

Perth and Kinross Council
Full Council – 26 June 2013

Response to Consultation Request by Development Quality Manager

Installation of 400kv East Coast Reinforcement Project, Tower 241 North West of Haughend Farm, Meigle to Tower 34 at Blairingone.

Ref. No: 13/00858/OHL

Ward No: N2 – Strathmore,
N3 – Blairgowrie and Glens,
N5 – Strathtay, N9- Almond and Earn,
N8 – Kinross-shire

PURPOSE OF REPORT

Scottish Hydro Electric Transmission plc (SHE Transmission) are seeking consent to reinforce the existing overhead electricity transmission line from Blackhillock substation, near Keith, to the SHE Transmission licence boundary with Scottish Power Transmission Limited (SPT) on the border of Clackmannanshire and Perth and Kinross. The proposed project is to upgrade the existing 275kV overhead transmission line to 400kV which will include re-insulating the existing line. This is a national development contained within the National Planning Framework for Scotland (NPF2).

The principal issues relating to this development are the visual and landscape impacts, the effect on natural and cultural heritage along the length of the route and amenity implications for local residents. The assessment of the proposal recommends that the Council responds to the consultation request with no objection.

Background and Description

- 1 SHE Transmission, as the onshore transmission licence holder and Transmission Owner in the north of Scotland has an obligation to develop the transmission network in order to provide adequate transmission capacity and connections to customers in the north of Scotland. There are statutory obligations which SHE Transmission must comply with in fulfilling its role as the Transmission Owner, this includes facilitating the connection of generation to its network through coordinated, efficient and economic investment in the transmission system.
- 2 The East Coast 400kV reinforcement project has been identified to increase network capacity for north to south power flows and into the other Transmission Operators areas. The project is also national development contained within the National Planning Framework for Scotland (NPF2) which sets out the Spatial Strategy for Scotland's development to 2030. The statement of need contained within the NPF confirms the reinforcement project is essential to provide the transmission capacity necessary to realise the potential of Scotland's renewable energy resources, maintain long-term security of electricity supply and support sustainable economic development.

- 3 Presently the overhead transmission lines operate at a voltage of 275kV. The proposed upgrade would result in the transmission line operating at 400kV between Kintore and Kincardine. The spur line from Haughend to Tealing (just north of Dundee) would remain at 275Kv. Members may recall that an application was approved by the Council Committee Meeting of the 12 December 2012 for a substation to accommodate both voltages at Haughend by Meigle, application 12/00948/FLM refers.
- 4 The Council is a statutory consultee as the development of the overhead electricity transmission line is submitted to the Scottish Ministers, under Section 37 of the Electricity Act 1989 (the Electricity Act). Along with consent requirements under the Electricity Act, overhead transmission line constitutes development in terms of Section 26 of the Town and Country Planning (Scotland) Act 1997 (the Planning Act). However, the Scottish Ministers may direct that planning permission shall be deemed to be granted under section 57(2) of the Planning Act. If the Council objects to the Section 37 application Scottish Ministers are required to hold a Public Inquiry.
- 5 The transmission line enters Perth and Kinross from Angus at Haughend by Meigle (Tower 241). The line then follows the River Isla through Strathmore before proceeding in a south westerly direction between Wolfhill and Guildtown. The overhead line crosses the River Tay at Waulkmill, the line then skirts round the north, east and southern fringes of Perth before continuing south through Strathearn and the Ochill Hills. At the landscape transition between the Ochill Hills and the Loch Leven Basin, approximately 2km from Milnathort, the alignment changes course in a south westerly direction and proceeds along the valley floor towards Crook of Devon then on to Blairingone where the line exits Perth and Kinross into Clackmannanshire.

Environmental Impact Assessment (EIA)

- 6 To meet the requirements of the Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2000 (the EIA Regulations), an Environmental Impact Assessment (EIA) of the proposed project has been undertaken. The findings of the assessment, including the measures which would be taken to prevent, reduce and where possible offset any significant adverse effects on the environment are presented in an Environmental Statement (ES).
- 7 The Environmental Statement is a key part of the applicant's submission to the Energy Consents Unit. The appraisal section of this report takes cognisance of the findings contained within this document in formulating the recommendation on this consultation request.
- 8 The Environmental Statement has been advertised in the press advising that consent has been sought under Section 37 of the Electricity Act 1989. This advertisement includes details on how members of the public can comment on the proposal.

National Policy and Guidance

- 9 The Scottish Government expresses its planning policies through the National Planning Framework 2, the Scottish Planning Policy (SPP) and Planning Advice Notes (PAN).

National Planning Framework

- 10 The second National Planning Framework for Scotland (NPF) was published in June 2009, setting out a strategy for Scotland's spatial development for the period up until 2030. Under the Planning etc (Scotland) Act 2006 this is now a statutory document and a material consideration in any planning application. The document provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.
- 11 The NPF identifies sustainable development as a key issue to be addressed through future planning, in the form of efficient use of resources, reduction in energy use and CO² emissions and the development of new and renewable sources of energy. It also offers a commitment towards EU objectives of working towards deriving 20% of all energy used from renewable sources by 2020. To facilitate the growth in renewable generation, the NPF recognises the need to increase the capacity of Scotland's existing transmission infrastructure, stating that, 'Grid connections between rural energy resources and the centres of electricity consumption need to be improved.'

The Scottish Planning Policy 2010

- 12 This SPP is a statement of Scottish Government policy on land use planning and contains:
- the Scottish Government's view of the purpose of planning,
 - the core principles for the operation of the system and the objectives for key parts of the system,
 - statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
 - concise subject planning policies, including the implications for development planning and development management and,
 - the Scottish Government's expectations of the intended outcomes of the planning system.

Of relevance to this application are:

- Paragraphs 45 – 48: Economic Development
- Paragraph 97: Prime Quality Agricultural Land
- Paragraphs 110 – 124 Historic Environment
- Paragraphs 125 – 148: Landscape & Natural Heritage
- Paragraphs 196 – 211: Flooding and Drainage

Scottish Planning Advice Notes

The following Scottish Government Planning Advice Notes (PANs) are of interest:

- PAN 1/2011 Planning and Noise
- PAN 2/2011 Planning and Archaeology
- PAN 40 Development Management
- PAN 51 Planning and Environmental Regulation (Revised 2006)
- PAN 60 Planning for Natural Heritage
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 79 Water and Drainage

Development Plan

- 13 The Development Plan for the area consists of TAYplan Strategic Development Plan 2012 – 2032, the Eastern Area Local Plan 1998, the Perth Area Local Plan 1995 and the Kinross Area Local Plan.

