

BOROUGH OF KETTERING

Committee	Full Planning Committee - 02/07/2013	Item No: 5.1
Report Originator	Peter Chaplin Development Manager	Application No: KET/2011/0416
Wards Affected	Slade	
Location	Broughton Road (land north of), Pytchley	
Proposal	Full Application: Erection of 1 wind turbine with ancillary control house and transformer compound	
Applicant	Glanmoor Investments Limited	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be REFUSED for the following reason(s):-

1. The proposed turbine would be an alien feature in an open countryside setting and as such would have an unacceptable adverse impact on the character and visual amenity of the area in conflict with the aims and objectives of Policy 7 of the Local Plan for Kettering Borough; criteria (h) (i) and (o) of Policy 13 of the North Northamptonshire Core Spatial Strategy, and paragraph 17 of the National Planning Policy Framework.
2. By reason of its location, size and moving parts its appearance would seriously detract from the cultural and historic significance and setting of the Grade II* listed Church of St Andrew in Broughton, contrary to the aims and objectives of criteria (h) (i) and (o) of Policy 13 of the North Northamptonshire Core Spatial Strategy and Policy 12 of the National Planning Policy Framework.

Justification for Granting Planning Permission

Not applicable

Officers Report

3.0 Information

Relevant Planning History

KET/2011/0174 (Screening Opinion) – Wind turbine - Not EIA development 18/04/2011

Site Description

The site comprises an arable field set in open countryside and is located on rising ground towards the head of a small valley running in a north-west to south-east direction, with a more elevated ridge to the south and higher land to the north-west.

The site is located approximately 325m east of the A43, just over 1km south of the nearest village, Broughton and some 2.7km to the west of Pytchley. Some sporadic dwellings and farmsteads are also notable in the locality. The turbine would be sited north of Broughton Road which links the village of Pytchley to the A43.

The land is currently used for agricultural purposes and is gently undulating in the vicinity of the site. The surrounding fields are arable in nature and defined by native hedgerows. Access is to be gained directly from Broughton Road via an existing field gate. A more detailed description of landscape character is at section 7.2 of this report.

Proposed Development

The application proposed a 2 x blade wind turbine to be mounted on a 55m high monopole tower stabilised by guy wires radiating from the tower at 4 points. The height from ground level to the tip of the blades would be 71m. A pre-fabricated control house and external transformer compound also form part of the development.

Any Constraints Affecting The Site

Site of Special Scientific Interest (SSSI) within 2km
Setting of Listed buildings in the area

4.0 Consultation and Customer Impact

Broughton Parish Council

Objection for the following reasons:

- Broughton residents were not notified.
- The existence of pylons in the vicinity does not justify more structures.
- Is there a need for the turbine given the increased number at Burton Wold.
- Turbine will not benefit the local community.
- Highway safety and distraction concerns.
- Ecological impacts on Broughton pocket park.
- Red Kites have been spotted.

- Broughton properties have not been assessed in the noise survey.

Cransley Parish Council

Objection for the following reasons:

- Turbine would result in visual intrusion and be completely inappropriate in a rural landscape.
- It is within or very near to the restricted area for Sywell aerodrome.
- Planning permission should not be granted.

Pytchley Parish Council

No objection provided only 1 turbine is erected. A condition should secure a hedge around the proposed fencing to reduce its visual impact.

Little Harrowden Parish Council

No objection.

Orlingbury Parish Council

Concur with the comments of Broughton Parish Council.

Borough Council of Wellingborough

No objection subject to there being no adverse comment from Sywell Aerodrome.

Highway Agency

No objection.

Highway Authority

No objection. Whilst it is noted that a couple of serious accidents have occurred on the A43 in the last 5 years, neither has any relevance to possible distraction causes.

Environmental Health

No comments received.

Environment Agency

No objection.

English Heritage

Having considered the submitted heritage information including visual material in relation to impacts on views from the A43 and towards the Grade II* church in Broughton, it is considered that some harm would result to heritage assets. This would however amount to less than substantial harm and the Council should therefore weigh the public benefit of the proposals against this consideration.

