

List No. 9

Northenden Ward	Application Number 081278/FH/2006/S2	Date of Appln 8th Nov 2006	Committee Date 15th Feb 2007
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Proposal Installation of Wind Turbine on side gable wall towards rear of property

Location 55 Carloon Road, Northenden, Manchester, M23 0BR,

Applicant Olive Battersby 55 Carloon Road, Northenden, Manchester, M23 0BR,

Agent

Description

This application was put before the Wythenshawe Area Committee on 25th January 2007 who were Minded to Approve the application for the proposed temporary period of 12 months, subject to the application going before members of the Planning and Highways Committee.

This application is being put before Members as it is considered to be of more than local importance, given that it is the first planning application the City Council have received for a domestic wind turbine.

This application relates to a domestic wind turbine, which it is proposed would be mounted onto the side wall towards the rear of the south elevation. The proposed wind turbine would be pole mounted and would be positioned so that the propellers were above eaves height but below the top of the chimney, and would be rearwards facing so as to be facing eastwards.

The applicants have applied for full planning consent, but given the nature of the potential for noise emissions from the proposal the Head of Planning feels that a 12 month temporary consent would be more appropriate in order to carry out readings, once installed and to be able to re-visit the site.

Consultations

Local Residents - There have been no letters received from local residents.

Head of Environmental Health - Has concerns regarding the proximity of the neighbours windows to the side of their house as they would be approximately 4 metres away from the proposed turbine, whilst although the windows do not serve habitable rooms, the fact that glass will transmit noise more readily than masonry is a concern. Therefore it is requested that noise readings be taken over the period, if consent were granted in order to assess any potential noise emissions more fully.

Issues

Unitary Development Plan - There are no site-specific policies relating to the application site.

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The following Part 1 policy is relevant to the consideration of this planning application:

H2.2 - States that the Council will not allow development, which will have an unacceptable impact upon residential areas. Issues to be considered include the scale and appearance of the development.

DC26.1 - States that the Council intends to use the development control process to reduce the impact of noise on people living in the City. In giving effect to this intention, the Council will consider the effect of new development proposals which are likely to be generators of noise.

Wythenshawe Strategic Regeneration Framework - This document provides a strong vision for Wythenshawe over the next 10 - 15 years, guiding the improvement of public services for Wythenshawe residents and shaping future development. At the heart of the Strategic Regeneration Framework (SRF) is a vision for Wythenshawe as Manchester's Garden City, based both on Wythenshawe's uniqueness and the opportunities in the area. This brings together the positive aspects of Wythenshawe's housing and green space with the continued growth of the areas economy and potential for further job creation, better quality shops and lifestyle facilities.

It is acknowledged that the SRF is not part of the adopted UDP for Manchester, but it is Council policy for Wythenshawe. The framework clearly follows the adopted UDP and is a much more current and specific document for the Wythenshawe area. The Wythenshawe SRF document will inform the Local Development Framework for the City of Manchester i.e. the replacement to the exiting UDP.

In general terms it is considered that the proposal is generally consistent with the Wythenshawe SRF document in terms of its aspirations for business development. Consideration needs to be given to the relationship of the development in respect of neighbourhood regeneration.

Regional Spatial Strategy for the North West - Formerly RPG13, this provides planning guidance for the North West region. Since 2004, the RSS has formed part of the development plans; as such the weight to be attached to its policies has increased. It contains policies that address core principles of development including the following:

DP2: Enhancing the Quality of life - Ensuring development provides a high quality of life for this and future generations.

DP3 Quality in New Development - Ensuring that new development demonstrates good design and respect for its setting.

The North West Plan, Draft Regional Spatial Strategy (RSS) - Publicised in January 2006, this draft RSS document provides a framework for the physical development of the region over the next 15 to 20 years. Policy DP1 is relevant in its requirements to "make more sustainable, transparent decisions" and "ensure quality in development".

Planning Policy Statement Note 1 (PPS1): Creating Sustainable Communities

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PPS1 encourages the promotion of urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. In addition to this PPS1 clearly outlines the importance of creating sustainable communities.