TAYplan Strategic Development Plan 2012 – 2032 Approved June 2012

Policy 3: Managing TAYplan's Assets

- 14 Understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through: safeguarding habitats, sensitive green spaces, forestry, watercourses, wetlands, floodplains (in-line with the water framework directive), carbon sinks, species and wildlife corridors, geodiversity, landscapes, parks, townscapes, archaeology, historic buildings and monuments and allowing development where it does not adversely impact upon or preferably enhances these assets.

Policy 6: Energy and Waste/Resource Management Infrastructure

- 15 Local Development Plans should identify areas that are suitable for different forms of renewable heat and electricity infrastructure and for waste/resource management infrastructure or criteria to support this; including, where appropriate, land for process industries (e.g. the co-location/proximity of surplus heat producers with heat users).
- 16 Beyond community or small scale facilities, waste/resource management infrastructure is most likely to be focussed within or close to the Dundee and/or Perth Core Areas (identified in Policy 1).
- 17 Local Development Plans and development proposals should ensure that all areas of search, allocated sites, routes and decisions on development proposals for energy and waste/resource management infrastructure have been justified, at a minimum, on the basis of these considerations:

- The specific land take requirements associated with the infrastructure technology and associated statutory safety exclusion zones;
- Waste/resource management proposals are justified against the Scottish Government's Zero Waste Plan and support the delivery of the waste/resource management hierarchy;
- Proximity of resources (e.g. woodland, wind or waste material); and to users/customers, grid connections and distribution networks for the heat, power or physical materials and waste products, where appropriate;
- Anticipated effects of construction and operation on air quality, emissions, noise, odour, surface and ground water pollution, drainage, waste disposal, radar installations and flight paths, and, of nuisance impacts on off-site properties;
- Sensitivity of landscapes (informed by landscape character assessments and other work), the water environment, biodiversity, geo-diversity, habitats, tourism and listed/scheduled buildings and structures;
- Impacts of associated new grid connections and distribution or access infrastructure;
- Cumulative impacts of the scale and massing of multiple developments, including existing infrastructure; and,
- Impacts upon neighbouring planning authorities (both within and outwith TAYplan).

Eastern Area Local Plan 1998

18 The principal relevant policies are in summary: -

Policy 01 Eastern Sustainable Development

19 The Council will seek to ensure, where possible, that development within the Plan area is carried out in a sustainable manner. Where development is considered to be unsustainable but has other benefits to the area which outweigh the sustainability issue, the developer will be required to take whatever mitigation measures are deemed both practical and necessary to minimise any adverse impact. The following principles will be used as guidelines in assessing the sustainability of projects:-

- a) Non-renewable resources should be used wisely and sparingly, at a rate which does not restrict the options of future generations.
- b) Renewable resources should be used within the limits of their capacity for regeneration.

- c) The quality of the environment as a whole should be maintained and improved.
- d) In situations of great complexity or uncertainty the precautionary principle should apply.
- e) There should be an equitable distribution of the costs and benefits (material and non-material) of any development.

Policy 02 Eastern General Development Policy

- 20 All developments within the Plan area not identified as a specific policy, proposal or opportunity will also be judged against the following criteria:-
- a) Rural sites should have a landscape framework capable of absorbing or, if necessary, screening the development; where required, opportunities for landscape enhancement will be sought.
 - b) In the case of built development, regard should be had to the scale, form, colour and density, of existing developments within the locality.
 - c) The development should be compatible with its surroundings in land use terms and should not result in significant environmental damage or loss to the amenity or character of the area.
 - d) The road network should be capable of coping with traffic generated by the development and satisfactory access on to that network provided.
 - e) Where applicable there should be sufficient spare capacity in drainage, water and education services to cater for new development.
 - f) The site should be large enough to accommodate the development satisfactorily in site planning terms.
 - g) Buildings and layouts for new development should be designed so as to be energy efficient.
 - h) Built development should, where possible, be built in those settlements which are the subject of inset maps.

Policy 03 Eastern Flood Risk

- 21 Development in areas liable to flood, or where remedial measures would adversely affect flood risk elsewhere, will not normally be permitted.
- 22 For the purposes of this policy flood risk sites will be those which are judged to lie within:-
- 1) Areas which flooded in January 1993.
 - 2) Sites which lie within a flood plain.

- 3) Low lying sites adjacent to rivers, or to watercourses which lead to categories 1 and 2.

Policy 06 Eastern Light Pollution

- 23 The Council will not grant consent for proposals which would result in unnecessary and intrusive light pollution. The use of locations and lighting systems which limit light pollution, together with conditions to control the period of usage will be encouraged.

Policy 09 Eastern Renewable Energy

- 24 The Council will encourage, in appropriate locations, developments which contribute towards the Scottish Renewables Obligation. In the absence of a detailed Council wide policy on renewable energy production, developments will be assessed against the following criteria:
 - 1) That provision can be made for construction traffic, without danger to road traffic safety or the environment.
 - 2) That the development will not have a significant detrimental effect on sites of nature conservation interest or sites of archaeological interest.
 - 3) That the development will not result in an unacceptable intrusion on the intrinsic landscape quality of the area.
 - 4) That the development will not result in a loss of amenity to neighbouring occupiers by reasons of noise emission, visual dominance, electromagnetic disturbance or reflected light.
 - 5) The cumulative impact of having two or more windfarms in the same area will be considered.
- 25 The proposed transmission lines between development and the National Grid will be considered an integral part of the development and their impact will also be assessed in relation to the above criteria. Developers will be required to enter into an agreement for the removal of the development and the restoration of the site, following the completion of the development's useful life.

Policy 12 Eastern Environment and Conservation

- 26 In the absence of imperative reasons of overriding public interest, the Council will not grant consent for, or support, development which would damage the integrity of Sites of Special Scientific Interest, National Nature Reserves, Special Protection Areas, Ramsar Sites and Special Areas of Conservation.

