

Perth and Kinross Council
Development Management Committee – 15 April 2015

Pre-Application Report by Development Quality Manager

**Development of 11 turbine windfarm and associated works at Shieldrum Farm
near Bridge of Cally, Perthshire**

Ref. No: 15/00004/PAN
Ward No: N3 – Blairgowrie and Glens

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development at Shieldrum Farm adjacent to existing Drumderg Windfarm near Bridge of Cally for the erection of 11 wind turbines at a height of 126.5 metres and associated infrastructure providing up to 33 megawatts (MW) of energy.

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 11 February 2015. The purpose of this report is to inform the Development Management Committee that a forthcoming planning application in respect of a major windfarm development on Shieldrum Farm adjacent to the existing Drumderg Windfarm is likely. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The proposed development is for the erection of 11 x 126.5 metre high wind turbines that will export 33MW of electricity per annum to the national grid.
- 3 The application site is approximately 266 hectares of open ground situated 5km north east of Bridge of Cally. The site is currently used for agricultural purposes (sheep grazing) and immediately north of the existing windfarm development at Drumderg. The site is separated by the C446 road which connects to the A93 and Alyth. The east part of the site is within the Dun Moss and Forest of Alyth Mires Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). Cairngorms National Park is 8km to the north and Craighall Rattray Garden and Designed Landscape is 7.5km south of the site.

ENVIRONMENTAL IMPACT ASSESSMENT

- 4 The proposal has been screened and is considered to be an EIA development under the EIA 2011 regulations. The proposal has also been through the EIA scoping process, which aims to narrow the scope of the EIA to focus on the key issues which are specifically relevant to the development proposed. To this end, any formal planning application would be accompanied by an EIA and be processed as an EIA development.

PRE-APPLICATION PROCESS

5 The Proposal of Application Notice (reference 15/00004/PAN) confirms that public exhibitions have been held at the following locations.

- 25 February 2015 at Alyth Bowling Club
- 26 February at Kirkmichael Village Hall
- 26 February at Bridge of Cally Village Hall
- 27 February 2015 at Blairgowrie Town Hall

The applicant has advised that the following have also been consulted.

- MP for Perthshire North
- MSP for Perthshire North
- MSP's for Mid –Scotland and Fife
- Perth and Kinross Council Leaders
- Members of Perth and Kinross Council including Ward Councillors for the area

6 Mount Blair Community Council, Alyth Community Council, Blairgowrie and Rattray Community Council, Kirriemuir and Landward West Community Council have been sent copies of the Proposal of Application Notice.

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

NATIONAL POLICY AND GUIDANCE

8 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).

National Planning Framework

9 The NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning etc (Scotland) Act 2006 this is now a statutory document and 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.

The Scottish Planning Policy 2014

10 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

- Promoting Rural Development: paragraphs 74 – 83
- Supporting Business and Employment: paragraphs 92 - 108
- Valuing the Historic Environment: paragraphs 135 – 151
- Delivering Heat and Electricity: paragraphs 152 – 174
- Planning for Zero Waste: paragraphs 175 - 192
- Valuing the Natural Environment: paragraphs 193 – 218
- Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
- Promoting Responsible Extraction of Resources: paragraphs 242 - 248
- Managing Flood Risk and Drainage: paragraphs 254 – 268

Planning Advice Notes

- 11 The following Scottish Government Planning Advice Notes (PAN) are also of interest:-

- PAN 3/2010 Community Engagement
- PAN 1/2011 Planning and Noise
- PAN 2/2011 Planning and Archaeology
- PAN 1/2013 Environmental Impact Assessment
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 60 Planning for Natural Heritage
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 69 Planning & Building Standards Advice on Flooding
- PAN 75 Planning for Transport
- PAN 79 Water and Drainage

DEVELOPMENT PLAN

TAYPlan Strategic Development Plan 2012-2032

- 12 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”

13 Under TAYplan the following policies are of particular importance in the assessment of this application

- 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

14 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.

15 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.”