(Letter of response is at Appendix A)

National Air Traffic Services (NATS/NERL)

No objection as the proposal does not conflict with safeguarding criteria.

Ministry of Defence

No objection however the turbine should be fitted with aviation lighting. All turbines should be fitted with 25 candela omni-directional red lighting or infrared lighting with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration at the highest practicable point. If permission is granted, the MOD should be informed of the start and end of the construction period, the maximum height of construction equipment and the latitude and longitude of the turbine.

Civil Aviation Authority

No objection.

Sywell Aerodrome

Objection. Sywell Aerodrome have a responsibility to safeguard flying operations within a 10km radius. The proposed turbine is only 4 miles away and west of the main runway. Concern is therefore raised regarding potential flying obstruction and degradation of radio signals. The application would need to demonstrate that no adverse impact would result.

Northamptonshire Police

No objection.

Natural England

No objection.

The Wildlife Trust

No objection subject to consultation with appropriate ecological bodies and organisations. Local ecological enhancement measures should also be provided.

Northants Bat Group

No bat surveys have been carried out to determine if there are bat roosts at, or close to, the site, whether in trees or buildings. No commuting surveys have been carried out to establish potential movements. No surveys have been carried out to establish the species of bat in the vicinity and potential impacts. The data search identifies at least 8 species of bat, a high diversity as Northants has 12 species. Until proper bat surveys are undertaken it is not possible to understand the likely impacts of the development.

North Northants Badger Group

No objection.

Neighbours

Objections from third parties for the following reasons:

- Noise and amenity.
- Too close to houses and traffic on the A43.
- Dangerous.
- Shadow flicker.
- Visual Impact.
- Ecological impacts.
- Impacts on birds.
- Proximity to housing.
- Contrary to Wind Turbines (Minimum Distance from Residential Properties) Bill.
- Health impacts.
- Impacts to air traffic, particularly Sywell aerodrome.
- Impact on house prices and saleability.
- Highway safety and distraction of drivers.
- Interference with television signals.
- Impact on horse riders.
- Cumulative impact.
- Precedent for further turbines.
- Only a small amount of electricity would be generated.
- No local public benefit from the scheme.

5.0 Planning Policy and Legislation

Section 66 and 72 - Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework

Policy 3 – Supporting a prosperous rural economy

Policy 4 – Promoting sustainable transport

Policy 10 – Meeting the challenge of climate change, flooding and coastal change

Policy 11 – Conserving and enhancing the natural environment

Policy 12 – Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

5 – Green Infrastructure

13 – General Sustainable Development Principles

14 – Energy Efficiency and Sustainable Construction

Local Plan

7 – Environment: Protection of the Open Countryside

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Landscape and Visual Impact
3. Historic Environment
4. Wildlife and Ecology
5. Highways and Public Rights of Way
6. Noise and Vibration
7. Shadow Flicker
8. Aviation
9. Other matters

1. Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.

Policy 7 of the Local Plan for Kettering Borough states that development in the open countryside will not be permitted unless expressly provided for within the plan. This approach to protecting the countryside from unjustified development is reflected in The National Planning Policy Framework 2012 (NPPF). It is however accepted that wind turbines are not compatible within heavily populated areas and that their nature and technology requires an open location to utilise wind resources.

CSS Policy 13 sets out general sustainable development principles and seeks to ensure that development meets today's needs without compromising the ability of future generations to enjoy the same quality of life. Development should respect the character of the area and not have an adverse impact on residential amenity, the highway network or highway safety. It should also seek to preserve and enhance the natural and historic environment, protect and improve water quality; not degrade soil quality; and finally not increase flood risk. The aims of these policies are also reflected in the NPPF.

CSS Policy 14 promotes development which meets the highest viable standards of resource and energy efficiency to reduce carbon emissions. Although this policy does not explicitly relate to wind energy, paragraph 4.14 does state that in what will remain a generally rural area, there are some opportunities for wind energy developments and in line with the latest national guidance and planning advice, it is anticipated that new wind energy development proposals will, in principle, be considered favourably in North Northamptonshire.

