

Reasons for refusal

- 1** THE PROPOSED WIND TURBINE, BY VIRTUE OF ITS HEIGHT, LOCATION AND PROXIMITY TO THE PROPERTIES KNOWN AS SOUTH NEWLANDS HOLIDAY COTTAGES (512 M), SOUTH NEWLANDS COTTAGE (544 M), EAST NEWLANDS (545 M) AND SOUTH NEWLANDS FARM (551 M), THE INTERNAL LAYOUT AND OUTLOOK FROM THOSE PROPERTIES, WOULD RESULT IN THE OCCUPIERS BEING OVERWHELMED BY THE VIEW OF THE TURBINE, RENDERING THE PROPERTIES TO BE AN UNATTRACTIVE PLACE TO LIVE DUE TO ITS OVERBEARING, INESCAPABLE AND ALL PERVASIVE IMPACT. AS SUCH THE APPLICATION FAILS TO COMPLY WITH **POLICY ENV1** OF THE SELBY DISTRICT LOCAL PLAN, **POLICY SP2A (c)** and **SP17C (i), (ii)** and **(iii)** OF THE SELBY CORE STRATEGY LOCAL PLAN AND THE CORE PRINCIPLES OF THE **NPPF**, PARAGRAPH **17**, WHICH SEEK TO SECURE A HIGH QUALITY OF DESIGN AND A GOOD STANDARD OF AMENITY FOR ALL EXISTING AND FUTURE OCCUPANTS OF LAND AND BUILDINGS.

- 2** THE ADVERSE IMPACTS OF THE PROPOSAL ON THE RESIDENTIAL AMENITY OF THE OCCUPANTS OF THE DWELLINGS KNOWN AS SOUTH NEWLANDS FARM, SOUTH NEWLANDS HOLIDAY COTTAGES, SOUTH NEWLANDS COTTAGE AND EAST NEWLANDS WOULD SIGNIFICANTLY OUTWEIGH THE SUBSTANTIAL WIDER PUBLIC BENEFITS OF THE PROPOSAL WHEN ASSESSED AGAINST THE NATIONAL PLANNING POLICY FRAMEWORK WHEN TAKEN AS A WHOLE.