16 Under the LDP, the following policies are likely to be applicable:-

- PM1A - Placemaking
- PM1B - Placemaking
- PM2 - Design Statements
- TA1B - Transport Standards and Accessibility Requirements
- CF2 - Public Access
- HE1A - Scheduled Monuments
- HE1B - Non Designated Archaeology
- HE2 - Listed Buildings
- NE1A - International Nature Conservation Sites
- NE1B - National Designations
- NE1C - Local Designations
- NE2A - Forestry, Woodland and Trees
- NE2B - Forestry, Woodland and Trees
- NE3 - Biodiversity
- NE4 - Green Infrastructure
- ER1A - Renewable and Low Carbon Energy Generation
- ER1B - Extensions of Existing Facilities
- ER6 - Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Areas Landscapes
- PEP2 - New Development and Flooding
- EP5 - Nuisance from Artificial Light and Light Pollution
- EP8 - Noise Pollution

OTHER POLICIES

17 The following guidance will be relevant to the proposal.

- Perth and Kinross Flood Risk and Flood Risk Assessments – Developer Guidance (June 2014)

- Perth and Kinross Sustainable Design and Zero Carbon Development Supplementary Guidance (May 2014)
- Perth and Kinross Green Infrastructure Supplementary Guidance (Draft) (July 2014)
- Perth & Kinross Wind Energy Policy & Guidelines (2005)
- Tayside Landscape Character Assessment (1999)
- 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)
- Perth and Kinross Local Landscape Areas (Draft 2014)
- 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:-

- 12/01934/FLL Erection of single 84 metre high wind turbine, meter house and access track. Application refused under delegated powers in May 2013 and a review request was submitted to Local Review Body and was upheld in March 2014.
- 14/00877/SCOP EIA Scoping Opinion for proposed windfarm development. Content of Scoping agreed August 2014.

CONSULTATIONS

19 The following consultees will likely be consulted on any forthcoming application:-

External

- Scottish Environmental Protection Agency
- Scottish Natural Heritage
- The Scottish Government (Historic Scotland and Transport Scotland)
- Scottish Water
- Forestry Commission Scotland
- Royal Society for the Protection of Birds
- Ministry of Defence
- National Air Traffic Services
- Perth and Kinross Heritage Trust
- Cairngorms National Park Authority
- Angus Council
- Mountaineering Council of Scotland

- Mount Blair Community Council
- Alyth Community Council
- Blairgowrie and Rattray Community Council

Internal

- Access Officer
- Local Flood Risk Officer
- Biodiversity Officer
- Environmental Health
- Conservation Planner
- Strategic Planning and Policy
- Transport Planning

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

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

- Landscape and Visual Impact
- Cumulative Impact
- Design
- Relationship to nearby land uses
- Historic Environment and Cultural Heritage
- Natural Heritage
- Ecology including Ornithology
- Water Resources and Carbon Rich Soils
- Forestry
- Aviation and Telecommunications
- Noise
- Shadow Flicker
- Human Health
- Waste
- Contributions to meeting Carbon Reduction Targets
- Electricity Transmission and Grid Connection.
- Transport Implications
- Economy including tourism and recreation interests

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

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

Contents of the Environmental Statement

1. Introduction
2. Environmental Impact Assessment Regulations

3. Project Description
4. Policy Framework
5. Landscape and Visual Impact Assessment
6. Ecology
7. Ornithology
8. Hydrology, Hydrogeology and Ground Conditions
9. Cultural Heritage and Archaeology
10. Traffic and Transport
11. Residential Amenity – Noise, Air and Climate
12. Socio Economics
13. Existing Infrastructure – Telecommunications, Utilities, Aviation Safeguarding/Safety, Electromagnetic Safety and Shadow Flicker/Reflectivity
14. Conclusion

22 The following studies will also be submitted as part of the planning application:

- Planning Statement
- Design and Access Statement
- Transport Assessment
- Flood Risk Assessment
- Drainage Impact Assessment
- Pre-Application Consultation Report

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.