NPPF Policy 10 recognises that *"planning plays a key role in helping*

shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure” and advises that Local Authorities should take a positive approach to the provision of renewable and low carbon energy no matter how small a provision is proposed.

There is no onus on a developer to demonstrate there is an overall need for renewable energy proposals - the NPPF is based upon a presumption in favour of sustainable development and the delivery of renewable energy infrastructure is central to the economic, social and environmental objectives set out in the NPPF. This does not mean that all renewable energy proposals are sustainable; wider considerations of sustainability need to be taken into account, including for example the impact of the development on matters such as the historic environment, the character and appearance of the area and people’s living conditions.

The approach to be followed in assessing the likely impact of on-shore wind farms (NPPF footnote 17) is set out in the Overarching National Policy Statement for Energy (EN-1) and in the National Policy Statement for Renewable Energy Infrastructure (EN-3). These national policies, linked to the NPPF, are also material considerations of significant weight. They conclude in advising that a balancing exercise needs to be carried out, where the benefits of a scheme are weighed against the harm it would cause. This recommended approach is compatible with the S38(6) duty to determine the application in accordance with the Development Plan policies unless material considerations indicate otherwise.

Benefits:

This turbine would generate an installed capacity of 275kW which is equivalent to 0.16% of the 2020 target for 175MW of installed on-shore wind generation set by Policy 40 of the now abolished East Midlands Regional Plan. (Note: while the EMRP is no longer policy, the evidence base and data regarding targets is still useful as a material consideration and helps provide a picture of the Council’s position in terms of how well it is performing at a regional level in delivering renewable energy).

According to the latest statistics produced by the Department of Energy and Climate Change (DECC) the East Midlands region currently has approximately:-

135 MW of onshore wind installations in operation,
180MW awaiting or under construction, and
229 MW under consideration through planning applications

On the above figures Members might reasonably conclude that the

2020 EMRP target of 175MW will be comfortably exceeded. However it should also be noted that national and regional targets should be treated as minimum targets; that the provision of renewable energy via alternative technologies, for example micro-generation wind and photo-voltaics, are currently well below target; and hence the target (3671MW) for generation from all types of renewable sources is currently not likely to be met by 2020.

At a national level regard can be given to the DECC *'UK Renewable Energy Roadmap'* 2013 which notes (para.2.20) that the pipeline for new plant, for all technologies, across the UK is currently healthy, with around 22GW of potential new capacity in planning, consented or under construction. When taken together with existing capacity and accounting for historic consenting rates, 29GW could be in operation by 2020. In terms of onshore wind alone, the Minister has confirmed that 5GW has already been built, permission exists for a further 6GW, and permission is being sought for another 7GW, against an overall target of 13GW. Viewed in this context the national position in relation to onshore wind generation appears to be healthy.

Conclusion:

In this overall context this proposed turbine will make a very small contribution (0.16% of the 2020 EMRP onshore wind target), but even so it is a contribution towards the Government's renewable energy targets. The NPPF (para.98) advises that Local Authorities should recognise that *"even small scale projects provide a valuable contribution to cutting greenhouse gas emissions"*.

Bearing in mind the Government's advice to balance the benefits of a scheme against any harm it would cause, and returning to the S38(6) duty with regard to the Development Plan and material considerations; it is considered that the proposed scheme makes a very small but nonetheless beneficial contribution in terms of delivering renewable energy in accordance with the aims and objectives of Development Plan policies, but this is subject to further detailed review of material considerations in the remainder of this report.

2. Landscape and Visual Impact

Landscape:

Submitted with the application is a report entitled *'Landscape and Visual Impact Assessment'* which considers potential impacts. The study area in the report is defined by a 5km radius from the development site and the submitted Landscape and Visual Impact Assessment provides a Zone of Theoretical Visibility (ZTV) diagram for this area along with a detailed analysis of potential impacts.

It is considered that the report accurately describes the existing landscape character, and can be summarised as follows:-

The site does not lie within any national, regional or local area

designated for its landscape value. Within the 5km study area there are 3 national landscape character assessment areas identified, Northamptonshire Vales, Northamptonshire Uplands and Rockingham Forest. The site falls within the Northamptonshire Vales area and this is where the most significant impacts are likely to result. This is a large, complex and heterogeneous area comprising low lying clay vales and river valleys extending between wold landscapes and other areas of higher ground.

