to be acceptable in relation to the existing Tesco building and the surrounding area.

Principle of development

Development which accords with other relevant policies of the Local Plan will be permitted, provided that, in terms of design, scale and layout, it responds positively to the character, appearance and variety of the local environment, and does not have an unacceptable adverse impact on adjoining land, uses or property (Policy DP3).

In order to promote sustainable forms of development and avoid wasteful use of energy and natural resources, permission will be granted for development that accords with other policies of the Local Plan where the Local Planning Authority is satisfied that it is appropriate in terms of incorporating renewable energy production equipment, where appropriate, to provide a proportion of energy requirements from renewable sources.

The principle of renewable energy schemes is encouraged (Policy DP15), but account will be taken of related environmental impacts, for example increased noise levels or visual or other intrusions.

The Council will consult the operator of Southampton Airport on planning applications for certain types of development

- Developments over 15m in height within the appropriate safeguarded zones (This turbine is only 10.6m in height).
- Wind turbines, which may affect the operation of electrical equipment in addition to any issues related to their physical size (within 30 km radius of the airport).

As the wind turbine falls within the safeguarded area (approximately 10km around the site as shown on the Proposals Map), Defence Estates and NATs were consulted. However, they raised no objection.

Development which would create a noisy use will not be permitted. Where the Local Planning Authority, in consultation with Environmental Protection, is satisfied that the noise created will have no adverse impact on the surrounding area, conditions can be used to minimise disturbance to surrounding uses.

Design/layout

The proposed wind turbine has a vertical axis comprising of a compact rotor, consisting of six vertical aerofoils, mounted on a steel column. The maximum height of the wind turbine to the top of the rotor is 10.6m and the rotor itself is 4.4m high and 3.3m wide. The proposed turbine is located within a commercial area where it interfaces with residential development. It is considered that the proposed design would relate to the surrounding area and would not appear dominant, especially when viewed in the context of the adjacent store, petrol station and surrounding street furniture associated with the Tesco store.

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Impact on character of area and neighbouring property

The scale and bulk of the proposed development is considered to be acceptable in relation to the surrounding area. Although it is acknowledged that it will be visible from all surrounding views, it is considered to be acceptable in relation to the surrounding uses and would not have an adverse impact on the character of the area. The overall visual impact of the turbine will not be significant or visually obtrusive but will be a feature of local interest.

The proposed turbine is to be located over 50m from the nearest residential dwelling. It is considered that there will be no detrimental harm to these neighbouring dwellings due to the distance between the turbine and the dwellings, as long as appropriate limitations to control noise are imposed (Condition 3).

Landscape/Trees

The proposed wind turbine is to be located within the existing car park of the Tesco store and no additional soft or hard landscaping is proposed. There are shrubs and small trees in between the proposed site of the wind turbine and the residential dwellings to the north, and the Landscape Officer has recommended additional tree planting within this boundary strip, which is sought by way of a condition (Condition 5).

Other Matters

Noise

The supporting statement indicates that the turbine noise levels are low due to the design, which has no need for either a gearbox or a braking system. The company, Ropatec, has provided noise data for the turbine, which indicates a sound power level of 78dB(A), which is considered to be the worst-case scenario. This is within the guidance provided for wind farm noise by the Department for Business, Enterprise and Regulatory Reform (BERR) document ETSU-R-97 *The Assessment and Rating of Noise from Wind Farms (1996)*.

The Environmental Protection Officer is satisfied that the proposed wind turbine would not have a detrimental impact in relation to noise levels on neighbouring residents. A condition has been requested by Environmental Protection (Condition 3).

Recommendation

Application Permitted subject to the following conditions:

Conditions

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. Prior to the commencement of works to erect the micro wind turbine hereby permitted, details including a colour sample of the proposed turbine hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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Reason: In the interests of the visual amenity of the surrounding area.

3. The wind turbine hereby permitted shall be limited to a noise level no greater than LA90, 10min of 35dB(A) at wind speeds of up to 10m/s at 10m height, as measured from the curtilage of the nearest residential property.

Reason: To protect the amenities of adjacent residents.

4. Notwithstanding the provisions of the Town and Country Planning (Control of advertisements) (England) Regulations 2007 (or any Order revoking and re-enacting that Order with or without modification) no advertisements shall be displayed on the proposed wind turbine without the prior written consent of the Local Planning Authority.

Reason: In the interest of the visual amenities of the area.

5 No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority for the planting of trees within the hedge on the north west side of the car park. The trees shall be planted in accordance with these approved details, prior to the wind turbine being erected. If the trees are damaged, become diseased or are removed, planting of replacement trees shall be undertaken in accordance with details (including timing provisions) to be submitted to and approved by the Local Planning Authority.

Reason: To protect the amenity of the adjoining residential properties.

Informatives:

1. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

2. The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3, DP6, DP7, DP11, DP15