Policy 13 Eastern Environment and Conservation

- 27 The Council will not normally grant consent for any development which would have an adverse effect on sites of local nature conservation interest and will

seek to protect the integrity of such sites identified on the proposals maps and any others approved by the Council, which may be identified by Scottish Natural Heritage, SWT and others with the owners' agreement during the Plan period. The Council will apply the same policy to principal wildlife corridors

Policy 14 Eastern Environment and Conservation

- 28 The Council will not normally grant consent for any development which would have an adverse effect on:- sites supporting species mentioned in Schedules 1, 5 and 8 of the Wildlife and Countryside Act, 1981 as amended; Annex II or IV of the European Community Habitat and Species Directive; Articles 1.4 and 1.2 of the European Community Wild Birds Directive.

Policy 15 Eastern Environment and Conservation

- 29 The Council will not normally grant consent for any development which would have an adverse effect upon those habitats and species listed in Annex I and II of the EC Habitats and Species Directive.

Policy 16 Eastern Environment and Conservation

- 30 The Council will seek to protect native woodland from development and will encourage and support the protection and expansion of existing native woods and the creation of new ones.

Policy 20 Eastern Archaeology

- 31 The Council will safeguard the settings and archaeological landscapes associated with Scheduled Ancient Monuments (protected under the Ancient Monuments and Archaeological Areas Act 1979), unless there are exceptional circumstances.

Policy 21 Eastern Archaeology

- 32 The Council will seek to protect unscheduled sites of archaeological significance. Where development is proposed in such areas, there will be a strong presumption in favour of preservation in situ and where in exceptional circumstances preservation of the archaeological features is not feasible, the developer, if necessary through appropriate conditions attached to planning consents, will be required to make provision for the excavation and recording of threatened features prior to development commencing.

Policy 22 Eastern Archaeology

- 33 Where it is likely that archaeological remains may exist, the prospective developer will be required to arrange for an archaeological evaluation to be carried out by a professionally qualified archaeological organisation or archaeologist before the planning application is determined.

Policy 23 Eastern Listed Buildings

- 34 There will be a presumption against the demolition of Listed Buildings and a presumption in favour of consent for development involving the sympathetic restoration of a Listed Building, or other buildings of architectural value. The setting of Listed Buildings will also be safeguarded.

Policy 38 Eastern Landward general policies

- 35 Developments in the landward area, as shown on Proposals Map A, on land which is not identified for a specific policy, proposal or opportunity will generally be restricted to agriculture, forestry, recreation, tourism related projects or operational developments of statutory undertakers and telecommunications operators, for which a countryside location is essential. Developments will also be judged against the following criteria:-

- a) The site should have a good landscape framework capable of absorbing, and if necessary, screening the development.
- b) In the case of built development the scale, form, colour, density and design of development should accord with the existing pattern of building.
- c) The development should be compatible with its surroundings in land use terms and should not result in a significant loss of amenity to the local community.
- d) The local road network should be capable of absorbing the development and a satisfactory access onto that network provided.
- e) Where applicable there should be sufficient spare capacity in local services to cater for the new development.
- f) The site should be large enough to accommodate the development satisfactorily in site planning terms.
- g) Built development should not be located adjoining and outwith those settlements which are the subject of Inset maps.

Policy 39 Eastern Rural Land Uses - Agricultural

- 36 The Council will support agriculture remaining as a major land use and a source of employment in the Plan area. In line with government policy, there will be a presumption against the use of significant areas of prime quality agricultural land for irreversible development.

Policy 47 Eastern Historic gardens and designed landscapes

- 37 The Council will protect and seek to enhance the Historic Gardens and Designed Landscapes identified on Proposals Map A and any others which may be identified by Historic Scotland and Scottish Natural Heritage during the Plan period.

Perth Area Local Plan 1998

This was developed prior to the formation of Perth and Kinross Council and will be superseded by the Local Development Plan.

POLICY 1: Developments in the landward area, as shown in Proposals Map A on land which is not identified for a specific policy, proposal or opportunity will generally be restricted to agriculture, forestry or recreational and tourism projects and operational developments including telecommunications development for which a countryside location is essential. Developments will also be judged against the following criteria:-

- The site should have a good landscape framework within which the development can be set and, if necessary, screened completely.
- In the case of built development the scale, form, colour and design of development should accord with the existing pattern of building.
- The development should be compatible with its surroundings in land use terms and should not cause unacceptable environmental impact.
- The local road network should be capable of absorbing the development and a satisfactory access onto that network provided.
- Where applicable, there should be sufficient spare capacity in local services to cater for the new development.
- The site should be large enough to accommodate the development satisfactorily in site planning terms.
- The need to accommodate development as part of the ongoing requirements of existing commercial land uses in the countryside.

POLICY 4: The Proposals and Inset Maps identify pipeline consultation zones where the District Council will seek the advice of the Health and Safety Executive (H.S.E) or the Central Scotland Water Development Board on development proposals. The District Council will also seek the advice of the H.S.E on the suitability of any proposals for a new notifiable installation within the Plan area or any proposal for development within the consultation distance of any other notifiable installation.

POLICY 5: The District Council will support agriculture remaining as a major land use and source of employment in the Plan area and there will a presumption against the use of prime quality agricultural land for irreversible development.

POLICY 11: It is the policy of the District Council to protect and enhance the environment of the Areas of Great Landscape Value primarily by

protecting the natural and man-made features of the landscape and seeking to improve amenity and landscape.

