

AGENDA



For a meeting of the
DEVELOPMENT CONTROL COMMITTEE
to be held on
TUESDAY, 24 SEPTEMBER 2013
at
1.00 PM
*** PLEASE NOTE TIME OF MEETING ***

**(THE LATE REPORT WILL BE EMAILED TO MEMBERS ON THE
FRIDAY BEFORE THE MEETING)**
in the
**COUNCIL CHAMBER, COUNCIL OFFICES, ST PETERS HILL,
GRANTHAM**
Beverly Agass, Chief Executive

Committee Members:	Councillor Mark Ashberry, Councillor Michael Cook, Councillor David Higgs, Councillor Reginald Howard, Councillor Mrs Rosemary Kaberry-Brown, Councillor Vic Kerr, Councillor Michael King, Councillor Charmaine Morgan, Councillor Alan Parkin, Councillor Helen Powell, Councillor Mrs Judy Smith, Councillor Jacky Smith (Vice-Chairman), Councillor Judy Stevens, Councillor Adam Stokes, Councillor Mrs Brenda Sumner, Councillor Martin Wilkins (Chairman) and Councillor Debbie Wren
Committee Support Officer:	Malcolm Hall Tel: 01476 406118

**(PLEASE NOTE THAT THERE WILL BE A COMFORT BREAK AT
3.00PM FOR TEN MINUTES)**

Members of the Committee are invited to attend the above meeting to consider the items of business listed below.

- 1. NEIGHBOURING AUTHORITY CONSULTATION ON PLANNING APPLICATION (NEWARK AND SHERWOOD REF: 13/00889/FULM), THE CONSTRUCTION AND OPERATION OF A WIND FARM CONSISTING OF FOUR 139 METRE HIGH TO BLADE TIP WIND TURBINES, AN 80 METRE ANEMOMETRY MAST AND ASSOCIATED INFRASTRUCTURE FOR A PERIOD OF 27 YEARS, FIELD REFERENCE 8884, COTHAM ROAD, HAWTON, NOTTS**

Report number PLA1011 by the Development Management Service Manager.
(Enclosure)

- 2. NEIGHBOURING AUTHORITY CONSULTATION ON PLANNING APPLICATION (SOUTH HOLLAND REF H03-0776-13) INSTALLATION OF 1 ENDURANCE 50KW WIND TURBINE WITH OVERALL TIP HEIGHT OF 46.3M INCLUDING AN ELECTRICAL KIOSK AND ASSOCIATED TEMPORARY INFRASTRUCTURE. LITTLE DUKE FARM, MAIN ROAD, DEEPING ST NICHOLAS, SPALDING**

Report number PLA1014 by the Development Management Service Manager.
(Enclosure)

- 3. NEIGHBOURING AUTHORITY CONSULTATION ON PLANNING APPLICATION (RUTLAND COUNTY COUNCIL REF: 2013/0516/FUL), ERECTION OF 1 NO. 51.2M (HUB) HIGH, 65.7M (TIP) HIGH WIND TURBINE PLUS ANCILLARY EQUIPMENT, LAND TO THE WEST OF GREAT NORTH ROAD, STRETTON**

Report number PLA1009 by the Development Management Service Manager.
(Enclosure)

PUBLIC SPEAKING

Anyone who would like to speak at the meeting should notify the Committee administrator one working day before the time of the meeting. The deadline by which you must notify us for the 2013/14 meetings are:

Meeting Date	Notification Deadline
Tuesday 14 May, 1pm	Monday 13 May 2013, 1pm
Tuesday 4 June 2013, 1pm	Monday 3 June 2013, 1pm
Tuesday 25 June 2013, 1pm	Monday 24 June 2013, 1pm
Tuesday 16 July 2013, 1pm	Monday 15 July 2013, 1pm
Tuesday 6 August, 1pm	Monday 5 August 2013, 1pm
Tuesday 27 August 2013, 1pm	Friday 23 August 2013, 1pm Early due to Bank Holiday
Tuesday 17 September 2013, 1pm	Monday 16 September 2013, 1pm
Tuesday 8 October 2013, 1pm	Monday 7 October 2013, 1pm
Tuesday 29 October, 1pm	Monday 28 October 2013, 1pm
Tuesday 19 November 2013, 1pm	Monday 18 November 2013, 1pm
Tuesday 10 December 2013, 1pm	Monday 9 December 2013, 1pm
Tuesday 31 December 2013, 1pm	Monday 30 December 2013, 1pm
Tuesday 21 January 2014, 1pm	Monday 20 January 2014, 1pm
Tuesday 11 February 2014, 1pm	Monday 10 February 2014, 1pm
Tuesday 4 March 2014, 1pm	Monday 3 March 2014, 1pm
Tuesday 25 March 2014, 1pm	Monday 24 March 2014, 1pm
Tuesday 15 April 2014, 1pm	Monday 14 April 2014, 1pm

If you would like to include photographs or other information as part of your presentation to the Committee, please send the information in an electronic format (e-mail with attachments, memory stick or disc) to the relevant case officer at least one working day before the meeting. If you are submitting hard copy information, please send it to the relevant case officer at least two working days before the meeting.

All speakers are at the Committee Chairman's (or Vice-Chairman's) discretion. Each person is allowed to speak for 3 minutes. Members of the Council are allowed to speak for 5 minutes in accordance with Council Procedure Rules.

Only one speaker for the applicant or the town and parish council will be allowed to speak. If there are several supporters or objectors to an application, they are encouraged to appoint a representative to present a joint case.

Development Control Committee members are able to ask questions about speakers' presentations. There is a time limit of 10 minutes for each speaker.

ORDER OF PROCEEDINGS

1. Short introductory presentation by the case officer
2. Speakers (Committee members will ask questions after each speaker)
 - a. District Councillors who are not Committee members
 - b. Representative from town/parish council
 - c. Objectors to an application
 - d. Supporters of an application
 - e. The applicant or agent for the applicant
3. Debate – Councillors will discuss the application and make proposals
4. Vote – the Committee will vote to agree its decision

REPORT TO DEVELOPMENT CONTROL COMMITTEE

REPORT OF: Pat Reid – Development Management Service Manager

REPORT NO: PLA 1011

DATE: 24 September 2013

TITLE:	Neighbouring Authority Consultation on planning application (Newark and Sherwood ref 13/00889/FULM) The construction and operation of a wind farm consisting of 4 130 metre high to blade tip wind turbines, an 80 metre anemometry mast and associated infrastructure for a period of 27 years Field reference 8884, Cotham Road, Hawton, Notts	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	N/A	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	N/A	
CONTACT OFFICER:	Phil Moore	
INITIAL IMPACT ANALYSIS: Equality and Diversity	Carried out and Referred to in paragraph (7) below N/A	Full impact assessment Required: N/A
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	

**BACKGROUND
PAPERS**

Planning application S13/2071
(Newark and Sherwood ref: 13/00889/FULM)

1. RECOMMENDATION

1.1 That Newark and Sherwood District Council be advised that due to the size and proximity of the turbines to South Kesteven there is likely to be a significant impact. Planning permission should be refused for the following reasons:

1. Visual Impact

The impact on the landscape character of that part of South Kesteven District which is closest to the site i.e. The Trent and Belvoir Vales landscape character area (as identified in the South Kesteven Landscape Character Assessment) be fully assessed. This part of South Kesteven is generally low lying with flat or gently undulating topography and as such the proposed windfarm is likely to be extensively visible and would form a prominent feature within this landscape.