Two local landscape typologies fall within the study area however the turbine itself would fall within the Central Northants Plateaux and Valleys character area which comprises high plateau farmlands separated by undulating valleys. The plateau tops are sparsely settled and retain a remote character with wide views over the surrounding landscape possible from their fringes. The rural undulating fields surrounding the site are typical of this character area. The nearest Conservation Area's are located at Cransley (2.1km) to the north, Pytchley (2.7km) to the east and Orlingbury (3.3km) to the south east. A proposed Conservation Area is at consultation stage in Broughton itself (this will be a material consideration when it is formally designated but not before so). A number of Listed Buildings exist within the study area and these are considered at section 7.3 of this committee report.

The site is currently arable farmland with hedgerows intersecting the site and surrounding area. The site is set on a ridge which forms part of a series of undulating ridges and systems within the landscape, and offers medium to long distance views of a rural landscape which includes local settlements and isolated farm buildings. There are a number of residential settlements within a 5km radius. The A43 runs adjacent to the site to the west whilst a minor country road exists to the south and east towards Pytchley.

Officer Conclusion:

It is considered that the erection of the turbine and its physical presence on the landscape will be an obvious and, by its industrial appearance, alien feature in a natural/agricultural setting, and the closer to it when viewed the more obvious it will be so. The applicant's report asserts that significant impacts on the landscape character would be restricted to within 200-300 metres of the turbine when the turbine would be a dominant characteristic. It is considered that although the applicant's report amounts to a reasonably accurate assessment of the impact on landscape character the impact is likely to extend beyond 200-300 metres from some viewpoints. However, it should also be borne in mind that the impact is reversible at the end of the 25 year lifespan of the turbine.

Visual Impact:

In order to establish the visual baseline for the site the applicants have produced a Zone of Theoretical Visibility (ZTV) for both the tips and hub of the proposed turbine which helps to establish the visibility of the scheme. The visual baseline also includes the identification of sensitive

receptors including settlements, roads and railways, public rights of way and representative viewpoints. A number of settlements and isolated dwellings exist within the study area. Several public rights of way and highways were also identified.

To assess the visual impacts, five viewpoints were considered within the assessment area from different locations. Viewpoints are represented through computer generated wireframes/photographs which indicate how the turbine is likely to be visible from specified positions. Members are advised that the use of a ZTV and wireframes/photomontages have been carried out in accordance with best practice and are useful tools in helping to assess visual impacts, but it should be borne in mind that they are theoretical and that there may be differences between the theoretical extent of visibility and the actual visibility (more or less visible) on the ground, for example because of location and orientation of shrubbery/outbuildings and gaps etc).

The selected viewpoints ranged in distance from the site from positions including the nearby settlements of Broughton, Mawsley and a right of way to the south of Pytchley. Further viewpoints were also requested during the course of the planning application which included locations at Broughton Road, Pytchley and from the A43 north of Broughton.

The applicant's report asserts that within 1km of the turbine its visibility will be extensive, reduced at between 1-3km (resulting from topography, settlements and woodland etc) and further reduced beyond 3km. As such the applicant's report concludes that significant visual effects would arise within approximately 1km of the turbine, with the major visual effects experienced primarily by people using the local rights of way, by residents living in close proximity, and by users of the local road network. It is considered that the applicant's report is accurate in this regard.

It is considered that parts of the applicant's report under-estimate the impacts of the visual effects as follows: With regard to Viewpoint 2 (footpath south-west of Broughton, Northampton Road) and Viewpoint 4 (minor road and bridleway near Pytchley Lodge (0.5km east) the applicant's report accurately judges them to be of high sensitivity when viewing from this point with visual effects assessed at being of *major-moderate* significance. However, I consider the visual effects from these two points to be of major significance (not *major to moderate*).