- POLICY 12:** There will be presumption against built development within the AGLV, except for development necessary for operational need. Applications for radio or other masts on hill tops within the AGLV will only be permitted in the most exceptional circumstances having regard to the provisions of Policy 3, preference will be given to locations on Kirkton Hill.
- POLICY 17:** The District Council will protect and seek to enhance the Historic Gardens and Designed Landscapes shown in Proposals Map A and to any others which may be identified by Historic Scotland and Scottish Natural Heritage during the Plan period.
- POLICY 19:** The District Council will not grant consent for, or support, development which would damage the integrity of Sites of Special Scientific Interest, designated Scottish Wildlife Trust Sites or other sites of natural history interest.
- POLICY 21:** The District Council will safeguard the settings and archaeological landscapes associated with Scheduled Ancient Monuments (protected under the Ancient Monuments and Archaeological Areas Act 1979).
- POLICY 22:** The District Council will seek to protect unscheduled sites of archaeological significance. Where development is proposed in such areas there will be a strong presumption in favour of preservation in situ and where in exceptional circumstances preservation of the archaeological features is not feasible the developer, if necessary through appropriate conditions attached to planning consents, will be required to make provision for the excavation and recording of threatened features prior to development commencing.
- POLICY 24:** Proposals Map A identifies existing Conservation Areas whose architectural or historic character will be retained. Infill and other development will only be permitted where it would not affect the character or amenity of the Conservation Areas.
- POLICY 25:** There will be a presumption against the demolition of Listed Buildings and a presumption in favour of consent for development involving the sympathetic restoration of a Listed Building, or other buildings of architectural value. The setting of Listed Buildings will also be safeguarded.
- POLICY 30:** The District Council will seek to improve public access to the countryside and informal recreational provision, particularly adjacent to Perth city, within the Areas of Great Landscape Value and along the banks of the Tay. In particular, the District Council will seek to secure by agreement:-

- *A footpath link between the existing Forestry Commission walks in Deuchny Woods and the summit of Murrayshall Hill.*
- *A footpath from Perth downstream along the north bank of the Tay.*
- *Improved public access to Moncreiffe Hill.*

Kinross Area Local Plan 2004

Policy 01 Sustainable Development

38 The Council will seek to ensure, where possible that development within the Plan area is carried out in a manner in keeping with the goal of sustainable development. Where development is considered to be incompatible with the pursuit of sustainable development, but has other benefits to the area which outweigh this issue, the developer will be required to take whatever mitigation measures are deemed both practical and necessary to minimise any adverse impact. The following principles will be used as guidelines in assessing whether projects pursue a commitment to sustainable development:

- a) The consumption of non-renewable resources should be at levels that do not restrict the options for future generations.
- b) Renewable resources should be used at rates that allow their natural replenishment.
- c) The quality of the natural environment should be maintained or improved.
- d) Where there is great complexity, or there are unclear effects of development on the environment, the Precautionary Principle should be applied.
- e) The costs and benefits (material and non-material) of any development should be equitably distributed.
- f) Biodiversity is conserved.
- g) The production of all types of waste should be minimised, thereby minimising levels of pollution.
- h) New development should meet local needs and enhance access to land, employment, facilities, services and goods.

Policy 02 Development Criteria

39 All developments within the Plan area will be judged against the following criteria:

- A The site should have a landscape framework capable of absorbing, and if necessary, screening the development, and where appropriate opportunities for landscape enhancement will be sought.

- B In the case of building development, regard should be had to the scale, form, colour and density of development within the locality.
- C The development should be compatible with its surroundings in land use terms and should not result in a significant loss of amenity to the local community.
- D The local road and public transport network should be capable of absorbing the additional traffic generated by the development and a satisfactory access onto that network provided.
- E Where applicable, there should be sufficient spare capacity in drainage, water and education services to cater for the new development.
- F The site should be large enough to accommodate the impact of the development satisfactorily in site planning terms.
- G Buildings and layouts for new development should be designed so as to be energy efficient.
- H Built development should, where possible, be located in those settlements which are the subject of inset maps.

Policy 03 Health and Safety consultation zones

- 40 The Proposals and Inset Maps identify pipeline consultation zones where the Council will seek the advice of the Health and Safety Executive (HSE) on development proposals. The Council will also seek the advice of the HSE on the suitability of any proposals for new notifiable installations within the Plan area or any proposals for development within the consultation distances of any notifiable installations.

Policy 05 Landscape

- 41 Development proposals should seek to conserve landscape features and sense of local identity, and strengthen and enhance landscape character. The Council will assess development that is viewed as having a significant landscape impact against the principles of the Kinross-shire Landscape Character Assessment published by Scottish Natural Heritage.

Policy 19 Nature Conservation International Sites

- 42 Development which would affect the conservation interests for which a Special Area of Conservation, Special Protection Area or Ramsar Site has been designated, or proposed, will only be permitted where appropriate assessments have demonstrated to the satisfaction of the Council as planning authority that:
- a) There will not be an adverse effect on the integrity of the site; or
 - b) There is no alternative solution and there are imperative reasons for overriding public interest, including those of a social or economic nature.

Policy 20 Nature Conservation

43 Development which would affect:

- (i) Sites supporting species mentioned in Schedules 1, 5 and 8 of the Wildlife and Countryside Act, 1981 as amended; and Annex II or IV of the European Community Habitats Directive or Annex I of the European Community Wild Birds Directive.
- (ii) Those habitats listed in Annex I of the European Community Habitats Directive will only be permitted where appropriate assessments have demonstrated to the satisfaction of the Council as planning authority that:
 - a) There will not be an adverse effect on the species or habitats; or
 - b) There is no alternative solution and there are imperative reasons for over-riding public interest, including those of a social or economic nature.

Policy 21 Nature Conservation

44 Development which would affect a National Nature Reserve or a Site of Special Scientific Interest will not normally be permitted except where appropriate assessments have demonstrated to the satisfaction of the Council as planning authority that:

- (a) The objectives of designation and the overall integrity of the designated area would not be compromised; or
- (b) Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.

Policy 22 Kinross Nature Conservation

45 Development which would affect an area designated as being of local nature conservation or geological interest, as identified on the Proposals Map, will not normally be permitted except where appropriate assessments have demonstrated to the satisfaction of the Council as planning authority that:

- (a) The objectives of designation and the overall integrity of the designated area would not be compromised; or
- (b) Any locally significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social and economic benefits.

Policy 28 Archaeology

- 46 The Council will safeguard the site, settings and archaeological landscapes associated with Scheduled Ancient Monuments (protected under the Ancient Monuments and Archaeological Areas Act 1979) from potential adverse development unless there are exceptional circumstances.

Policy 29 Archaeology

- 47 The Council will seek to protect unscheduled sites of archaeological significance and their settings. Where development is proposed in such areas, there will be a strong presumption in favour of preservation in situ and where in exceptional circumstances preservation of the archaeological features is not feasible, the developer, if necessary through appropriate conditions attached to planning consents, will be required to make provision for the excavation and recording of threatened features prior to development commencing.

