

Mrs Moyra Welsh
Ashlea, Dunkirk Rd
Garmouth
IV32 7NZ

| | | | |
|------------------|---------|-------|-----------|
| CENTRAL SERVICES | | | |
| 19 MAR 2013 | | | |
| CITEE | ESTATES | LEGAL | PERSONNEL |
| COMMENTS | | | |

Clerk to the Local Review Body
The Moray Council
Council Office
High St
Elgin
IV30 6BX

18th March 2013

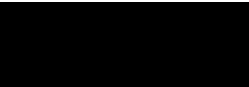
Your ref: MLRB076/Ack
My Ref: CTK/CK/10-60

Dear Sir/Madam

Planning application 12/01696/APP review 13/00004/REF.

Thank you for your letter of 6 March 2013 re my initial objection to the above planning application and inviting me to make any further comments. I attach a copy of my objections.

Yours faithfully



M Welsh

Encs

Grounds for Appeal

I am baffled by the grounds for appeal submitted. The proposer states "that they do not think it would be visually intrusive and that it would not be visible from the village of Kingston or most of Garmouth." It is however very visible to the houses around it, *some* of Garmouth, from all the public walkways, cycle routes and moray coastal trail and probably from the Lein nature reserve as well as other local landmarks like the water tower and Binns Hill (a local landmark hill).

He states that only one objection was raised from house owners in the vicinity and I know for a fact that is not true. It may only affect a small numbers of house owners but it affects them severely, devalues their property, ruins their outlook and as stated in my original objection there are lots of other issues to be considered like noise, flicker effect, etc..

He states that it need not be at the back door of the farmhouse to be for farm use – this was not my comment. I was pointing out that it could be placed near his property but of course that would mean spoiling **his** view and devaluing **his** property!

I see no further information addressing the issues which I raised in my last objection and which the council say they require, ie unsuitable roads for transporting components, construction traffic, cutting down of trees, noise tests, etc etc. The photos he has given are useless. How about giving us some showing the view from the badly affected houses?

I have reattached my initial objection points for consideration.

Detail of Planning application

There is a distinct lack of information and reports on the application.

Construction issues

The planning application does not give any details about how the large vehicles and lorries required for this project would access the site. The roads around it are certainly not suitable. The dangers and problems of access to the site along narrow roads which will be blocked and damaged by all the heavy traffic, or the disturbance of the noise of the construction process are of great concern.

Anemometer – test site

There has been no anemometer anywhere near the proposed site.

Distance

Current Scottish Planning Policy states in paragraph 190: "A separation distance of up to 2km between areas of search and the edge of cities, towns and villages is recommended. This site is extremely close to many homes. The planning application fails to say how close.

Noise

There is no mention in the application about a noise survey having been done. The simple fact is that wind turbines can and do emit noise and I am concerned by this as most folk live in the country because they enjoy the peace and quiet. Once the turbine is up and running and it is then obvious it is noisier than expected they do not take it back down, so the research has to be done very carefully and fairly. Evidence is mounting that the standard set is insufficient to protect neighbours. Generally it is thought that in rural areas beyond 2km from the nearest turbine, it will not normally be heard and, when it is, it would not be annoying. At 1km it is likely that turbine noise would be found annoying by most people some of the time particularly in the middle of the night but probably not during the working day. There are many homes within that 1km distance and some less than half of that.

The amount of information available regarding the detrimental effects of noise is phenomenal.

In assessing the suitability of a site, wind energy developers measure the audible range of noise, but rarely, or never, the low-frequency noise. Developers do not generally acknowledge wind turbines do produce low-frequency noise and vibrations, and they assume there will be no noise problems for residents living more than 500 metres away from a wind farm. We are even closer than that!

The current ETSU guidelines for noise limits nearby turbines are hopelessly out-of-date, and there are many independent bodies asking the UK Government to review the guidelines to cover newer and much-larger turbines. The UK Government claimed to undertake such a review, but the recommendations were edited. The noise limits from that review were originally recommended to be reduced for nearby homes, but these recommendations were removed from the final, published report. Wind farm developers are currently taking advantage of this at the expense of nearby residents.

AM (amplitude modulation), that is the swishing or thumping noise that is often reported, can be particularly annoying because it is relentless and regular and ETSU-R-97 makes no allowance for it. The level of noise

permitted from wind turbines in rural areas is higher than would be permitted from other industrial developments - even other renewable developments. Therefore people are exposed to higher levels of wind turbine noise that they would expect from other new industrial noise sources. In 2007 a report was published by Barbara J Frey and Peter J Hadden on "Noise radiation from wind turbines installed near homes: effects on health." This report includes an annotated review of the research and related issues, as well as comments from some of the families affected by wind turbines. The review concludes that a safe buffer zone of at least 2km should exist between family dwellings and industrial wind turbines

There are many documented cases of people living nearby wind turbines having their health adversely affected through lack of sleep due to wind turbine noise.

Flicker

There does not appear to have been any reports submitted about the effect of flicker on neighbouring houses. Flicker is perhaps not an accurate description because it is more like "flashing" for those affected. At certain times of the year the sun sets directly behind the turbine and this surely must cause a flickering effect at the properties on Innes Rd, Dunkirk Rd and beyond.

De-valuation of property

There is mounting evidence that properties in the vicinity of wind turbines can lose between 5 and 50% of their value and become unsalable. This traps people in their homes and cause extreme stress and health issues. I would like to ask why Mr Boyne, who could sell only one of his many assets and buy our house outright, has the right to cause the devaluation of his neighbours property.

Television signal

It has been proved that it will certainly affect television signals to homes in the area.

Visual Appearance & Screening

The visual appearance and noise will dominate and ruin an otherwise beautiful and peaceful landscape for home owners, and visitors alike. It is no coincidence that the Mr Boyne's home does not overlook the site! No effort has been made to screen it at all. It is bang smack in the middle of what is at present a beautiful view from houses in Innes Rd and Dunkirk Rd and from the well used walking paths around this area.

Danger to life, property in area

Wind energy is touted as safe, but broken turbine blades and build up of ice can be sent through the air at great speed. They are also prone to catching fire, creating another risk to our homes, especially in our location where access is difficult. It would also be a distraction to cyclists and drivers on already dangerously narrow roads.

Environmental

There has been no environmental or habitat survey done. It is not clear from the maps but if it is where I think then there are young trees on the site although the application says there are none. The impact on visitors would also be great. Just take a walk to Binns Hill or to the Garmouth Water tower and tell me the view will still be as awesome if this went ahead.

Susidising the Wealthy

Mr Boyne will profit from the subsidies paid for by ordinary tax and electricity bill payers, who are struggling to meet their own bills.

Upset & Stress

I know upset and stress are not considerations in the planning process, but when you are living through it is very real. When you can see your house devalued overnight, your beautiful view ruined and your health affected it is hard not to get upset.

I hope the Council give this the necessary attention and investigation as otherwise it may set a precedent for future developments in Moray. The recent guidelines put out for consultation would fail this turbine on quite a few points.