

Perth and Kinross Council  
Development Management Committee – 15 October 2014  
Pre-Application Report by Development Quality Manager

**Erection of a 9 turbine windfarm at Greenscares Plantation (Strathallan Windfarm) by Braco.**

Ref. No: 14/00006/PAN  
Ward No: 7 - Strathallan

**Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development at Greenscares Plantation (Strathallan Windfarm) by Braco for the erection of a windfarm consisting of 9 turbines with a tip height of 93m and associated infrastructure.

**BACKGROUND AND DESCRIPTION**

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on the 21 August 2014. The purpose of this report is to inform the Development Management Committee that a forthcoming planning application in respect of a major development at Greenscares Plantation by Braco is likely. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the subsequent planning application.
- 2 The proposed development is for the erection of a nine turbine windfarm each with a capacity of 2.3MW providing for an installed capacity of 20.7MW as well as ancillary infrastructure.
- 3 The site is located to the north of the B827 public road to the north west of Braco and to the west of the A822. The site which is predominantly forested is on the south facing flank of Meall a'Choire Odhair which forms part of the transitional landscape between the Highlands and Lowlands which is commonly referred to as the Highland Boundary Fault. A segment of the forest which makes up the site has been partially felled to accommodate the Beauly to Denny Overhead Power Line.

**PRE-APPLICATION PROCESS**

- 4 The Proposal of Application Notice (reference 14/00006/PAN) confirms that three public exhibitions are to be held with the locations, dates and times still to be confirmed with the Planning Authority. The applicant has advised that the Local Councillors (Cllrs Brock, Cowan, Gaunt, Lyle, Gray and Younger) for the area have been sent copies of the Proposal of Application Notice.

5 The following Community Councils have also been sent copies of the Proposal of Application Notice.

- Braco and Greenloaning
- Comrie and District
- Muthill and Tullibardine

## **FURTHER CONSULTATION ACTIVITY**

6 The planning authority has confirmed that further consultation activity is required and has advised that the following established Community Councils within Perth and Kinross's administrative area shall be invited to participate in the public consultation event:-

- Crieff
- East Strathearn
- St Fillans
- Auchterarder and District
- Dunning
- Blackford
- Methven
- Earn

7 It has also been clarified that the invitation to the public event should also include:-

- Ardoch Development Trust
- Comrie Development Trust

8 The applicant has also undertaken to consult and invite local residents to the event by using a postal drop service which will target properties within 2.5km of the site.

9 Due to the site's location next to the administrative boundary of Perth and Kinross the Planning Authority sought Stirling Council's view on the communities within their area that should also be invited to participate in the public consultation event. This identified the following Community Councils that are most likely to be affected by the development:-

- Dunblane
- Gargunnoch
- Kilmadock
- Kippen

10 The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

## NATIONAL POLICY AND GUIDANCE

- 11 The Scottish Government expresses its planning policies through the National Planning Framework 3 (NPF) the Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).  
**The Scottish Planning Policy 2014**
- 12 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP are of particular importance in the assessment of this application:-

### Principal Policies

- Sustainability, paragraphs 24 - 35
- Placemaking, paragraphs 36 – 57

### Subject Policies

- Valuing the Historic Environment, paragraphs 135 – 151
- Delivering Heat and Electricity, paragraphs 152 – 174
- Valuing the Natural Environment, paragraphs 193 – 218
- Maximising the Benefits of Green Infrastructure, paragraphs 219 – 233
- Managing Flood Risk and Drainage, paragraphs 254 – 268

## LOCAL POLICY AND GUIDANCE

### **TAYPlan Strategic Development Plan 2012-2032**

- 13 The TAYplan sets out a vision for how the region will be in 2032 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plan states that:

*“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs”*

- 14 Under the TAYplan the following policies are likely to be applicable:-
- Policy 2: Shaping Better Quality Places
  - Policy 3: Managing TAYplan’s Assets
  - Policy 6: Energy and Waste/Resource Management Infrastructure

