



MEETING OF THE
DEVELOPMENT COMMITTEE

Civic Suite, Parkside

25 April 2013

PRESENT:

P.M. Chandler (Chair), P. Baguley,
P. Cumbers, J. Douglas, A Freer-Jones
E. Holmes, J Simpson, J Wyatt,

Observer Councillors – J Illingworth

Head of Regulatory Services, Solicitor to the Council (VW)
Administrative Assistants (JB and LL)

D93. APOLOGIES FOR ABSENCE

Cllrs T Moncrieff and G Botterill

D94. MINUTES

4 April 2013

The Chair stated that Councillor Gordon wished the minutes to state that she was at the Community and Social Affairs Committee meeting as an observer not as a Member but left the meeting before any decision was made on the garage sites and was therefore free to participate in the decision-making. The Committee agreed. Cllr Baguley proposed approval of the minutes, Cllr Holmes seconded the proposal. It was unanimously agreed that the Chair signed them as a true record.

D95. DECLARATIONS OF INTEREST

None

D96. SCHEDULE OF APPLICATIONS

- (1) **Reference:** 13/00037/FUL
Applicant: Mr S Milburn - Wind Energy Direct Limited
Location: Field No 4700 Waltham Lane Wycomb
Proposal: Temporary installation of a 60 metre high meteorological mast.

(a) The Head of Regulatory Services stated that:

This application seeks planning permission for the temporary erection of a 60 metre high meteorological mast. The site lies in the designated open countryside.

1 additional objection based on visual intrusiveness and TV interference being sited close to the mast - Visual intrusive covered in the report.

This application relates to the erection of a monitoring mast only and it does not automatically pave the way for a turbine in this location which would require separate consent. Whilst the wind monitoring mast is an unusual feature it is not considered to adversely affect the character and appearance of the area or the residential amenities of surrounding dwellings. The applicant has stated that the mast will collect wind data to inform the final design for a proposed turbine currently being considered on Melton Spinney Road to the south of the site. The application is considered acceptable and is recommended for approval.

TV/Radio - BBC's guidance 'Tall Structures and their impact on Broadcasting and Wireless Services' produced in conjunction with OFCOM refers two causes for loss of signal - blockage and reflective surfaces - The mast would have 150mm – 220mm diameter steel tube with a galvanised finish it is not wide enough to block the signal and similar would not have a large enough surface to reflect. The mast will be in situ for up to 2 years should disruption be proven to be a cause of the mast OFCOM have the legal powers to deal with interference which may involve mitigation.

Members asked for clarification regarding the duration of the approval and if it would be possible for an application for turbine to be made in that time.

The Head of Regulatory Services replied that the Officer's report recommended that the duration of the meteorological mast on site be 2 years and not 3 as in the application. He went on to say that applications can be submitted for turbines at any time, including the next two years.

Members asked about the possibility of flicker and interference with TV reception.

The Head of Regulatory Services replied that should the meteorological mast cause such problems then OFCOM could take action.

Cllr Holmes stated that the mast would be an additional visual mark in the landscape

and a blot. However she stated that she felt that there was no option but to agree with the Officer's report. She **proposed approval of the application.**

Cllr Wyatt **seconded the proposal to approve the application.**

Members discussed the siting of the mast and the possible cumulative effect of turbines and masts in the open countryside.

The Chair noted the concerns of the Members but stated that it would be difficult to refuse an application that was for monitoring purposes.

Members discussed concerns about the possibility of an application for a turbine or turbines on that site.

The Head of Regulatory Services replied that he believed it to be the intention of the applicant to consider the site for a turbine.

A vote was taken: 7 in favour of approval and 1 abstention. Cllr Simpson asked for her vote of abstention to be recorded.

DETERMINATION: PERMIT, subject to conditions as set out in the report, for the following reasons

The proposal lies within the countryside where such developments are generally considered to be unacceptable . The proposal is therefore considered to conflict with the policy OS2, however the benefits derived from the development are considered to outweigh the intrusion in to the countryside, caused by the development in relation to the visual amenity of the locality, and is considered to be acceptable for a temporary period.

- (2) **Reference:** **12/00466/FUL**
 Applicant: **Mrs Lovegrove**
 Location: **The Old Mill House, 1 Branston Road, Eaton, NG32 1SF**
 Proposal: **Change of use of land and erection of a block of six stables, feed store and tack room.**

- (a) The Head of Regulatory Services stated that:

This application seeks planning permission for the erection of a stable block comprising of six stables, feed store and tack room. The site lies in the open countryside outside the village envelope and conservation area for Eaton. The dwelling to the west is a Grade II Listed Building.

There are no updates to report.

The application is reported to committee due to conflicting policy issues. The stables are considered to be of high quality design and are sufficient distance so as not to impact on the setting of the adjoining listed building. However, the application is not considered to comply with Policy C4 of the Local Plan which requires stables to be sited within existing groups of buildings. The policy is designed to protect the open countryside. Policy OS2 does however favour tourism and small scale recreational development which is supported by the NPPF. This application would be in connection with existing holiday lets and in this regard is supported by Policy. Whilst the application is not considered to be supported by Policy C4 the location is considered to be well screened and would not have an adverse impact on the open countryside. Therefore the application is considered acceptable and is recommended for approval.

(b) Mr Brewin, Agent for the Applicant was invited to speak and stated that:

- Intended to use the stables in conjunction with the holiday lets – which have been open for 8.5 years
- Visitors have expressed interest in stables facility
- The proposal is not immediately adjacent to the listed building and will have limited overall visual impact due to proposed screening
- There will be no new entrance from Branston Lane.

Members agreed that the design of the stables was of high quality but expressed concerns regarding the access to the site especially horsebox access.

The Head of Regulatory Services stated that the County Highways Officer had visited the site and found no concerns that could not be met by widening the current entrance.

Mr Brewin confirmed the site visit; he went on to say that the Highways Officer had suggested widening the entrance and removing a section of the hedgerow to improve visibility.

Cllr Baguley agreed with the findings of the Highways Officer and **proposed approval of the application.**

Cllr Wyatt **seconded the proposal to approve the application.**

Cllr Cumbers stated that the debate had been very good but that development should be encouraged if concerns can be overcome.

A vote was taken. 6 in favour, 1 against approval and 1 abstained.

DETERMINATION: Approve, subject to the conditions as set out in the report, for the following reasons:

The proposal lies outside of the village envelope where such developments are considered acceptable subject to satisfying the various criteria in the Local Plan policies. The application is for permission of an equestrian development to be used in connection with the existing holiday lets for leisure and tourism use, which is sited in the open countryside and stand alone from existing buildings do not comply with the local plan policies. However the NPPF is supportive of rural tourism and business and supports development in the open countryside providing the intrinsic character is not affected. The stables have been sited so as to minimise harm on the countryside and that of the listed building and will be used in association with the existing holiday lets of The Old Mill House and it is considered that it is justified to depart from the terms of the Development Plan in this instance.

D97. URGENT BUSINESS

None.

The Chair thanked Cllr Douglas for her contribution to the Development Committee and wished her well as she was leaving it.

The Chair went on to thank Members for the good attendance to the Committee throughout the year.

The meeting commenced at 6.00 p.m. and closed at 6.50pm.