2. Impact on Heritage Assets

The impact on any heritage assets in that part of South Kesteven District which is closest to the site, in particular the grade I listed St Peter's Church at Claypole which is particularly prominent in the Vale as well as grade I listed Belton House and Park/Gardens. It is acknowledged that Belton House is a significant distance from the site. However, one factor that led to the dismissal at appeal (appeal ref: APP/E2530/A/08/2073384/NFW) of the proposed Thackson's Well windfarm at Allington (10km from Belton House) was the impact on the historically significant designed view of Belton House and its wider setting from the Belmont Tower within the park. The proposal which is the subject of this application, although 5-7km further away from Belton House, is for larger turbines and is potentially more visible within the view from Belmont Tower being less screened by intervening hills. It may be prudent for NKDC to delay the decision until the appeal for the single turbine at Marston (PINS ref: APP/E2530/A/13/2200452) has been decided, as this much smaller turbine would appear in the same view.

3. Cumulative Impact

The cumulative impact of the proposed windfarm (on both landscape character and heritage assets) taking into account all consented or proposed schemes in Newark and Sherwood District that could affect South Kesteven District as well as the following other wind energy schemes in South Kesteven:

- a. 5 x 125m wind turbines, Temple Hill, Brandon (Scoping Opinion – SKDC ref: S12/0857, planning application expected in September 2013)
- b. 1 x 100m wind turbine, Top Farm, Foston (Scoping Opinion – SKDC ref: S12/2856, planning application received, currently invalid – SKDC ref: S13/1963)
- c. 1 x 74m wind turbine, Green Lane, Marston (refused, currently under appeal – SKDC ref: S12/2411, PINS ref: APP/E2530/A/13/2200452)

Also need to take the following into account:

4. The impact on residential amenities (noise and outlook) of occupiers of the nearest properties within South Kesteven, particularly those close to Valley Lane, and Fen Lane, Long Bennington.
5. The adopted South Kesteven Wind Energy Supplementary Planning Document (SPD). Whilst it is acknowledged that this does not form part of the Development Plan for the purposes of determining this application, it does contain useful information specific to the impact of wind farms on South Kesteven.
6. The South Kesteven Landscape Character Assessment (2007)
7. The Belton House and Park Setting Study (2010)

2. PURPOSE OF THE REPORT

2.1 Newark and Sherwood District Council is in receipt of a planning application for the construction and operation of a wind farm consisting of 4 x 130 metre high to blade tip wind turbines, an 80 metre anemometry mast and associated infrastructure for a period of 27 years at Field reference 8884, Cotham Road, Hawton, Notts. They have consulted this authority on the application. The purpose of this report is to consider South Kesteven District Council's response to that consultation.

3. DETAILS OF REPORT

The proposed development

- 3.1 The site is located in open countryside approximately 2km south of the built up area of Newark, approximately 3km west of the main A1 trunk road, and approximately 2km at the nearest point from the boundary with South Kesteven. The nearest settlements within South Kesteven are the villages of Claypole, Long Bennington and Dry Doddington at distances of between 5 and 6km away.
- 3.2 The four turbines are proposed to be arranged in a single row, roughly south-southwest to north-northeast. Ancillary features are not likely to have a significant impact on South Kesteven although the turbines themselves would. The application is supported by an Environmental Impact Assessment (EIA) which considers among other things the likely impact of the development upon landscape character, heritage assets, impact upon nearby residents, cumulative impact, and impact upon ecology.

The impact of the development

While the South Kesteven Wind Energy SPD does not apply to Newark & Sherwood District the guidance in that document provides a good framework

for assessing this application. The SPD is also in line with the NPPF and other national guidance which is relevant to Newark & Sherwood

3.3 Landscape & Visual Impact Assessment (LVIA)

The most significant issues in respect of South Kesteven District are the impact of the development upon the landscape character and heritage assets, being situated fairly close to the district boundary. The turbines would be extensively visible due to the flatish, gently undulating landscape and would have a significant impact.

3.4 Heritage Assets

Heritage assets likely to be affected include the church at Claypole which is a prominent feature in the Vale.