## **Perth and Kinross Local Development Plan 2014**

- 15 The Local Development Plan was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 16 The LDP sets out a vision statement for the area and states that:
- “Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”*
- 17 Under the LDP, the following policies are likely to be applicable:-
- Policy PM1A - Placemaking
  - Policy PM1B - Placemaking
  - Policy PM2 - Design Statements
  - Policy TA1B - Transport Standards and Accessibility Requirements
  - Policy CF2 - Public Access
  - Policy HE1A - Scheduled Monuments
  - Policy HE1B - Non Designated Archaeology
  - Policy HE2 - Listed Buildings
  - Policy HE4 – Gardens and Designed Landscapes
  - Policy NE1A - International Nature Conservation Sites
  - Policy NE1B - National Designations
  - Policy NE1C - Local Designations
  - Policy NE2A - Forestry, Woodland and Trees
  - Policy NE2B - Forestry, Woodland and Trees
  - Policy NE3 - Biodiversity
  - Policy NE4 - Green Infrastructure
  - Policy ER1A - Renewable and Low Carbon Energy Generation
  - Policy ER6 - Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Areas Landscapes
  - Policy EP2 - New Development and Flooding
  - Policy EP5 - Nuisance from Artificial Light and Light Pollution
  - Policy EP8 - Noise Pollution

### **OTHER POLICIES**

- Perth & Kinross Wind Energy Policy & Guidelines (WEPG) 2005
- Perth and Kinross Council’s Guidance for the Preparation and Submission of Photographs and Photomontages to illustrate the impacts of Wind Energy Development, for inclusion in Planning Applications and Environmental Statements
- Tayside Landscape Character Assessment (TLCA)
- The David Tyldesley and Associates – Landscape Study – Wind Farm Development in the Ochil Hills and part of Southern Highland Perthshire

- (2004)
- The David Tyldesley and Associates – Landscape Study to Inform Planning for Wind Energy (2010)
- The Economic Impacts of Wind Farms on Scottish Tourism (2008)
- Scottish Natural Heritage – Siting and Designing Windfarms in the Landscape (2014)
- Scottish Natural Heritage – Assessing the Cumulative Impact of Onshore Wind Energy Developments 2012

## **PLANNING SITE HISTORY**

18 The following applications associated with the site should be noted:-

- 13/00954/FLL - Erection of an anemometer mast (temporary for 2 years) at Greenscares Plantation, Braco, Approved 09/07/2103 (Delegated Powers).
- 07/00952/FUL - Proposed temporary installation of an anemometer mast for wind monitoring purposes for 3 years at Greenscares Plantation, Braco, Approved 21/06/2007 (Delegated Powers)
- 07/00794/FUL - Erection of 4 wind turbines and associated infrastructure at Greenscares Plantation, Braco, Refused 23/03/2009 (DM Committee 18/03/2009).
- PPA-340-2009 – Planning Permission Appeal to DPEA associated with 07/00794/FUL, Appeal Dismissed 13/01/2010

## **CONSULTATIONS**

19 The following external consultees are likely to be consulted on any forthcoming application:-

- Scottish Environmental Protection Agency
- Scottish Natural Heritage
- The Scottish Government (Historic Scotland and Transport Scotland)
- RSPB
- Forestry Commission Scotland
- British Geological Survey
- Scottish Water
- Clackmannanshire Council
- Stirling Council
- Loch Lomond And Trossachs National Park Planning Authority
- Forth District Salmon Fishery Board
- Ministry of Defence
- BAA Aerodrome Safeguarding
- Civil Aviation Authority
- Perth and Kinross Heritage Trust

## **KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED**

20 The key considerations against which the eventual applications will be assessed include:-

- a. Landscape Character
- b. Visual Impact (taking account of settlements and residential receptors, roads, Historic Garden and Designed Landscapes, National Scenic Areas, National Parks, Recreation).
- c. Cumulative Landscape and Visual Impact (taking account of nearby windfarms and other electricity infrastructure, in particular the Beaulieu Denny Overhead Line, the windfarm in the Ochil Hills, Braes of Doune windfarm and the windfarms visible from the A822 tourist route to the North of the Highland Boundary Fault).
- d. Windfarm Design
- e. Relationship to Wild Land
- f. The Historic Environment and Cultural Heritage
- g. Natural Heritage
- h. Ornithology
- i. Water Resources and Carbon Rich Soils
- j. Aviation and Telecommunications
- k. Noise and Shadow Flicker
- l. Contributions to meeting Carbon Reduction Targets
- m. Electricity Transmission and Grid Connection.
- n. Transport Implications
- o. Economy including Tourism and recreation interests

## **ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED**

21 In order to support the application the following an environmental statement and supporting documents will need to be submitted. Following the EIA Scoping exercise the following topics are required to be covered:-

Contents of the Environmental Statement

1. Introduction and Background
2. Proposed Development
3. Policy Framework
4. Landscape and Visual Assessment
5. Ornithology
6. Ecology
7. Noise
8. Cultural Heritage and Archaeology
9. Traffic and Transport
10. Hydrology, Hydrogeology and Ground Conditions
11. Woodland
12. Socio-Economic

- 13. Air and Climate
- 14. Existing Infrastructure, Telecommunications, Utilities, Aviation  
Safeguarding/Safety, Electromagnetic Safety and Shadow Flicker/Reflectivity

22 A series of studies will require to be compiled and these will form the technical appendices of the Environmental Statement.