Policy 31 Listed Buildings

- 48 There will be a presumption against the demolition of Listed Buildings and against works detrimental to their essential character. There will be a presumption in favour of consent for development involving the sympathetic restoration of a Listed Building, or other buildings of architectural value. The setting of Listed Buildings will also be safeguarded.

Policy 33 Historic Gardens Designed Landscapes

- 49 The Council will protect and seek to enhance the Historic Gardens and Designed Landscapes identified on Proposals Map 1 and Inset Map 2 and any others which may be identified by Historic Scotland and Scottish Natural Heritage during the Plan period.

Policy 38 Public Access and informal recreation

- 50 The Council directly and in association with Perth and Kinross Countryside Trust, will seek to improve public access to the countryside and informal recreation provision for a wide range of users including people with disabilities, cyclists, walkers and horse riders.

Policy 50 Agriculture

- 51 The Council will support agriculture remaining as a major land use and a source of employment in the Plan area. The best quality agricultural land which is important in a local context, generally MLCA Class 3.1 and above, will be protected from irreversible development.

Policy 54 Areas of Great Landscape Value

- 52 Within the Area of Great Landscape Value identified on Proposals Map 1 new developments, which accord with other Plan policies, will only be permitted

where they can be shown to enhance the natural and man made landscape assets of the area.

- 53 All applicants for planning consent within the area will require to submit detailed plans of buildings showing the elevations of the new development in its landscape setting together with details of landscape enhancement measures.
- 54 In appropriate cases landscape enhancement measures may require to be implemented in advance of development to ensure that the landscape framework is in place before the development commences.

Perth and Kinross Council Local Development Plan - Proposed Plan January 2012

- 55 Members will be aware that on the 30 January 2012 the Proposed Plan was published. The adopted Local Plan will eventually be replaced by the Proposed Local Development Plan. The Council's Development Plan Scheme sets out the timescale and stages leading up to adoption. Currently undergoing a period of representation, the Proposed Local Development Plan may be modified and will be subject to examination prior to adoption. This means that it is not expected that the Council will be in a position to adopt the Local Development Plan before December 2014. The Plan may be regarded as a material consideration in the determination of this application, reflecting a more up to date view of the Council.

Under the PLDP the principal policies of relevance are as follows:-

Policy TA1: Transport Standards and Accessibility Requirements

- 56 The Plan identifies that encouragement will be given to the retention and improvement of existing infrastructure

Policy HE1: Scheduled Monuments and Non-Designated Archaeology

- 57 There is a presumption against development which would have an adverse effect on the integrity of a Scheduled Monument and its setting and the Council will seek to protect areas or sites of archaeological interest and their settings

Policy NE1: Environment and Conservation Policies

- 58 Development proposals should not have any significant impact on International Nature Conservation Sites, National Designations, Local Designation or European Protected Species.

Policy NE2 – Forestry, Woodlands and Trees

- 59 The Council will seek to protect all wildlife and wildlife habitats, including grasslands, wetlands and peat-lands and habitats that support rare or endangered species.

Policy NE3: Biodiversity

60 The Council will seek to protect and enhance all wildlife and wildlife habitats.

Policy NE4: Green Infrastructure

61 This policy sets out a series of criteria under which development can contribute to the creation, protection, enhancement and management of green infrastructure.

Policy ER2: Electricity Transmission Infrastructure.

62 Proposals for electricity transmission infrastructure (including lines, towers/pylons/poles, substations, transformers, switches and other plant) will be supported. In environmentally sensitive locations appropriate mitigation will be required and should be considered as part of the preparation of any proposal. Underground alternatives to overhead route proposals will generally be supported where they would not have a significantly detrimental impact on the environment. Where new infrastructure provision will result in existing infrastructure becoming redundant, the Council will seek the removal of the redundant infrastructure as a requirement of the development.

Policy ER5: Prime Agricultural Land

63 Development on prime agricultural land will not be permitted unless it is necessary to meet a specific established need such as a major infrastructure proposal and there is no other suitable site available on non prime land.

Policy ER6: Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscapes

64 Development and land use change should be compatible with the distinctive characteristics and features of Perth and Kinross's landscapes.

Policy EP2: New Development and Flooding

65 There will be a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a significant probability of flooding from any source or where the proposal would increase the probability of flooding elsewhere.

Policy EP3: Water Environment and Drainage

66 Proposals will need to have regard to the Scottish River Basin Management Plan and any associated Area Management Plans.

Policy EP4: Health and Safety Consultation Zones

67 Consultation zones are identified for pipelines and other modifiable installations within which the Health and Safety Executive must be consulted over certain types of development proposals.

Policy EP5: Nuisance from Artificial Light and Light Pollution

- 68 The Council's priority will be to prevent a statutory nuisance from occurring first and foremost, from artificial light and light pollution.

Meigle Site History

11/00005/PAN Formation of a 6 hectare 275/400KV substation, including site access, site drainage, landscaping and construction of laydown areas 17 May 2011

12/00948/FLM Erection of a new 400/275KV electricity substation and associated works including landscaping and access tracks 19 December 2012
Application Permitted

12/01393/FLL Erection of tower and timber structures 15 October 2012
Application Permitted

Consultations

- 69 The Scottish Government's Energy Consents Unit has undertaken consultation with relevant statutory and non statutory consultees. The Energy Consents Unit has been forwarded consultation responses that have been received to date to assist the Councils deliberations. Internal departments of the Council have also been consulted to assist in the assessment of the proposal.

Consultation Responses Received by the Energy Consents Unit

Scottish Environment Protection Agency – No objection subject to conditional control.

British Telecom – Advise that the project should not cause interference with BT's current and presently planned radio networks.

The Mountaineering Council of Scotland – No intention to make a response concerning this application.

Marine Scotland – Advice provided on the water environment.

Civil Aviation Authority – Advice provided on relationship of the reinforcement project and aviation interests.

Perth and Kinross Council Internal Consultation Responses

Environmental Health – No objection.

Perth and Kinross Heritage Trust – No objection.

Representations

- 70 Representations from members of the public on this project are required to be sent to the Scottish Governments Energy Consents Unit. Therefore no letters of representation have been received by the Council.

ADDITIONAL STATEMENTS

Environment Statement	Submitted
Screening Opinion	Not required
Environmental Impact Assessment	Undertaken
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	Submitted
Report on Impact or Potential Impact	Surveys included in Volume II of the Environmental Statement.