A number of dwellings would have views of the proposed turbine although the closest property at Highcroft Farm benefits from vegetative screening that would obscure views. Hockley Lodge is likely to be most affected visually and views would be possible at a distance from 400m from most east facing windows and the garden. Some adverse impacts are therefore acknowledged in the applicant's report, although described as not being oppressive or overbearing.

Officer Conclusion:

Overall, the assessment in the application is based on analysis and consideration of views from a limited number of viewpoints (as such analyses must be) rather than from the many numerous views that officers and Members will have taken from visiting the site and its surrounding area. It is acknowledged in the applicant's report that significant visual effects would arise within approximately 1km of the turbine and that some of the visual effects are of major to moderate significance (I consider two of the analysed viewpoints to be of major significance).

With regard to the benefits/harm approach referred to at section 7.1 above it is considered that in the wider context of delivering renewable energy the benefit is very small and is out-weighed by the harm resulting from visual impacts.

3. Historic Environment

CSS Policy 13 requires that new development proposals should seek to preserve and enhance the historic environment. The NPPF advises that in determining planning applications Councils should take account of the desirability of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

It is considered that the application proposal accurately assesses that there will be no significant adverse impact on the character and appearance of any Conservation Areas, given its remoteness and distance from any such areas.

With regard to archaeology a desk based assessment was carried out by the applicant which identifies that there are unlikely to be archaeological remains present at the site. The submitted information and assessment has been reviewed by Northamptonshire County Council (Archaeology) who agree with the assessment and its conclusions.

There are ten Listed Buildings within the study area of the proposed turbine, some within Broughton village and others in isolated rural locations. Of these Pytchley Lodge farmhouse (700 metres to the south east) and White Lodge farmhouse (1km to the west) are the nearest to the proposed turbine, both being Grade II Listed Buildings. It is considered that both of these buildings and their outbuildings are of rural agricultural origin and setting from which their architectural and historic significance is derived. It is considered that their significance does not extend beyond their own immediate rural setting and surroundings, and that consequently there would be very little or no adverse impact upon their setting. Of the Listed Buildings in Broughton

village it is considered that none of them, other than the Church of St Andrew, would be adversely affected by the turbine given their localised setting and significance.

When considering the impact of a proposed development on the significance of a heritage asset the NPPF (par.132) advises that *“great weight should be given to the asset’s conservation”*, and the more important the asset the greater the weight should be given. Significance of a heritage asset can be harmed by inappropriate development within the asset’s setting.

With regard to the Church of St Andrew (Grade II* listed) the applicant considers that the impact on the views and setting of the church would be negligible. Members are advised that this assertion is not accepted and it is considered that there would be a greater degree of harm described as follows:-

Historically parish churches, particularly their spires, were clear visible landmark buildings (and remain so), easily identifiable between villages and settlements, thus becoming the most prominent and important geographical and cultural reference points in the landscape and skyline. This is nowhere more important than in Northamptonshire, the county nationally known as the county of “Spires and Squires” owing to its abundance of parish church spires across the county. In the vicinity of the proposed wind turbine there are a number of other parish church spires clearly visible from miles around. The proposed turbine will become the main beacon, as opposed to the parish church, thus reducing the overall significance of the church as a landmark building of significant historical and architectural importance. It is considered that the proposed wind turbine in this location will interrupt and dominate this historic landscape and its geographical and cultural relationship with the church. From several viewpoints the turbine and rotating blades will be seen at distance as being very close to the church spire which will clearly impact upon the church’s dominance on the landscape.

In assessing harm there are two ‘tests’ to be considered; the first test is set out in paragraph 134 the NPPF, and the second is set out in Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. These are dealt with as follows.

NPPF para.134 states:-

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal”

In deciding whether harm is “substantial” or “less than substantial” the NPPF (para.133) states that Councils should refuse permission for proposed developments which would result in *“substantial or total loss of significance of a heritage asset”* It is considered that in this context substantial harm is a level of very serious harm but falling short of total

loss. It follows therefore that harm which is “*less than substantial*” (para.134) can nonetheless also be very considerable while falling short of substantial harm/total loss.