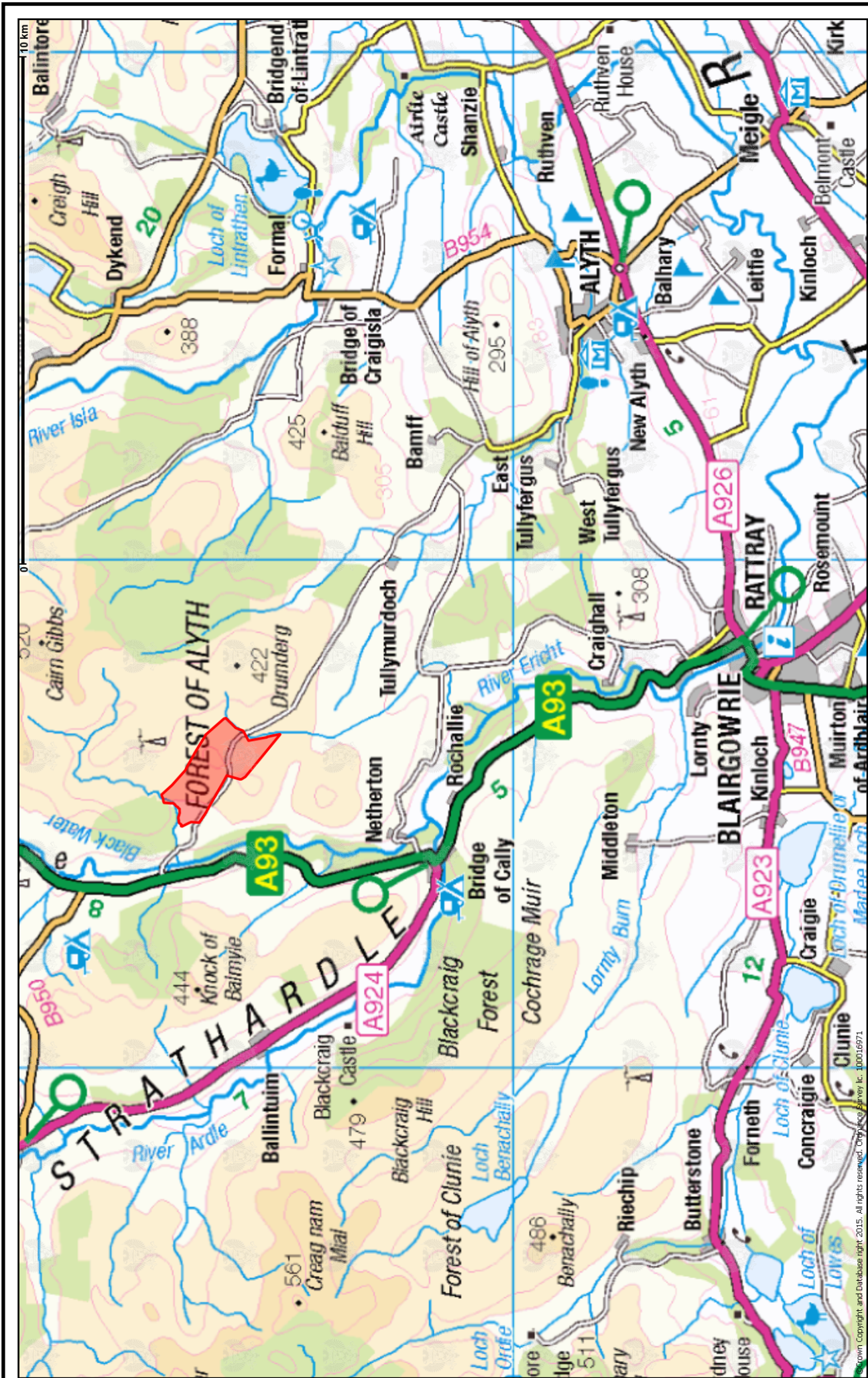
Background Papers: None
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 Date: 30 March 2015

