1.0 SUMMARY
1.1 The application seeks the erection of two wind turbines in the Tesco superstore site on Syon Lane.

1.2 The proposed wind turbine would accord with London Plan and UDP policies, associated National and Supplementary Planning Guidance. It would provide renewable energy to the superstore and would not harm the character and appearance of the site or wider area, or neighbours’ living conditions. Approval is recommended.

2.0 SITE DESCRIPTION
2.1 The application site is 4.018 hectares and located at the north of the borough, about one kilometre from the boundary with the London Borough of Ealing. To the north of the site is the Centaurs Business Centre, housing the Sky Studios and Harrods warehouse. The Gillette building is across Grant Way, to the west. The site is bounded on the south and south-west by Syon Lane and Macfarlane Lane, beyond which is low-density, predominantly semi-detached housing. The area beyond Macfarlane Lane, to the north-west of the site, is a rugby ground and Wyke Green Golf Course, which forms part of the Osterley Park Metropolitan Open Land.

2.2 The Tesco supermarket is located at the north-eastern corner of the site. The supermarket is surrounded by a 598-bay car park and service areas.

2.3 There is one vehicular access to the site, which is via a roundabout in Syon Lane, midway between the intersections of Syon Lane and Grant Way and Macfarlane Lane. A dedicated road from this roundabout provides two-way access into the Tesco site. Entering the site, traffic passes a bus stop. A second roundabout acts as the main distributor to the parking area, petrol station and service area.

2.4 The site is not within a Conservation Area or town centre.

3.0 HISTORY
3.1 The Tesco superstore was initially approved in 1993 and included construction of a petrol station, access road, servicing and highway alteration and a car park.

3.2 Since 1993 various applications have been approved for minor works associated with, and incidental to, the operation of the supermarket.

4.0 DETAILS
4.1 The application is for the erection of two wind turbines (see illustrative CGIs below). Each turbine would be 10.6m high and contain a rotor consisting of six vertical
Aerofoils, mounted on a steel column. The rotor would be 4.4m high and 3.3m wide. Each would be constructed out of aluminium and painted matt white. Each turbine would require a concrete foundation measuring 7.59m² (2.3m deep, 3.3m wide and 1.0m high). Each foundation would take up 4 car park spaces and would have a knee rail around its perimeter to protect it from vehicles.

4.2 Each wind turbine would generate 6kW. The supporting statement indicates this is sufficient electrical power to supply the equivalent of around four average UK households and would prevent, on an annual basis, the emission of 13.6 tonnes of carbon dioxide into the atmosphere per year.

4.3 The turbine would not have a gear box or braking system, significantly reducing noise emission.

4.4 The turbine would be over approximately 35m away from any road (the design and access statement indicates that it is best practice for turbines to be a distance in metres of tip height plus 10% away from roads) and over 60m from any house. The location has been chosen to benefit from the prevailing wind conditions in the area.

4.5 The applicant has provided the following justification for the location of the turbines:

- Each turbine would have a minimum stand-off from residential properties and other noise sensitive receptors.
- The turbines would have a minimum separation distance of 100m.
- Each turbine would have a minimum stand off of topple height plus 10% from external roads and footpaths.
- Each turbine would have a minimum stand off of 30m from the store itself to avoid turbulence.
- Each turbine would have a minimum stand off of topple height plus 10% from the petrol filling station.
- Each turbine would not be adjacent to trolley bays or remove any specialist parking bays.
- Each turbine would not impact on visibility splays with the car parks.
- Each turbine would take advantage of the prevailing westerly wind direction and the desire to avoid wind shading and turbulence.
- One turbine would be sited on an area of landscaping to avoid loss of car parking spaces.
5.0 **CONSULTATIONS**

5.1 43 Residents on Syon Lane and Oaklands Avenue and the Gillette Building on Syon Lane were notified on 21 November 2008. 24 Residents of Athens Court, Grants way were notified by hand delivered letter on 27 November 2008. On reply was received, commenting as follows:

<table>
<thead>
<tr>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Turbines not appropriate in a residential area.</td>
<td>See paragraphs 7.8 – 7.11.</td>
</tr>
</tbody>
</table>

5.2 BAA and NATS also replied noting that they have no objection to the proposal.

6.0 **POLICY**

Determining Applications

6.1 When determining applications for planning permission, the authority is required to have regard to the development plan, so far as is material, and to any other material considerations. In addition, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan

6.2 The Development Plan for the Borough comprises the Council's Unitary Development Plan (UDP) and the London Plan. The UDP was adopted in December 2003 and was amended and saved as of 28 September 2007 by direction from the Secretary of State. The 'London Plan (Consolidated with Alterations since 2004)' was adopted in February 2008.

