

REPORT TO DEVELOPMENT CONTROL COMMITTEE

REPORT OF: Pat Reid – Development Management Service Manager

REPORT NO: PLA 1014

DATE: 24 September 2013

TITLE:	<p>Neighbouring Authority Consultation on planning application (South Holland ref H03-0776-13)</p> <p>Installation of 1 Endurance 50KW wind turbine with overall tip height of 46.3m including an electrical kiosk and associated temporary infrastructure</p> <p>Little Duke Farm, Main Road, Deeping St Nicholas, Spalding</p>	
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	<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>
FREEDOM OF INFORMATION ACT:	<p>This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk</p>	

**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.