

# REPORT TO DEVELOPMENT CONTROL COMMITTEE

**REPORT OF:** Pat Reid – Development Management Service Manager

**REPORT NO:** PLA 1011

**DATE:** 24 September 2013

<b>TITLE:</b>	<p>Neighbouring Authority Consultation on planning application (Newark and Sherwood ref 13/00889/FULM)</p> <p>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</p> <p>Field reference 8884, Cotham Road, Hawton, Notts</p>	
<b>KEY DECISION OR POLICY FRAMEWORK PROPOSAL:</b>	N/A	
<b>PORTFOLIO HOLDER: NAME AND DESIGNATION:</b>	N/A	
<b>CONTACT OFFICER:</b>	Phil Moore	
<b>INITIAL IMPACT ANALYSIS:</b>  Equality and Diversity	<p>Carried out and Referred to in paragraph (7) below</p> <p>N/A</p>	<p>Full impact assessment Required:</p> <p>N/A</p>
<b>FREEDOM OF INFORMATION ACT:</b>	<p>This report is publicly available via the Your Council and Democracy link on the Council's website: <a href="http://www.southkesteven.gov.uk">www.southkesteven.gov.uk</a></p>	

**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:

<b>Category Risk</b>	<b>Action / Controls</b>
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.