Appraisal

- 71 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The Development Plans that are applicable to this area comprise the approved Tayplan 2012 – 2032 the Eastern Area Local Plan 1998, the Perth Area Local Plan 1995 and the Kinross Area Local Plan. The Perth and Kinross Council Proposed Local Development Plan 2012 is a material consideration in the determination of the application. Other material considerations include non-statutory policies and guidance produced by the Council and Scottish Government.
- 72 The determining issues in this case are whether the proposal is consistent with the relevant provisions of the development plan with regard to (1) the impact on the landscape character of the area surrounding the electricity line, (2) the visual impact of the proposal, (3) the impact on nature conservation, (4) the impact on cultural heritage and (5) whether there are any other factors such as material considerations that would justify the departure from the development plans.

Environmental Impact Assessment

- 73 The purpose of the EIA process is to examine the likely significant environmental effects from a proposed development having regard to the project and its nature, size or locality. Through the EIA process, a proper understanding of the interaction between the project and its location should be assessed to determine if the effects on the environment are likely to be significant and if there are associated mitigation measures which make this acceptable. I have taken into account the information contained in the ES and the comments received from consultation bodies about environmental issues.

Alternatives

- 74 Consideration of alternatives is widely regarded as good practice, and results in a more robust proposal. PAN Guidance identifies that ideally EIA should start at the stage of site and process selection so that the environmental merits of practicable alternatives can be properly considered.
- 75 The submitted ES records the alternatives considered by SHE Transmission to meet their capacity requirements. The Table below summarises the options considered:-

Option		Description
Option 1	Do nothing	None of the remaining considered reinforcement options are implemented.
Option 2	Reconductoring or rebuilding	Reconductor or rebuild 275kV overhead line between Kintore and Tealing with higher rating conductor.
Option 3	East Coast 400kV reinforcement	Reinsulate 275kV overhead line from Blackhillock to Kincardine to 400kV operation, with the necessary auxiliary network modifications to enable this.
Option 4	New Land based route	New ac or dc route from Blackhillock to a suitable location in Scottish Power's area.
Option 5	East Coast Subsea HVDC Link	Subsea HVDC link from Peterhead to a suitable location in England.

- 76 The applicant has identified option 3 which involves the re-insulation of the east coast line via Rothienorman, Kintore and Haughend T-junction at Alyth as their preferred option.
- 77 The work elements which affect the administrative area of Perth and Kinross Council include the re-insulation of double circuit overhead line to 400kV. This would result in the existing overhead line with the conductor and associated towers being retained. A slight variation to the line arrangement is required at Haughend to accommodate the substation. As highlighted at the outset of this report the substation has already been granted consent.

Content of the Environmental Statement

- 78 The environmental statement covers a series of topics which were identified through a scoping exercise with the Energy Consents Unit. The appraisal of the Environmental Statement will follow the standard format.

Nature Conservation

- 79 The nature conservation assessment has included ecological and nature conservation interests (including ornithology). The assessment involved a desk study and consultation, description of baseline conditions, field surveys

targeting areas of conservation interest / concern and the impact appraisal. The surveys undertaken included extended phase 1 habitat survey, ornithological survey, breeding bird survey, vantage point survey, water quality sampling and macroinvertebrate sampling.

- 80 Within Perth and Kinross there could be potential impacts on the following Nature Conservation Designations. The River Tay Special Area of Conservation (SAC), designated for its Atlantic salmon, sea lamprey, otter, brook lamprey, river lamprey and populations of freshwater pearl mussel. Pitkeathly Mires SAC/SSSI for its terrestrial botanical value and Devon Gorge SSSI for its botanical value.

The River Tay Special Area of Conservation (SAC)

- 81 There are a total of 17 towers in close proximity to the River Tay SAC. The magnitude of effect upon the designation is considered to be negligible, with an overall effect of minor and insignificant. The only exception to this is tower XZ1/TZ2 205 where there is an increase in effect due to the potential for disturbance to otters. The ES includes mitigation measures in the form of pre-construction otter surveys. This would identify whether a licence would be required from SNH to allow works to proceed.

Pitkeathly Mires SAC/SSSI

- 82 Pitkeathly Mires SAC / SSSI is protected for its terrestrial botanical value, particularly the slender green feathered-moss. Four towers and associated access track(s) are located within the boundary of the SSSI. For towers 107 and 109 (suspension towers) there are no water crossings and existing access tracks will be used. The magnitude of effect associated with these towers is considered to be negligible, resulting in an overall effect of minor and insignificant proportions.
- 83 For Tower Access XZ1/TZ2108, there is a requirement to cross one watercourse which introduces the potential for pollution and subsequently damage within the SSSI. The ES recognises the requirement for a site specific method statement to reduce the effect of works on this tower to an acceptable level.
- 84 Tower 106 comprises a tension tower, where earthwire replacement works will be required. This tower is located on the boundary of the SSSI. In order to minimise disturbance to the SAC / SSSI and avoid any mire habitats, access to this tower will need to be taken via West Dron Hill Farm. For the reasons above and by restricting access to Tower 106 by the identified route, the magnitude of effect for this access track is considered to be slightly higher, at low. This results in an overall effect of moderate and significant.

Devon Gorge SSSI

- 85 Devon Gorge SSSI is also designated for its botanical interests, which focus upon the presence of a locally valuable gorge feature. The existing towers

requiring re-insulation (Tower XZ1/TZ2 43 and 44) are located just outwith the site boundary. Access will be taken along existing tracks to the east and west of the site that will avoid disturbance to the protected features. The magnitude of effect is considered to be negligible, resulting in an overall effect of minor and insignificant.

Protected Species

- 86 The key protected species that may be impacted upon by the works have been identified as European Protected Species (otter, great crested newt and bat species) along with badger, red squirrel, water vole, wild cat, pine marten and reptiles along the whole route.
- 87 The assessment of potential effects resulting from the proposed project has identified significant impacts, but through the application of specific mitigation measures and if best practice is adhered to throughout the duration of the proposed works the impact can be reduced to insignificant residual effects. Mitigation measures are proposed to be implemented such as undertaking tree felling and vegetation management outside bird breeding season, detailed badger surveys, undertaking various pre-construction surveys and the implementation of associated mitigation.
- 88 Overall the implementation of appropriate mitigation will ensure compliance with policies 3 and 6 of the TAYPlan, policies 12, 13, 14 and 15 of the Eastern Area Local Plan, policy 19 of the Perth Area Local Plan, policies 01, 19, 20, 21, 22 of the Kinross Area Local Plan as well as policies NE1 and NE3 of the Proposed Local Development Plan.
- 89 For the avoidance of any doubt the relocation of the osprey nest at the proposed Alyth substation has already been secured through conditions imposed on the approved substation planning application.