Planning Policy Statement 22 (PPS22): Renewable energy

PPS22 states increased development of renewable energy resources is vital to facilitating the delivery of the Government's commitments on both climate change and renewable energy. Positive planning which facilitates renewable energy developments can contribute to all four elements of the Government's sustainable development strategy:

- social progress which recognises the needs of everyone - by contributing to the nation's energy needs, ensuring all homes are adequately and affordably heated; and providing new sources of energy in remote areas;
- effective protection of the environment - by reductions in emissions of greenhouse gases and thereby reducing the potential for the environment to be affected by climate change;
- prudent use of natural resources - by reducing the nation's reliance on ever diminishing supplies of fossil fuels; and,
- maintenance of high and stable levels of economic growth and employment - through the creation of jobs directly related to renewable energy developments, but also in the development of new technologies. In rural areas, renewable energy projects have the potential to play an increasingly important role in the diversification of rural economies.

Disabled Access - This is not considered an issue in this instance.

Principle of Development - The proposal is considered to be in line with the provisions of Policy H2.2. The principle of the development is therefore considered acceptable.

Residential Amenity - In order to assess and address any potential negative outcome from the proposed noise emissions readings it is proposed to grant a temporary planning consent of 12 months as opposed to full planning consent.

Visual Amenity - The proposed domestic wind turbine is considered to be satisfactory in this location.

Human Rights Act 1998 considerations - This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Planning has concluded that some rights

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conferred by these Articles on the applicant(s)/objectors/residents and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation Head of Planning TEMPORARY APPROVAL Wythenshawe Area Committee TEMPORARY APPROVAL

for 12 months on the basis that the proposal is considered to be in accord with the City Council's Unitary Development Plan in particular policies DC26 and H2.2 and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

1) The permission hereby granted is for a limited period only, expiring on 15th February 2008 and the wind turbine and its supporting structure for which permission is hereby granted is required to be respectively removed and discontinued at the end of the said period, and the wall on which it is mounted shall be made good to the written satisfaction of the City Council.

Reason -

To allow for detailed analysis of any noise emissions resulting from the use of the wind turbine in the interests of residential amenity in pursuance of policy H2.2 of the adopted UDP for the City of Manchester..

2) The development hereby approved shall be carried out in accordance with the drawings numbered WS 1000-ASSEMBLED SYSTEM, WS-KIT-2, WSSS-ASS-2 and additional drawings not numbered but stamped as received by the Local Planning Authority on 8th November 2006, unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans in pursuance of policy H2.2 of the adopted UDP for the City of Manchester.

3) The domestic wind turbine hereby approved by the granting of this planning consent shall be finished and at all times maintained in a colour to be agreed in writing by the City Council as Local Planning Authority.

Reason

In the interests of residential amenity in pursuance of policy H2.2 of the adopted UDP for the City of Manchester.

Local Government (Access to Information) Act 1985

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The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 081278/FH/2006/S2 held by Planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are all held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted on the application:

Rackhouse And Northern Moor Tenants And Residents Association
Head of Environmental Health

56 Carloon Road, Northenden, Manchester, M23 0PE
54 Carloon Road, Northenden, Manchester, M23 0PE
50 Carloon Road, Northenden, Manchester, M23 0BS
48 Carloon Road, Northenden, Manchester, M23 0BS
46 Carloon Road, Northenden, Manchester, M23 0BS
44 Carloon Road, Northenden, Manchester, M23 0BS
42 Carloon Road, Northenden, Manchester, M23 0BS
59 Carloon Road, Northenden, Manchester, M23 0BR
57 Carloon Road, Northenden, Manchester, M23 0BR
53 Carloon Road, Northenden, Manchester, M23 0BR
51 Carloon Road, Northenden, Manchester, M23 0BR
49 Carloon Road, Northenden, Manchester, M23 0BR

Representations were received from the following third parties:

Relevant Contact Officer:	: Melanie Tann
Telephone No.	: (0161) 234 4538
Email	: m.tann@manchester.gov.uk