## **CONCLUSION AND RECOMMENDATION**

23 This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application which may be lodged in respect of this development and members are recommended to note these key issues and advise officers of any other issues which they consider should be included as part of the application and assessment.

**Nick Brian**  
**Development Quality Manager**

Background Papers: None

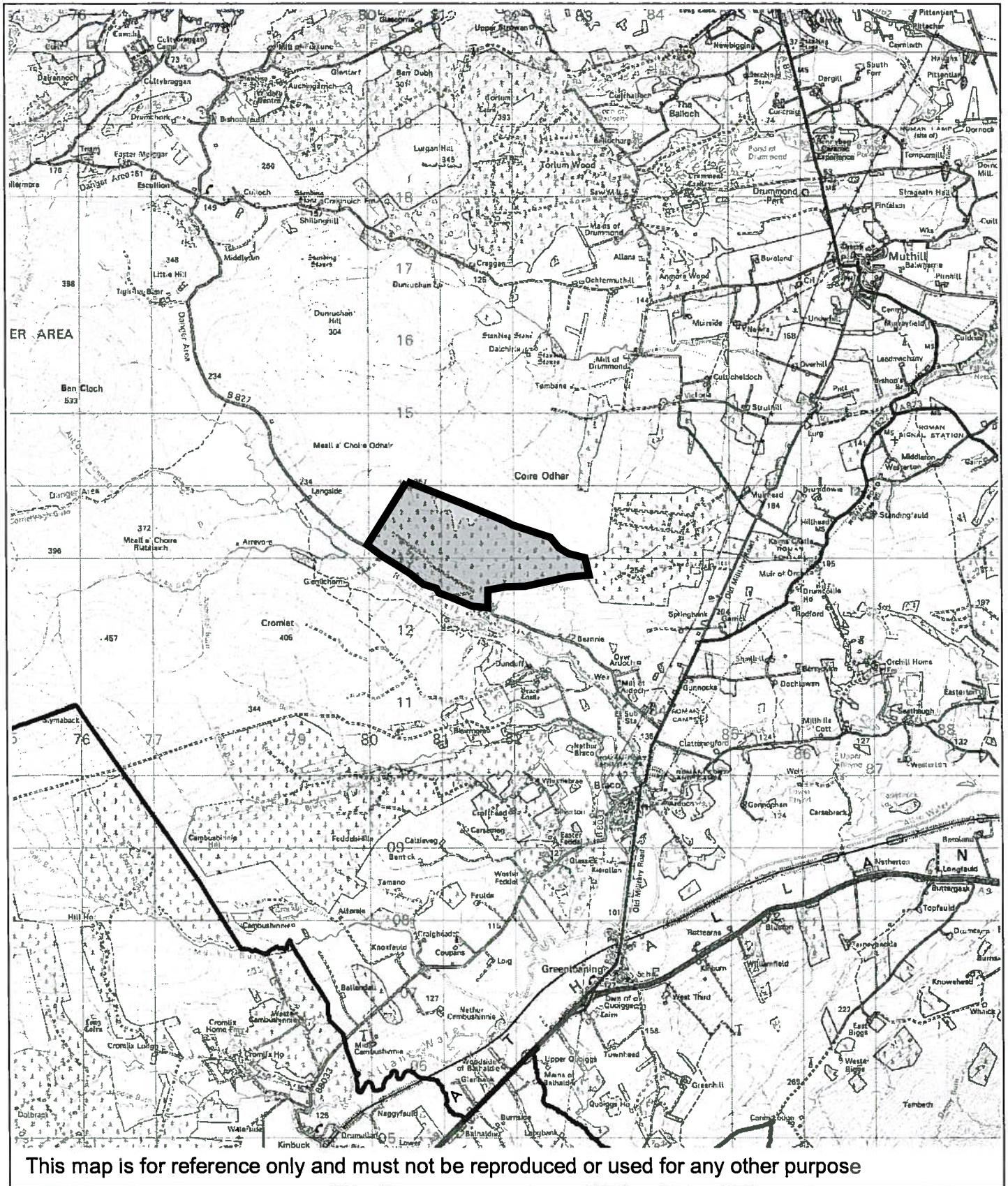
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Date: 25 September 2014