London Plan

- **4A.1** Tackling Climate Change
- **4A.2** Mitigating Climate Change
- **4A.3** Sustainable Design and Construction
- **4A.7** Renewable Energy
- **4B.1** Design Principles for a Compact City
- **4B.8** Respect Local Context and Communities

National Guidance

- **PPS 1** Delivering Sustainable Development
- **PPS 22** Renewable Energy

Unitary Development Plan

- **ENV-B.1.1** New Development.
ENVB.1.3 High Buildings or Structures in Areas other than those Listed in ENV-B.1.2

ENV-P.1.5 Noise Pollution

T.4.4 Road Safety

Supplementary Planning Guidance

Section 1.0 Design and Layout
Section 3.0 Safety and Security Guidelines
Section 4.0 Daylight and Sunlight

Local Development Framework

6.3 As part of its prospective Local Development Framework, the Council has adopted Supplementary Planning Documents on Planning Obligations and Air Quality, which are statutory material considerations and will be applied alongside the Development Plan.

Material Considerations and Emerging Policies

6.4 As part of its prospective Local Development Framework, the Authority prepared two draft development plan documents (DPDs): the Employment Development Plan Document and the Brentford Area Action Plan (BAAP), which were subject to Examination Hearings in March and April 2008 respectively. The Employment DPD was subsequently adopted at Borough Council on 25 November 2008, and the BAAP was adopted on 27 January 2009. As such, both DPDs now form part of the Development Plan for the Borough. However, neither DPD is relevant to this case.

7.0 PLANNING ISSUES

7.1 The main planning issues to consider are:
- The principle of the proposed development, including sustainability considerations;
- Effect on the character of the site and area; and
- Effect on neighbours’ living conditions.

Principle including Sustainability Considerations

7.2 London Plan policy 4A.1 provides that new development should make the fullest contribution to the mitigation of and adaptation to climate change and to minimise emissions of carbon dioxide. Developments should be assessed on the basis of a hierarchy that includes using renewable energy. Similarly, Policy 4A.2 indicates that the Mayor and Boroughs should work towards reducing carbon dioxide emissions by 15% by 2010 and Policy 4A.3 provides that new development should meet the highest standards of sustainable design and construction, including measures to reduce carbon dioxide emissions and make most effective use of resources (including air).

7.3 Policy 4A.7 provides specifically for renewable energy and states that Boroughs should, in their DPDs, adopt a presumption that developments will achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation. Wind generation is specifically included as one method for achieving this reduction.

7.4 London Plan Policy 4B.1 provides design principles for a compact city and states that new development should be sustainable and mitigate the effects of climate change. At
the same time new development must respect the local context in terms of its communities, character and appearance. This is further reflected in Policy 4B.8.

7.5 The London Plan is supplemented by National Planning Policy Statements (PPSs). PPS 1 relates to Delivering Sustainable Development, and, amongst other things, states that good design is a key element in achieving sustainable development. It states that new developments should seek to minimise the need to consume new resources over the lifetime of the development by making more efficient use or reuse of existing resources; and should seek to use renewable resource, for example renewable energy. PPS 22 provides specifically for renewable energy and states that Planning Authorities and developers should consider the opportunity for incorporating renewable energy projects in all new developments. This includes technology such as small-scale wind turbines. PPS 22 clearly indicates that Planning Authorities should ‘specifically encourage such schemes’.

7.6 The Council’s adopted Unitary Development Plan (UDP) in policy ENV-B.1.1 provides for new development and states that such development should not harm the character and appearance of the site or wider area or neighbours’ living conditions. It also provides that new development should be sustainable. Policy ENV-B.1.3 provides that in certain instances structures which are significantly higher than their surroundings will be permitted. And policies T.4.4 and P.1.5 provide that new development should not compromise the safety of drivers, passengers, cyclists or pedestrians or create unacceptable noise respectively.

7.7 The proposed wind turbines are considered to accord with London Plan Policies and National Guidance provisions in relation to sustainable development and renewable energy and, on the basis that they also accord with UDP provisions relating to the character of the area and the living conditions of neighbours as discussed below, they are considered to be acceptable in principle.

