

Perth and Kinross Council
Development Management Committee – 15 July 2015
Pre-Application Report by Development Quality Manager

Installation of an underground electricity cable from Tullymurdoch Wind Farm to substation at Coupar Angus.

Ref. No: 15/00012/PAN
Ward No: 2 – Strathmore
3 – Blairgowrie and Glens

Summary

This report is to inform the Committee of a forthcoming planning application in respect of a major development between Tullymurdoch Wind Farm to substation at Coupar Angus consisting of the installation of an underground electricity cable.

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 10 June 2015. The purpose of this report is to inform the Development Management Committee of a forthcoming planning application in respect of a major development on land between Tullymurdoch Wind Farm to substation at Coupar Angus for the installation of an underground electricity cable. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 It is proposed to construct an underground electricity cable from the consented Tullymurdoch wind farm via the consented Welton of Creuchies windfarm to a substation located at Coupar Angus. The route is approximately 19km in length, the cable trench would be 1m in width and the temporary working corridor would be approximately 150m at the widest points.

PRE-APPLICATION PROCESS

- 3 The Proposal of Application Notice (reference 15/00012/PAN) outlined that a public exhibition would be held on 28 July 2015 as a key part of the community consultation process. A copy of the Proposal of Application Notice has also been sent to the Alyth Community Council, Blairgowrie and Rattray Community Council, Coupar Angus and Bendochy Community Council and the Kirriemuir Landward West Community Council.
- 4 The Planning Authority on receipt of the PAN confirmed that further consultation activity should be undertaken. This included a request that consultation and a formal invite to the public event are extended to include the Alyth Development Trust, Coupar Angus Regeneration Trust along with the following ward councillors Bob Ellis, Liz Grant, Caroline Shiers, Alan Grant, Dennis Melloy, Ian Miller and Lewis Simpson.

- 5 The results of the community consultation will be incorporated into a Pre-application Consultation report and will be submitted as part of the application.

NATIONAL POLICY AND GUIDANCE

- 6 The Scottish Government expresses its planning policies through the National Planning Framework (NPF) 3, the Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

National Planning Framework

- 7 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

- 8 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:-
- Sustainability : paragraphs 24 - 35
 - Placemaking : paragraphs 36 – 57
 - Valuing the Historic Environment: paragraphs 135 – 151
 - Delivering Heat & Electricity: paragraphs 152 - 174
 - Valuing the Natural Environment : paragraphs 193 – 218
 - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
- 9 The following Scottish Government Planning Advice Notes (PAN) are likely to be of relevance to the proposal:-
- PAN 3/2010 Community Engagement
 - PAN 1/2011 Planning and Noise
 - PAN 2/2011 Planning and Archaeology
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 60 Planning for Natural Heritage
 - PAN 61 Planning and Sustainable Urban Drainage Systems

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2012-2032

- 10 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 plans 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”

- 11 The following sections of the TAYplan 2012 are of particular importance in the assessment of this application.
- Policy 3 – Managing TAYPlans Assets
 - Policy 6 – Energy and Waste

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

- 12 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.
- 13 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.”*
- 14 Under the LDP, the following policies are of particular importance in the assessment of this application.
- PM1 – Placemaking
 - PM2 – Design Statements
 - PM3 – Infrastructure Contributions
 - CF2 – Public Access
 - HE1 – Scheduled Ancient Monuments and Non Designated Archaeology
 - HE2 – Listed Buildings
 - NE2 – Forestry, Woodland and Trees
 - NE3 – Biodiversity
 - NE4 – Green Infrastructure
 - ER1 – Renewable and Low Carbon Energy Generation
 - ER2 – Electricity Transmission Infrastructure
 - ER6 – Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area’s Landscapes.
 - EP1 – Climate Change, Carbon Reduction and Public Safety
 - EP2 – New Development and Flooding
 - EP3 – Water Environment and Drainage
 - EP4 - Health and Safety Consultation Zones
 - EP5 – Nuisance from Artificial light and Light Pollution
 - EP8 – Noise Pollution
- 15 In addition, the outcome of the Strategic Environmental Assessment for the LDP applies for any proposed mitigation and enhancement measures and delivery mechanisms.

OTHER POLICIES

16 The following supplementary guidance and documents are of particular importance in the assessment of this application

- Tayside Landscape Character Assessment 1999
- Green Infrastructure Supplementary Guidance (Draft) July 2014
- River Tay Special Area of Conservation Supplementary Guidance
- Perth and Kinross Council Corporate Plan 2013-2018
- Perth and Kinross Community Plan 2013/2023

PLANNING SITE HISTORY

17 12/01423/FLL - Formation of wind farm with associated access track and ancillary works at Tullymurdoch by Alyth. The application was refused by the Development Management Committee but subsequently allowed on appeal.

10/00876/FLL - Erection of four wind turbines, access road and associated infrastructure at Welton Of Creuchies by Alyth. The application was refused under delegated powers but was subsequently allowed by the Local Review Body.