3.5 Cumulative Impact

Cumulative impact is of particular importance, given that there are a significant number of proposed schemes close to the site, both within Newark and Sherwood and South Kesteven, either proposed, consented, under consideration or under appeal. Newark and Sherwood District Council may not be aware of some of these. In respect of heritage assets, Claypole Church would be mid way between this proposal (and others south of Newark) and the proposed Temple Hill windfarm which cumulatively may harm its setting as a prominent landmark. Equally, the view from the top of Belmont Tower at Belton House i.e. the wider landscape setting of Belton House and Park is likely to be significantly affected by these two proposals as well as others at Foston and Marston. Appeal decisions are awaited on the Marston proposal (S12/2411) and another 3 turbine scheme at Hawton south of Newark which will have a bearing on the acceptability or otherwise of this proposal.

3.6 Residential Visual Amenity

Given the distance from the nearest settlements in South Kesteven, it is considered unlikely that residential amenities would be adversely affected within these settlements. However, there are a number of isolated dwellings close to the district boundaries in the vicinity of Fen Lane and Valley Lane, Long Bennington that are likely to require a full assessment.

4. OTHER OPTIONS CONSIDERED

- 4.1 The options open to the Council are whether or not to respond to this consultation. Due to the close proximity of the site to the boundary with this district and it's likely impact upon South Kesteven, it is considered important that a response is provided to the consultation.

5. RESOURCE IMPLICATIONS

- 5.1 No direct costs. There may be some financial implications if this Council chooses to support Newark and Sherwood DC's case, should planning permission be refused and the decision be subject to an appeal.

6. RISK AND MITIGATION

Risk has been considered as part of this report and any specific high risks are included in the table below:

Category Risk	Action / Controls
None applicable	None applicable

7. ISSUES ARISING FROM IMPACT ANALYSIS

7.1 This has been discussed in section 3.

8. CRIME AND DISORDER IMPLICATIONS

8.1 None.

9. COMMENTS OF FINANCIAL SERVICES

9.1 To be reported.

10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

10.1 To be reported.

11. COMMENTS OF OTHER RELEVANT SERVICES

11.1 None.

REPORT TO DEVELOPMENT CONTROL COMMITTEE

REPORT OF: Pat Reid – Development Management Service Manager

REPORT NO: PLA 1014

DATE: 24 September 2013

TITLE:	Neighbouring Authority Consultation on planning application (South Holland ref H03-0776-13) Installation of 1 Endurance 50KW wind turbine with overall tip height of 46.3m including an electrical kiosk and associated temporary infrastructure Little Duke Farm, Main Road, Deeping St Nicholas, Spalding	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	N/A	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	N/A	
CONTACT OFFICER:	Justin Johnson	
INITIAL IMPACT ANALYSIS: Equality and Diversity	Carried out and Referred to in paragraph (7) below N/A	Full impact assessment Required: N/A
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	

**BACKGROUND
PAPERS**

Planning application S13/2500
(South Holland ref H03-0776-13)

1. RECOMMENDATION

1.1 That South Holland District Council is advised that South Kesteven District Council has no objection to the application but that the following need to be taken into account:

1. The impact on the landscape character of that part of South Kesteven District which is closest to the site i.e. The Fens landscape character area (as identified in the South Kesteven Landscape Character Assessment) be fully assessed. This part of South Kesteven is generally low flat terrain, level horizons and large skies and as such the proposed wind turbine is likely to be visible when viewed from distance.
2. The impact on any heritage assets in the part of South Kesteven District closest to the site, in particular the Churches at Market Deeping, Deeping St James and Langtoft which are particularly prominent from views into the Conservation Areas of the settlements.
3. The cumulative impact of the proposed wind farm (on both landscape character and heritage assets) taking into account all consented or proposed schemes in South Holland that could affect South Kesteven District.
4. The impact on residential amenities (noise and outlook) of occupiers of the nearest properties within South Kesteven.
5. The adopted South Kesteven Wind Energy Supplementary Planning Document (SPD). Whilst it is acknowledged that this does not form part of the Development Plan for the purposes of determining this application, it does contain useful information specific to the impact of wind farms on South Kesteven.
6. The South Kesteven Landscape Character Assessment (2007)

2. PURPOSE OF THE REPORT

2.1 South Holland District Council is in receipt of a planning application for the construction and operation of a single Endurance 50KW wind turbine with overall blade tip height of 46.3m including an electrical kiosk and associated temporary infrastructure at Little Duke Farm, Main Road, Deeping St Nicholas, Spalding. They have consulted this authority on the application. The purpose of this report is to consider South Kesteven District Council's response to that consultation.