Hydrogeology, Hydrology and Soils

- 90 The Environmental Statement includes an assessment of the potential effects on the surface water environment, ground conditions, geology and hydrogeology resulting from the proposed project. This looked at impacts on suspended sediments and erosion, release of oils and hydrocarbons, disturbance of superficial deposits, use of concrete and cement products, disturbance of groundwater, water supply, loss of agricultural soil, loss of bedrock and geotechnical stability.
- 91 The only significant effect predicted in Perth and Kinross is the loss of agricultural soil associated with the proposed substation at Haughend. The loss of this agricultural land has already been assessed under the substation application and this loss was considered to be acceptable.
- 92 The existing overhead line and proposed accesses pass through various sites designated for geological or hydrological sensitivities. In Perth and Kinross this includes Pitkeathly Mires SAC/SSSI, and River Tay SAC. Specific mitigation

has been identified for Pitkeathly Mires SAC/SSSI and if implemented it results in no significant adverse impacts being predicted on this site. The following of good construction practices should also ensure that there is no impact on the River Tay SAC.

SEPA's consultation response recommends conditional control if consent is to be granted. This includes the requirement for a site specific Construction Environmental Management Plan. In this case conditional control will ensure impacts from construction works on Hydrogeology, Hydrology and Soils are managed. Perth and Kinross Council should be involved in the discharge of this condition and this should be built into the wording of the condition.

Cultural Heritage

- 93 The cultural heritage assessment contained within the Environmental Statement has identified the cultural heritage baseline, assessed the likely effects on the baseline resource and proposed measures to mitigate, where necessary, adverse effects associated with the East Coast 400kV Reinforcement project.
- 94 There are no significant effects predicted as part of the re-insulation work to the overheadline on cultural heritage.
- 95 The proposed development of Alyth substation is predicted to have two significant effects – an adverse direct effect on archaeological remains present within the proposed substation site, and an effect with both beneficial and adverse indirect aspects on the setting of a scheduled rectilinear enclosure. This matter has already been dealt with under the planning application for the substation but is worth noting that Historic Scotland's view was the reconfiguration of the powerline and towers to accommodate the substation will result in an overall improvement to the setting of the monument.

Landscape

- 96 Due to the scale of the re-insulation works being similar to that of ongoing maintenance works carried out upon the overhead line, it is considered that any landscape impacts arising from this are unlikely to be significant.
- 97 The landscape assessment for the project concentrates on the major works proposed involving the new substations, the associated transmission line diversions and the erection of a new line of towers / the decommissioning of two existing lengths of transmission line at Keith. The major work to be undertaken within Perth and Kinross relates to the construction of the Substation. This element of the scheme has already been assessed and considered to be acceptable subject to compliance with the mitigation measures that have been secured by conditional control.

Visual

- 98 As with the Landscape Assessment, because of the similarity of the re-insulation works to the current ongoing maintenance works carried out upon the

overhead line, the visual impacts arising from these works are unlikely to be significant and are consequently not considered in the ES.

The visual impact associated with the substation element of the scheme within Perth and Kinross at Haughend has already been assessed previously and approved with conditional control.

Construction Noise

- 99 The activities for re-insulation of the overhead line were scoped out of the assessment due to the activities being of short duration at each tower and anticipated low noise emission.
- 100 Consultation with Environmental Health has been undertaken on the overhead line element of the scheme and they have noted that the realignment of overhead lines at the substation will result in the lines being further away from Noise Sensitive Receptors. They advise that no significant increase in overhead line noise is predicted.
- 101 The consultation response reiterates conditions that are relevant to the construction of the substation. In this case there is no need to duplicate control already secured on the substation planning application.

Construction Air Quality

- 102 An assessment on construction air quality effects for the re-insulation works has been scoped out of the environmental statement. This is due to activities and number of vehicle movements being of a short duration at each tower.
- 103 Construction air quality for the substation has already been assessed and deemed to be acceptable under application 12/00948/FLM.

Landuse, Tourism and Recreation

- 104 The majority of the towers are located on agricultural land, as a consequence the Environmental Statement identifies that the most significant effects on landuse relate to agricultural land. Effects are also predicted on forestry, tourism, recreation and access.
- 105 Mitigation measures include utilising existing accesses where possible, minimising construction footprints and consulting with local landowners regarding work schedules and timing of work. No significant adverse effects are predicted for the re-insulation works due to the temporary nature of the installation. The significant adverse affects associated with the permanent loss of agricultural land for the substation has already been assessed and accepted.

Electric Magnetic Fields

- 106 In the UK, there are presently no statutory regulations to limit the exposure of people to power frequency electric or magnetic fields. However, in 2004 the National Radiological Protection Board (NRPB) provided advice to

Government, recommending the adoption in the UK of guidelines published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines are designed to set conservative exposure levels for the general public to 50 Hz electric and magnetic fields, and they are endorsed by the UK's Health Protection Agency, the World Health Organisation, and the UK Government.

- 107 I have no particular expertise on health issues associated with high voltage overhead lines and I consider that this matter is not for detailed comment by the Council but for the Scottish Government's Energy Consent Unit to take into account and adopt the precautionary principle in relation to the separation distance between the upgraded line and occupied property.
- 108 It is however worth noting that the prospective maximum calculated field strengths contained within the Environmental Statement for the upgraded 400kV overhead line are within the ICNIRP occupational Reference Levels which are applicable since the public are not expected to spend significant periods of time directly beneath the overhead line conductors. Calculated field strengths at 25m from the overhead line and beyond are well within the ICNIRP public Reference Levels. Similarly for the proposed substation site, all field strengths are within the appropriate ICNIRP Reference Levels. Following reinforcement, field strengths are likely to be greater than existing field strengths, however, they would remain within nationally and internationally accepted guidelines, therefore mitigation would not be necessary.