Character and Appearance of the Area

7.8 The wind turbines would be 10.6m in height. The turbines themselves would be finished in matt white and the towers supporting each turbine would be steel. They would be located within the superstore site (one in the car park and the other in a landscaped area to the north of the petrol station) and would be over 35m from any (public) road and over 60m from any house.

7.9 The character of the surrounding area is mixed, with residential and commercial uses present. To the north of the site is the Centaurs Business Centre, housing the Sky Studios and Harrods warehouse. The Gillette building is across Grant Way, to the east. To the south and west is low-density, predominantly semi-detached housing. The site is not close to a Conservation Area or an area of significant public open space, and it would be over 60m from any house.

7.10 The turbines would be of a modest size and would be finished in materials that would blend in with its surroundings. It would relate well to its neighbouring buildings and features, which include a petrol station, superstore and other large commercial buildings. Given their modest scale, they would not stand out as obtrusive or dominant features and would not overdevelop the site. Further, it is considered that the proposed turbines would make a positive contribution to the character of the area by adding a point of interest to the superstore site.
7.11 As such, it is considered that the proposed wind turbines would not harm the character and appearance of the site or the surrounding area and would accord with relevant UDP policies and associated guidance.

**Neighbours’ Living Conditions**

7.12 The proposed wind turbine would be over 60m away from any houses, the closest of which are located on Syon Lane to the south of the site. The appropriate siting of the turbines, in addition to their modest height and suitable finishing materials and colouring, would mean that the proposed wind turbines would not be obtrusive or intrusive features for the surrounding residents, particularly given the backdrop of existing large commercial buildings (as discussed above under paragraphs 2.1 and 7.9), and would not lead to any loss of daylight or effect on outlook. As noted above under paragraph 7.10, it is considered the turbines would be positive visual features for the area.

7.13 The design of the type of turbine proposed does not require a gear box or braking system which significantly reduces any noise emissions. The submitted supporting statement indicates that any noise emissions will be within best practice targets. The Council’s Pollution Control Team in relation to noise has raised no objections. On this basis, and in combination with the fact that the turbine would be over 60m away from the nearest house, it is considered that the turbines would not unreasonably affect surrounding residents’ living conditions through noise.

7.14 Accordingly, it is considered that neighbours’ living conditions would not be harmed if the proposed turbines were to be constructed, in accordance with relevant UDP policies and associated guidance.

8.0 **EQUAL OPPORTUNITIES IMPLICATIONS**

8.1 None arising.

9.0 **CONCLUSION**

9.1 The proposed wind turbines, as a form of renewable energy to be used by the superstore, would contribute positively to the pursuit of sustainable development in the Borough. In addition, they would not harm neighbours’ living conditions or the character and appearance of the site or wider area.

10.0 **RECOMMENDATION:**

**GRANT**

**Reasons:**

1. With appropriate safeguarding conditions, the proposed wind turbines, by virtue of their appropriate siting, design, type, size and materials and colouring, would not harm the character and appearance of the site or neighbours’ living conditions, in accordance with adopted Unitary Development Plan policies ENV-B.1.1 (New Development) and ENV-P.1.5 (Noise Pollution) and associated guidance; and

2. The proposed wind turbines, by virtue of providing renewable energy through wind generation, would contribute to sustainable development and the mitigation of climate change, as well as help to reduce carbon emissions in the Borough, in accordance with London Plan Policies 4A.1 (Tackling Climate Change), 4A.2 (Mitigating Climate Change), 4A.3 (Sustainable Design and Construction), 4A.7 (Renewable Energy) and 4B.1 (Design Principles for a Compact City), National
Guidance PPS 1 (Delivering Sustainable Development) and PPS 22 (Renewable Energy) and adopted Unitary Development Plan policy ENV-B.1.1 (New Development).

**Conditions:**

1. **A1(a)** Time limit  
   Reason: A1R

2. **B5** Detailed applications (Implementation in accordance with approved plans)  
   Reason: B5R

3. The wind turbines hereby permitted shall be dismantled and all debris shall be removed from the site when the turbine is no longer required.  
   Reason: To ensure the character and appearance of the area and neighbours' living conditions are protected in the future, in accordance with adopted Unitary Development Plan policy ENV-B.1.1 (New Development).

4. **Noise**  
   The wind turbines hereby permitted must comply with the document ‘ETSU-R-97: The Assessment and Rating of Noise from Wind Farms’, produced by the Department for Business Enterprise and Regulatory Reform.  
   Reason: To protect and residential amenity by preventing noise disturbance to nearby properties.