

Planning Committee: 01 November 2006

Item Number:

Application No: W 06 / 1480

Registration Date: 21/09/06

Town/Parish Council: Shrewley

Expiry Date: 16/11/06

Case Officer: Debbie Prince

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Mill House, Mill Lane, Shrewley, CV35 7HN

Installation of a micro wind turbine to the back gable wall of the garage. FOR Mr
A White

This application is being presented to Committee as the applicant is an employee of the Council.

SUMMARY OF REPRESENTATIONS

Parish Council raises no objection

Neighbours: no views received.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- (DW) ENV3A - Sustainable Development and Energy Conservation (Warwick District Local Plan 1995)
- (DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
- DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING HISTORY

There is no relevant planning history.

KEY ISSUES

The Site and its Location

The application property is a detached house set in its own grounds, with a large detached block and timber garage building to the side. It is located on the east side of Mill Lane in Shrewley.

Details of the Development

The proposal involves the erection of a small wind turbine to the rear gable of the detached garage.

Assessment

Council policy supports schemes for sustainable and renewable forms of energy.

The wind turbine would protrude above the ridge of the garage roof, but would not be apparent in the street scene as the garage is set well back from the highway. The nearest residential properties are on the opposite side of Mill Lane and would not in my opinion suffer any detrimental impact from the development.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved photomontage, drawing WS1000-Assembled System , and technical specification contained therein, submitted on 21st September 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
- 3 No development shall be carried out on the site which is the subject of this permission, until details of the paint colour to be used on the wind turbine have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** :In the interests of the amenity of the area.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the wind turbine would not harm the rural character of the area in terms of appearance, the openness of the Green Belt or the amenity of neighbours. The proposal is therefore considered to comply with the policies listed.