3. DETAILS OF REPORT

The proposed development

- 3.1 The site is located in open countryside approximately 3.9 km north-east of Market Deeping and 4.5 km east of Langtoft. There are a number of individual properties in the surrounding area.
- 3.2 The proposed turbine would have a hub height of approximately 36.6m and an overall tip height of 46.3m. Ancillary features are not likely to have a significant impact on South Kesteven although the turbine itself would. The application is supported by a number of documents which considers among other things the likely impact of the development upon landscape character, heritage assets, impact upon nearby residents, cumulative impact, and impact upon ecology.

The impact of the development

While the South Kesteven Wind Energy SPD does not apply to South Holland District the guidance in that document provides a good framework for assessing this application. The SPD is also in line with the NPPF and other national guidance which is relevant to South Holland.

3.3 Landscape and Visual Impact (LVIA)

The most significant issue in respect of South Kesteven District is the impact of the development upon the landscape character, being situated fairly close to the district boundary. The turbine would be relatively visible in the landscape due to the generally flat topography in the surrounding area. However given the turbines relatively small scale (36.6m to hub) it is unlikely to have any significant adverse impact on the character and appearance of South Kesteven.

3.4 Impact on Heritage Assets

The proposed turbine would potentially be visible from Langtoft, Market Deeping and Deeping St James Conservation Areas. There are also a number of Heritage assets nearby include several local churches and two Scheduled Ancient Monuments.

3.5 Cumulative Impact

Cumulative impact is of particular importance, given that the site is located close to the Deeping St Nicholas wind farm which comprises 8 turbines and the Bell Bush Farm Turbine. Given the size of the proposed turbine and its distance from the nearest built up settlements of The Deepings and Langtoft the turbine is unlikely to result in any significant cumulative impact and will in fact be seen against the backdrop of the existing Deeping St Nicholas wind turbines.

3.6 Residential Visual Amenity

Given the distance from the nearest settlements in South Kesteven, it is unlikely that residential amenities would be adversely affected within these settlements. However, there are a number of isolated dwellings close to the district boundaries in the vicinity of the proposed turbine where South Holland District Council need to carefully assess the potential impacts of the development.

4. OTHER OPTIONS CONSIDERED

- 4.1 The options open to the Council are whether or not to respond to this consultation. Due to the close proximity of the site to the boundary with this district and its likely impact upon South Kesteven, it is considered important that a response is provided to the consultation.

5. RESOURCE IMPLICATIONS

5.1 No direct costs. There may be some financial implications if this Council chooses to support South Holland DC's case, should planning permission be refused and the decision be subject to an appeal.

6. RISK AND MITIGATION

Risk has been considered as part of this report and any specific high risks are included in the table below:

Category Risk	Action / Controls
None applicable	None applicable

7. ISSUES ARISING FROM IMPACT ANALYSIS

7.1 This has been discussed in section 3.

8. CRIME AND DISORDER IMPLICATIONS

8.1 None.

9. COMMENTS OF FINANCIAL SERVICES

9.1 There are no specific financial implications arising from this report as South Holland are the determining authority and the proposed consultation response from South Kesteven is not seeking South Holland to refuse planning permission.