English Heritage were consulted on the application and they too consider that there would be some harm, but being less than substantial harm. English Heritage also advise that the Council should weigh any harm caused to the significance of the church against the public benefits from the turbine.

In conclusion, it is considered that the harm resulting from the proposed turbine on the significance of the Church of St Andrew is very considerable harm but not amounting to the level of “*substantial harm*”. The test at NPPF para.134 requires this “*less than substantial*” harm to be weighed against the public benefits of the proposal. Members are advised that it is considered that the very small benefit provided by the turbine in terms of renewable energy provision is far outweighed by the harm that would result to the significance of the Church as a heritage asset.

Turning to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a statutory duty:-

“In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (underlining added).

This requirement to have special regard to the desirability of preservation of the setting of the Church is a requirement set out in law, and as such is therefore a weighty material consideration in the balancing exercise referred to earlier, and to the S38(6) requirement to determine the application in accordance with the Development Plan unless material considerations indicate otherwise. In conclusion; it is considered that having special regard to the desirability to preserve (i.e. protect from harm) the setting far outweighs other planning policies and other material considerations which support the proposed development.

4. Wildlife and Ecology

It is noted that the site stands approximately 1km away from the nearest SSSI and 4.5km away from a SSSI designated for its ornithological interest. Given the location and scale of the development, Natural England is satisfied with the conclusions of the survey report in regards to designated sites and no objection is therefore raised. Low risks to ornithological interests are likely and the siting of the turbine (in accordance with Natural England guidance TIN059) is sufficient to avoid significant risks to bats. The Northamptonshire Bat Group raise concerns with regard to risk to bats, however given the wider consultation with the Wildlife Trust and Natural England it is considered

that the application is acceptable and that appropriate further detailed investigation for bats, biodiversity and landscaping enhancements, and any mitigation measures could all be secured via planning conditions.

5. Highways and Public Rights of Way

It is considered that the proposed turbine would not impact upon highways and public rights of way, other than in terms of visual impact for users of roads, footpaths and bridleways.

6. Noise and Vibration

The application has been assessed in accordance with best practice guidance for assessment of noise relating to wind farms by the council's Environmental Services Manager Mr C. Stopford. Subject to conditions to control and monitor noise it is considered that there would not be an unacceptable adverse impact resulting from noise.

7. Shadow Flicker

Due to the height and location of the turbine relative to the nearest residential properties and existing screening the turbine is unlikely to affect any property by way of shadow flicker.

8. Aviation

The proposed turbine lies outside of the NATS exclusion zone for turbines up to 80m in height, and consultation responses from the Civil Aviation Authority, and NERL Safeguarding Office, raise no objection. An objection was received from Sywell Aerodrome but it is considered that the further information submitted by the applicant in response to that objection in respect of air safety demonstrates that there would be no negative impact on air safety or the operation of Sywell Aerodrome.

9. Other matters

Flood Risk:

The Environment Agency have been consulted on the proposal and raise no objection, subject to condition in accordance with their Standing Advice which deals with Surface Water Management. Subject to this, the proposal will have an acceptable impact on hydrology and flood risk and accords with the relevant parts of NPPF Policy 10 and CSS Policy 13.

TV Reception:

With regard to TV interference, the wind turbine would be closest to Highcroft Farm and 400m to the next nearest residential property, and at this distance or greater there is unlikely to be any interference with television reception. A planning condition seeking a scheme to mitigate potential impacts could be imposed which would overcome any such concerns.

Conclusion

S38(6) Planning and Compulsory Purchase Act 2004 imposes a duty on the Council to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.

The report identifies Development Plan policies which support renewable energy proposals as well as policies which seek to protect the open countryside, visual amenity, and the historic environment. It is considered that the weight of Development Plan policy in support of the proposal is outweighed by those which do not. In terms of material considerations it is considered that this proposal will result in a level of harm to visual amenity and the historic environment which greatly outweighs the relatively small benefit it would provide. The application is therefore recommended for refusal.