Operational Noise

- 109 An energised transmission line can be a source of a phenomenon known as "corona discharge" (a limited electrical breakdown of the air). Any corona discharge would act as a source of audible noise (a crackling sound occasionally accompanied by low frequency hum in certain wet conditions).
- 110 After a prolonged spell of dry weather without rain to wash the conductors, contamination may accumulate at sufficient levels to result in increased noise. After heavy rain, these discharge sources are washed away and the overhead line will be quiet again. Surface grease on conductors can also give rise to audible noise effects as grease is able to move slowly under the influence of an electric field, tending to form points which then initiate discharge activity.
- 111 For approximately 14% of the year, rain would induce transmission line audible "wet" noise. However the Environmental Statement confirms that none of the affected properties would exceed World Health Organisation night time internal levels, and therefore the wet line noise is not considered to be significant. For the remainder of the time, dry noise from the overhead line would also not be significant.
- 112 The Environmental Statement includes a commitment to monitoring equipment to verify the required level of noise performance is being met. It also commits to undertaking hydrophobicity surveys of conductors near properties most likely to be affected by overhead line noise. If hydrophobicity does exist in these areas

then SHE Transmission would ensure that the cause of this is removed, which can reduce excess corona and wet noise. The Council has suitable powers under the Environmental Health Legislation to pursue any noise complaints associated with the overhead line. Taking this into account conditional control is not recommended in this instance.

Radio and Television Interference

- 113 High-voltage transmission lines can cause interference with other electrical and electronic equipment with the largest sources of interference occurring where the electrical field gradient is greatest. Interference is also dependant on weather conditions.
- 114 The upgrading of the overhead line to 400kv would likely have an impact on the ability of some residents within close proximity to the upgraded transmission line to receive medium and long wave (AM) radio signals. The reception of digital television, digital radio and FM radio reception is expected to be unaffected. The Environmental Statement confirms that any radio interference issues for some residents who utilise low frequency bands for short-wave communication would not be overcome.
- 115 Overall it is considered that radio and TV interference is not a matter that would be sufficient enough to warrant an objection. It is recommended that conditional control be imposed which would allow for the identified cost effective solution of the provision of digital radios should unacceptable interference occur.

Cumulative Effects

- 116 The Environmental Statement has reviewed development projects within 2km of the proposed line to consider potential cumulative effects. This assessment has concluded that there are no significant cumulative effects resulting from this project, when considered in combination with other relevant development projects.

Legal Agreements

- 117 None required

Conclusion and Reasons for Recommendation

- 118 The principal issues relating to this development have been taken into account in the appraisal section of this report namely the visual and landscape impacts, amenity implications for local residents, the affect on natural heritage, cultural heritage as well as land use along the length of the route.
- 119 Overall the assessment confirms that impacts associated with the proposal are not considered to be significant. Especially when weighed up against the benefits of the proposed East Coast Reinforcement Project which is essential to provide the transmission capacity necessary to realise the potential of Scotland's renewable energy resources, maintain long-term security of

electricity supply and support sustainable economic development. Taking the above into account the proposal is considered to comply with the overarching aims of the National Planning Framework, the Tayplan, the Eastern Area Local Plan, the Perth Area Local Plan and the Kinross Area Local Plan. This takes into account the Proposed Local Development Plan as well as other material considerations and there are no reasons which warrant objecting to this consultation.

Recommendation

A No objection.

Suggests the following conditions should be considered by the Scottish Ministers for the element of the overhead line running through Perth and Kinross:-

- 1 The Commissioning of the Development shall not take place until:
 - a) A Television and Radio Reception Mitigation Plan has been submitted to and approved by the Planning Authority. The Plan shall include the results of a baseline television and radio reception survey recording the current standard of television and radio reception in the area and shall assess the impairment (if any) of such television and radio reception that is likely to arise from construction or operation of the facility.
 - b) On being notified of a claim that the Development is causing television picture loss or other interference with television or radio reception at a house, office, shop or other building the Developer shall immediately commission an investigation by and report from an independent qualified engineer. Within one month of being notified of a claim in terms of this part of this condition the Developer shall submit to the Council as Planning Authority a copy of the ensuing engineer's report.
 - c) Should any impairment of the television or radio reception be attributable to and caused solely by the overhead line upgrade and not as a result of the poor installation of the receiving equipment, the Developer shall within two months of being notified of a claim in terms of part (b) of this condition remedy such impairment so that the standard of reception at the house, office, shop or other building is restored to the standard identified in the baseline television and radio reception survey.
 - d) This condition applies only to claims made within 12 months of the Commissioning of the Development.

Reason: To protect the amenities of nearby residents.

- 2 That no development shall commence on site until a site specific Construction Environmental Management Plan/Document has been submitted and approved in writing by the Consenting Authority in consultation with SEPA/SNH and Perth and Kinross Council. All works on site must be undertaken in accordance with

the approved CEMP unless otherwise agreed in writing with the Planning Authority. The CEMP must address the following issues:-

- Surface and ground water management
- Temporary Track Construction
- Tower Removal
- Works in the water environment
- Pollution prevention
- Soils management
- Soil waste management

Reason: In order to minimise the impacts of necessary demolition/construction works on the environment.

B JUSTIFICATION

120 The proposal is considered to comply with the overarching aims of the National Planning Framework, the Tayplan, the Eastern Area Local Plan, the Perth Area Local Plan and the Kinross Area Local Plan. I have taken account of the Proposed Local Development Plan as well as other material considerations and there are no reasons which warrant objecting to the consultation.

C PROCEDURAL NOTES

121 The Council is a statutory consultee as the development of the overhead electricity transmission line is submitted to the Scottish Ministers for consideration under Section 37 of the Electricity Act 1989 (the Electricity Act). Along with consent requirements under the Electricity Act, overhead transmission line constitutes development in terms of Section 26 of the Town and Country Planning (Scotland) Act 1997 (the Planning Act). The Scottish Ministers may direct that planning permission shall be deemed to be granted under section 57(2) of the Planning Act.

If the Council is of the view that the proposal is not acceptable and they wish to object then reasons must be set out which support this stance.

If the Council objects to the Section 37 application Scottish Ministers are required to hold a Public Inquiry.

D INFORMATIVES

None

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DEVELOPMENT QUALITY MANAGER

Background Papers: None
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Date: 10/06/2013