



PTEC PLANNING APPLICATION

TOWN COUNCIL MEETING

REPORT 75/21

13 SEPTEMBER 2021

The purpose of this Report is to ask Members to consider and respond to the current Planning Application from PTEC.

No. DETAILS

1) BACKGROUND

- a) The Perpetuus Tidal Energy Centre (PTEC), co-founded with the Isle of Wight Council, identified the Ventnor site's potential for tidal stream energy in 2012.
 - b) The Crown Estate, who own the majority of the seabed and seashore around the UK, entered into an agreement to lease the site to PTEC in November 2012.
 - c) The Isle of Wight Council agreed permission for the onshore elements of the project in June 2015 and the Marine Management Organisation gave the offshore plans the go-ahead in April 2016.
 - d) Also in 2016 PTEC secured a grid connection offer for 30MW and entered into partnerships with two major turbine operators for deployment offshore.
 - e) The project was then temporarily put on hold until October 2020 when PTEC restarted its development programme; its web site can be accessed [here](#).
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2) THE APPLICATION

- a) The new planning application – available by clicking [this link](#) – is for the construction of a substation/control room (including outdoor transformer compound and welfare facilities) with parking and turning arrangements.
 - b) In view of local concerns about the proposed development, the Town Council's Planning Committee have agreed that the Town Council's response to the application should be a decision for this meeting.
 - c) As a guide for Members, a list of the Material Considerations that are valid objections to Planning Applications is attached to this Report.
 - d) The two objections to the application the Town Council has received directly are attached to this Report.
 - e) Councillor Phil Warren, the Town Council's Planning Committee Chair will introduce the discussion of the proposed development.
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3) RECOMMENDATION

The Town Council is recommended to agree a formal response to the Planning Application to be forwarded to the Planning Authority.

What are material considerations?

A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

From: [jennydomoney \(null\)](#)
To: [Phil Warren](#)
Cc: [Steph Toogood](#); [James Toogood](#); [Julie Hutchison](#); [David Bartlett](#)
Subject: PTEC Planning Application 21/01623/FUL
Date: 27 August 2021 10:39:14
Attachments: [image0.png](#)
[image1.png](#)

Dear Town Councillors and Town Clerk,

Ref Perpetuus Tidal Energy Centre Ltd Planning Application

We have written to you previously regarding the above application which is now online. It is very difficult to navigate ones way though the relevant documents as there are over 300 and many are repeats of the previous 2014/15 application.

Mr. Michael Gaukroger has already sent you his email concerning the Noise element of this application which we fully endorse. Residents on Steephill Road certainly do not want to be impacted by continuous noise 24/7 from the transformer compound for the next 25 years. The caravan site adjacent to this proposed building has planning permission for 4 houses and 4 lodges, the closest house would be a few yards away and would certainly be impacted by the substation noise.

Another concern is the Landscape and Visual Impact (LVI) which could easily be far greater than PTEC have assessed.

In the Addendum Environmental Statement, LVI in section 9.7.28 to 9.7.41 it considers the visibility of this building from several locations. It states the Impacts are Moderate magnitude, Moderate significance and Adverse. This is not only during construction but once the transformer and associated equipment is in operation for another 25 years.

Flowersbrook is a public open space. This open space, pathways above and the coastal path will all have views of this compound. Even with mitigation methods of planting trees in front of the building it will take many years for them to grow to a height that would obscure this monolith. The original 2014 application was refused because of the Landscape and Visual Aspect. The height to the ridge of the original building was 6.8m and the height of the proposed metal/wooden fence on this application is 7.5m.

We could not find the date of the next planning meeting on VTC web site which we would like to have attended. Please ensure that the VTC planning committee has the above information.

Kind Regards

Barrie and Jenny Domoney

Please see the attached montages.



Sent from my iPad

From: [Alison Killick](#)
To: [Phil Warren](#); [James Toogood](#); [Steph Toogood](#); [Julie Hutchison](#); [John Watkins](#)
Cc: [David Bartlett](#)
Subject: FW: PTEC planning application (IOW Council reference 21/01623/FUL)
Date: 26 August 2021 12:14:36

Hello all

Detailed email from Mike Gaukroger of Ventnor Enhancement Fund below, re PTEC planning application.

This is listed on the Agenda for September's Town Council meeting.

Kind regards

Ali

Alison Killick
Assistant Town Clerk
Ventnor Town Council
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Dudley Road
Ventnor
Isle of Wight PO38 1EJ
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Email: alison@ventnortowncouncil.org.uk
Website: www.ventnortowncouncil.org.uk

From: Michael Gaukroger <gaukrogermichael@gmail.com>
Sent: 26 August 2021 10:09
To: Alison Killick <alison@ventnortowncouncil.org.uk>
Subject: PTEC planning application (IOW Council reference 21/01623/FUL)

Dear Alison,

I hope you and your colleagues are well.

I don't know if you are aware but I privately did my best to oppose building the planned substation at Flowers brook - working with Barrie and Jenny Domoney, who live opposite in Steephill Road. Our complaint was that the substation would make too much noise and that the noise impact assessments did not comply with British Standards. An independent acoustics expert (contracted by the Domoneys) agreed with me and his report was submitted to IOW Council, along with documents in which I proved that noise could be a problem for residents in Steephill Road. However, IOW Council (still partners in PTEC) granted outline planning permission along with a Planning Consent Condition which I had already pointed out to them was inadequate.

The noise impact assessment undertaken this time by RSK has 'assumed' the same uncharacteristically low noise level for the proposed transformer because PTEC have again failed to inform them what the actual noise levels would be. As a consequence, it appears that residents of surrounding properties

would not be adversely affected by the installation. The Noise Policy Statement for England (NPSE) and BS4142 state that actual source noise values or those backed up by scientific evidence must be used in such calculations. There does not appear to be any justification in using the low source noise (52dB) in PTEC's calculations - which was adopted by Royal Haskoning (previous assessors) in the absence of guidance from PTEC. In another noise impact assessment (for a 30kW substation) I have found on the internet, 67dB was used - which is an order of magnitude higher. The National Engineering Manufacturers Association (NEMA) value for a 30MW transformer is 73dB. The documents presented in the planning application could therefore mislead the reader into thinking noise levels would be acceptable when they could actually result in residents being subjected to Significant Adverse Impact - which is not acceptable even if a project has green credentials. Previously PTEC have stated that the proposed transformer would be a whopping (L x W x H) 4.6 x 4.1 x 4.7m in size and have mentioned a weight of 51 tons. However the noise level of 52dB used in noise impact assessments is barely louder than the noise made by my 25kW domestic central heating boiler.

Please ensure that Ventnor Town Councillors are aware of this before they consider this planning application.

Thanks and regards,

Mike Gaukroger