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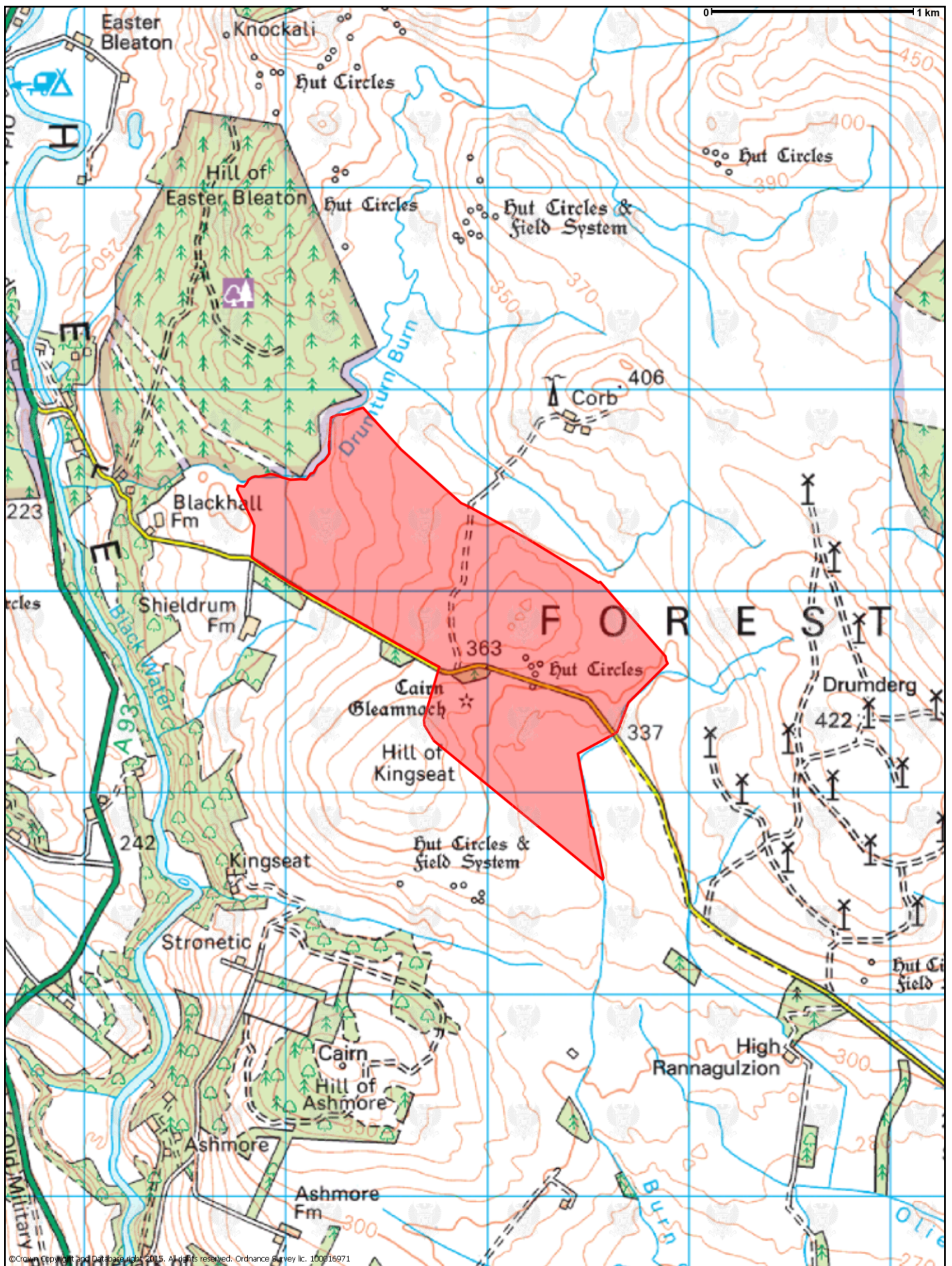
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