**Background
Papers**

Title of Document:

Date:

Contact Officer: Peter Chaplin, Development Manager 01536 410333

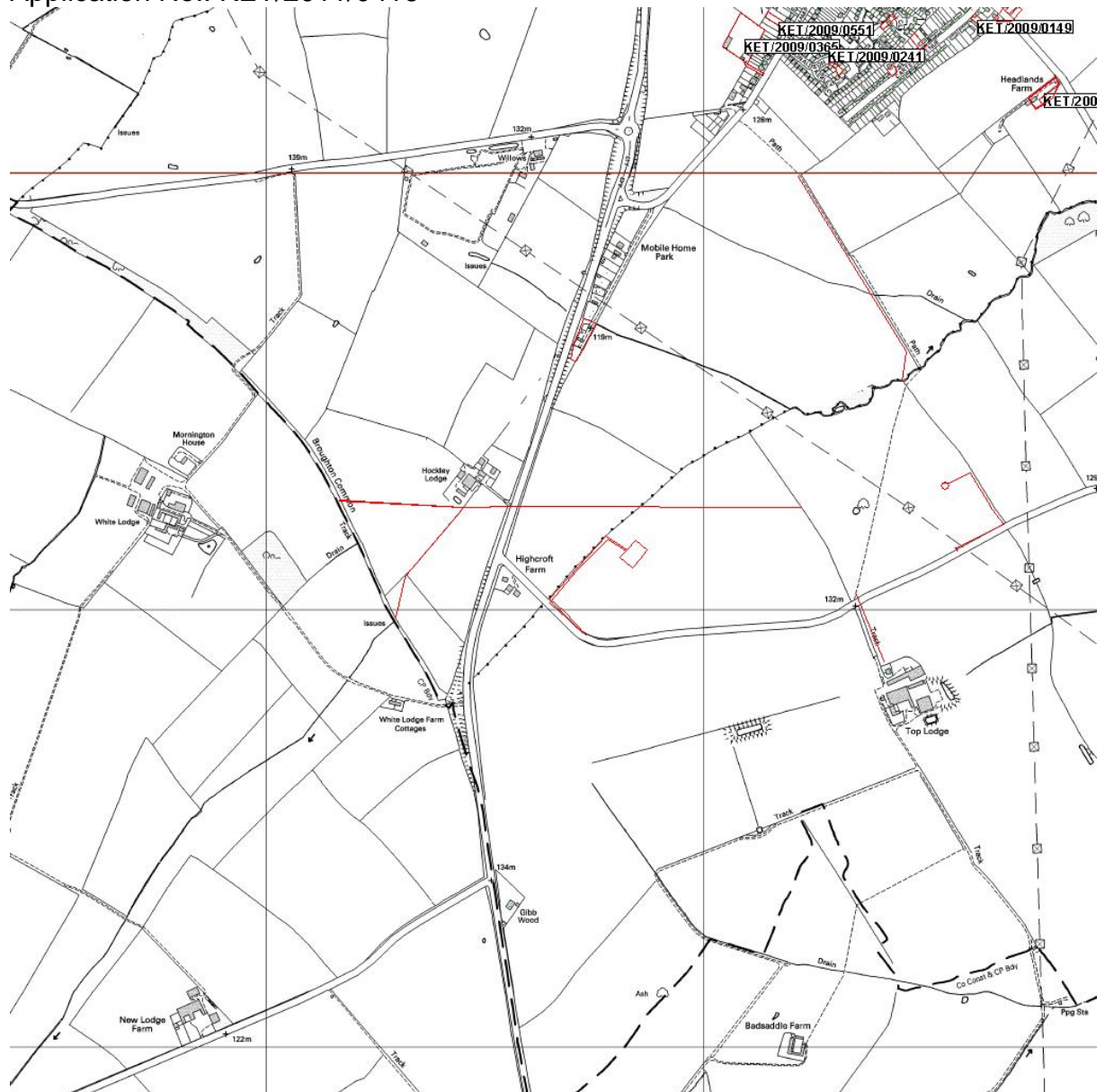
Previous Reports/Minutes

Ref:

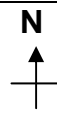
Date:

SITE LOCATION PLAN

Broughton Road (land north of), Pytchley
Application No.: KET/2011/0416



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