CONSULTATIONS

18 As part of the Planning process the following would likely be consulted;

External

- Scottish Natural Heritage
- Scottish Environment Protection Agency
- Transport Scotland
- Historic Scotland
- Scottish Water

Internal

- Perth and Kinross Heritage Trust
- Environmental Health
- Biodiversity Officer
- Community Greenspace
- Transport Planning
- Structures and Flooding

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL LIKELY BE ASSESSED

19 The key considerations against which the eventual application will be assessed include:

- a. Landscape and Visual Impact
- b. Scale, Design and Layout

- c. Relationship to nearby land uses
- d. Historic Environment and Cultural Heritage
- e. Natural Heritage
- f. Ecology
- g. Water Resources and Soils
- h. Noise
- i. Dust
- j. Waste
- k. Transport Implications (Local Road Network and proximity to A9).
- l. Economy

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

20 In order to support the planning application, unless an EIA is required, the following supporting documents should be submitted:-

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation Report
- Archaeology Statement (proximity to scheduled ancient monument)
- Landscape Assessment/statement and Landscaping Schedule
- Noise Assessment
- Construction Management Plan (CMP) (pollution sediment runoff to River Tay Special Area of Conservation).

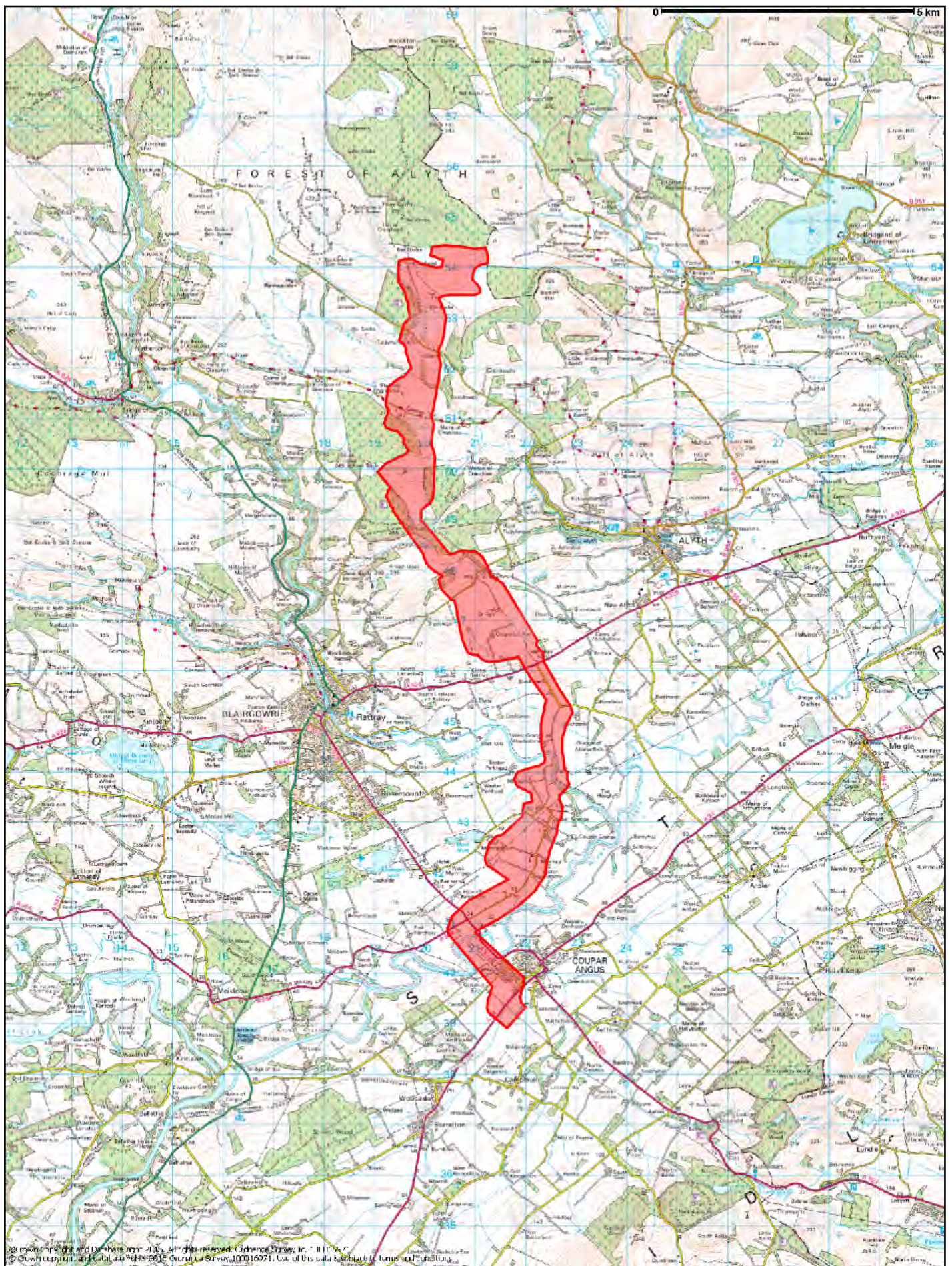
CONCLUSION AND RECOMMENDATION

21 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
 Contact Officer: John Russell – Ext 75346
 Date: 30 June 2015

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Development Management Committee



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15/00012/PAN

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