

**BABERGH DISTRICT COUNCIL
DEVELOPMENT COMMITTEE**

16 DECEMBER 2009

ADDENDUM TO PAPER J146

**SUMMARY OF ADDITIONAL CORRESPONDENCE RECEIVED SINCE THE
PUBLICATION OF THE AGENDA BUT BEFORE 12 NOON ON THE WORKING
DAY BEFORE THE MEETING AND ERRATA**

Item No	Page	Summary
1	5-11	<p><u>Errata</u> Paragraph 44, first sentence should read, "The Local Highway Authority is satisfied that the arrangements are fully satisfactory (including the details contained in the green travel plan) and has not objected to the proposal."</p> <p>Paragraph 46, second sentence, should refer to an "unfettered" retail use and not as stated.</p>
2	12-17	<p><u>Suffolk Fire and Rescue Service</u> No objection. Advisory comments provided in relation to compliance with the Building Regulations.</p> <p><u>Chief Planning Control Officer</u> Subsequent to the preparation of the report the Planning Obligation referred to in Recommendation (1) has been secured. The recommendation is accordingly revised to grant planning permission subject to the inclusion of conditions as listed on pages 16-17 and a condition to control ground and finished floor levels.</p>
5	34-41	<p><u>Boxford Parish Council</u> Objects to the application. The development is more intrusive than originally proposed, is too bright, causes a distraction to motorists and is visually unacceptable.</p> <p><u>Dedham Vale AONB and Stour Valley Project</u> Considers that an ecological survey should be undertaken to assess the impact of the proposals upon Bats and that a Landscape and Visual Assessment be undertaken to assess the impact of the proposals upon the AONB and Special Landscape Area.</p> <p><u>Environmental Health Officer</u> Objects. Insufficient information has been provided to assess the potential noise implications and in the absence of an assessment there can be no certainty that the wind turbine as erected will not cause a nuisance.</p> <p><u>L Blackman</u> Objects to the application. Considers the wind turbine to be disproportionately large and intrusive within the landscape and a distraction to motorists.</p>

		<p><u>Mr R Prosser</u> Objects to the application. Considers the wind turbine as erected is not designed to serve a small dwelling in a very prominent position.</p> <p><u>Mr McCormack</u> Supports the application and points out that the turbine as constructed is more efficient and quieter than the approved model.</p> <p><u>Mr I Drake</u> Supports the application and points out that the turbine as constructed is shorter, quieter and more efficient than the model previously approved and rotates at a slower speed.</p> <p><u>Chief Planning Control Officer</u> In the light of the comments made by the Environmental Health Officer Recommendation (1) has been amended to include an additional reason for refusal.</p> <p>(iii) The proposal is also contrary to Government Planning Policies set out in PPG24 (Planning and Noise) and to saved policy EN10 of the Babergh Local Plan, Alteration No.2). PPG24 requires that (inter alia) potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised and local planning authorities must ensure that development does not cause an unacceptable degree of disturbance. Saved Local Plan policy EN10 states (inter alia) there should be no unacceptable noise impacts from renewable energy developments.. In this case, the application proposes a development that has the potential to generate noise output that could be audible from neighbouring dwellings and detrimental to the amenities of the occupiers ('Old School House' and 'Airlee', in particular). The application is not accompanied by adequate supporting information to enable the Local Planning Authority to assess the potential noise impact of the proposed development and is therefore contrary to PPG 24 and saved Local Plan policy EN10 in this respect.</p>
6	42-48	<p><u>Environmental Health Officer</u> No objection subject to the imposition of conditions relating to the installation of ventilation and extraction equipment, hours of use, the control of amplified music, hours of delivery and lighting.</p>

15 December 2009