10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

10.1 To be reported.

11. COMMENTS OF OTHER RELEVANT SERVICES

11.1 None.

REPORT TO DEVELOPMENT CONTROL COMMITTEE

REPORT OF: Pat Reid – Development Management Service Manager

REPORT NO: PLA 1009

DATE: 24 September 2013

TITLE:	Neighbouring Authority Consultation on planning application (Rutland County Council ref 2013/0516/FUL) Erection of 1 No. 51.2m (HUB) High, 65.7m (TIP) High Wind Turbine plus ancillary development. Land to the West of Great North Road, Stretton.	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	N/A	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	N/A	
CONTACT OFFICER:	Louise Parker	
INITIAL IMPACT ANALYSIS: Equality and Diversity	Carried out and Referred to in paragraph (7) below N/A	Full impact assessment Required: N/A
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS	Planning application 13/2092/AAC (Rutland County Council ref. 2013/0516/FUL)	

RECOMMENDATION

1.1 That Rutland County Council be advised that :

1. It is considered that the proposed wind turbine, by virtue of its location, height and scale, would have no adverse impact upon the character and appearance of the landscape in the vicinity of the site nor upon the amenities of residents of South Kesteven who are not considered to be within close proximity of the site.

1. PURPOSE OF THE REPORT

1.1 Rutland County Council are in receipt of a planning application for the Erection of 1 No. 51.2m (HUB) High, 65.7m (TIP) High Wind Turbine plus ancillary development at Land to the West of Great North Road Stretton. They have consulted this authority on the application. The purpose of this report is to consider South Kesteven District Council's response to that consultation.

1.2 Rutland County Council has sent separate consultations to those parishes inside South Kesteven which border the site those are Castle Bytham Parish Council and South Witham Parish Council.

2. DETAILS OF REPORT

The proposed development

2.1 The proposed turbine would be located approximately 1.6km towards the north of Stretton and approximately 2km towards the south of South Witham. Located 1.7km towards the west of the site is RAF Cottesmore.

2.2 The proposed turbine would be located within an agricultural Field located directly towards the west of the A1.

2.3 The agricultural field in which the turbine would be sited is approximately 18ha and of irregular shape. The field is bordered on the north and east by hedgerow and on the south by a mature tree belt. The eastern boundary also includes a sparse number of individual trees.

3. The impact of the development

While the South Kesteven Wind Energy SPD does not apply to Rutland County Council the guidance in that document provides a good framework for assessing this application. The SPD is also in line with the NPPF and other national guidance which is relevant to Rutland County Council.

3.1 Landscape and Visual Impact (LVIA)

The most significant issue in respect of South Kesteven District is likely to be the impact of the development upon the landscape.

3.2 It is not considered that the turbine would dominate the outlook and amenities of residents in South Kesteven, in particular South Witham and Castle Bytham.

3.3A submitted Zone of theoretical visibility demonstrates that theoretically the turbine would be visible along the A1 corridor. As the vantage point becomes further away from the site, the turbine is less visible it has been stated that the turbine would not theoretically be visible from Stamford however could possibly be visible from Colsterworth and South Witham.

3.4 In terms of the area's sensitivity, the Rutland Landscape Sensitivity and Capacity study demonstrates that the area is located outside of any designated landscape and outside of any area that has been assessed as having a particular attractive countryside.

Impact on Heritage Assets

There would be no significant impact on heritage assets in South Kesteven District Council.

Cumulative Impact

Not relevant in this case.

Residential Visual Amenity

Not relevant in this case.

4. OTHER OPTIONS CONSIDERED

- 4.1 The options open to the Council are whether or not to respond to this consultation. Due to the proximity of the site to the boundary with this district and the scale of the turbine it is unlikely to impact upon South Kesteven.

5. RESOURCE IMPLICATIONS

- 5.1 No direct costs. There may be some financial implications if this Council chooses to support Rutland County Council's case, should planning permission be refused and the decision be subject to an appeal.

6. RISK AND MITIGATION

Risk has been considered as part of this report and any specific high risks are included in the table below:

Category Risk	Action / Controls
None applicable	None applicable

7. ISSUES ARISING FROM IMPACT ANALYSIS

- 7.1 This has been discussed in section 3.

8. CRIME AND DISORDER IMPLICATIONS

8.1 None.

9. COMMENTS OF FINANCIAL SERVICES

9.1 To be reported.

10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

10.1 To be reported.

11. COMMENTS OF OTHER RELEVANT SERVICES

11.1 None.