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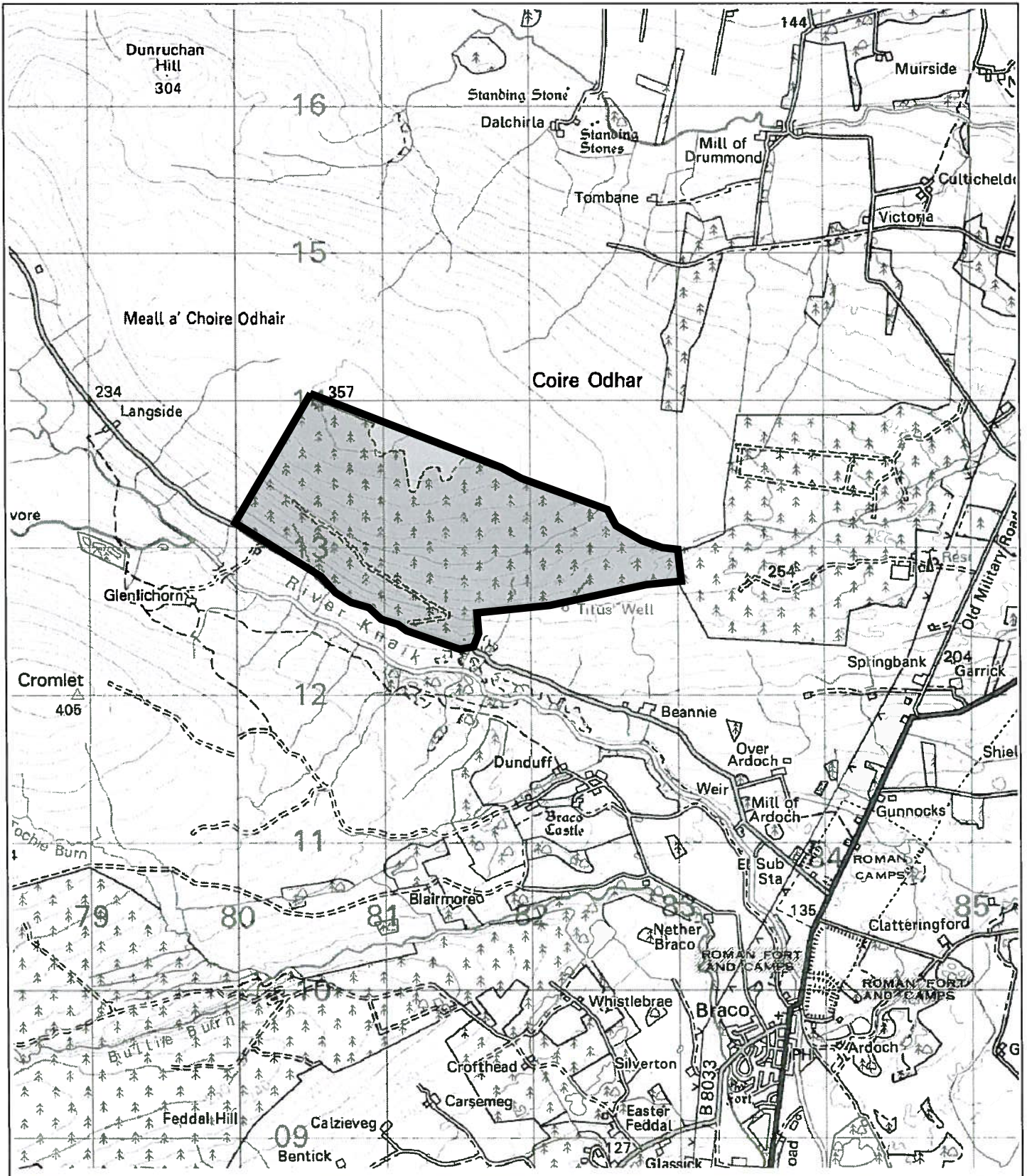
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