

# REPORT TO DEVELOPMENT CONTROL COMMITTEE

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

**REPORT NO:** PLA 1009

**DATE:** 24 September 2013

<b>TITLE:</b>	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.	
<b>KEY DECISION OR POLICY FRAMEWORK PROPOSAL:</b>	N/A	
<b>PORTFOLIO HOLDER: NAME AND DESIGNATION:</b>	N/A	
<b>CONTACT OFFICER:</b>	Louise Parker	
<b>INITIAL IMPACT ANALYSIS:</b>  Equality and Diversity	Carried out and Referred to in paragraph (7) below  N/A	Full impact assessment Required:  N/A
<b>FREEDOM OF INFORMATION ACT:</b>	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>	
<b>BACKGROUND PAPERS</b>	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:

<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.