

**Planning Committee:** 20 September 2006

**Item Number:** 11

**Application No:** W 06 / 1030

**Registration Date:** 26/06/06

**Town/Parish Council:** Leamington Spa

**Expiry Date:** 21/08/06

**Case Officer:** Joanne Fitzsimons

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**18 Lillington Road, Leamington Spa, CV32 5YY**

Installation of a micro wind turbine on the gable end facing Campion Road. FOR  
Mrs Alty

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This application is being presented to the Committee as this is one of the first type of residential wind turbines to have been received.

**SUMMARY OF REPRESENTATIONS**

**Town Council:** No objection.

**CAAF:** "It was felt this was appropriate but there was a need to establish a policy for the erection of wind turbines and to look at ways in which their impact could be limited, particularly on properties within Conservation Areas."

**Environmental Health:** No comments.

**1 Neighbour** at 217 Leam Terrace considers this application to be a retrograde step to allow such a structure which could then be replicated throughout the town. Whilst in favour of conservation the objection is that we should reduce consumption, ie. reduce street lighting and heating in shops.

**1 Neighbour** from Hampton Magna supports the application as it is the first step to a sustainable future.

**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).
- (DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
- (DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)

- DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)
- DP12a - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- PPS22 : Renewable Energy (Government Guidance)

## **PLANNING HISTORY**

There is no relevant planning history for this site.

## **KEY ISSUES**

### **The Site and its Location**

The application site is a semi-detached Victorian property, in a prominent location situated on the corner of Lillington Road and Campion Road within the designated Conservation Area. The rear garden backs onto Waller Street, where there are mainly garages.

### **Details of the Development**

The proposal seeks to erect a domestic wind turbine on the end gable of the property, fronting onto Campion Road. The pole on which it is to be attached measures 3.3 metres in length and this is to be installed on the side gable so that the projection above this ridge line is 1.5 metres. The turbine and tailfin, together with the generator body is then mounted on this pole which is 88mm in width. The blade sweep will be 1.75m.

### **Assessment**

I consider the main issue in determining this application is reaching the balance between the objectives to protect and enhance the Conservation Area and that of the requirement to meet Government objectives in the form of PPS22

*'Renewable Energy' which states that "small scale renewable energy systems utilising technologies such as solar panels, Biomass heating, small scale wind turbines, photovoltaic cells and combined heat and power schemes can be incorporated both into new development and some existing buildings. Local authorities should specifically encourage such schemes through positively expressed policies in local development documents."*

Within the emerging Local Plan 1996-2011 (revised deposit version) Policy DP12a 'Energy Efficiency' seeks to ensure that the layout and design of development promotes forms of renewable energy such as solar panels, and combined heat and power schemes and states that planning permission will be

granted for developments which generate energy from renewable resources where they do not have an unacceptable impact on local amenity or townscape character.

Clearly, the proposed wind turbine will be visible from both Lillington Road and Campion Road; however, its proposed height above the ridge line is comparable with structures such as television aerials and therefore I do not consider a refusal could be sustained on grounds of height. In terms of the impact of a 'modern' structure within the designated Conservation Area, I do not consider the proposal to result in such unreasonable harm to the character of the area and therefore, on balance, I am of the opinion that this proposal is acceptable.

### **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 drawings and specification contained therein, submitted on 26 June 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.

### **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 proposal does not adversely impact on the character and appearance of the Conservation Area to an extent that would warrant refusal. The proposal is therefore considered to not materially prejudice with the policies listed.

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