

THE HIGHLAND COUNCIL

**CAITHNESS, SUTHERLAND & EASTER ROSS
PLANNING APPLICATIONS COMMITTEE – 7 June 2011**

Agenda Item	3.5
Report No	PLC/026/11

**11/00927/FUL : North British Windpower Ltd
Land on Skelpick Estate 3km South East of Bettyhill**

Report by Area Planning and Building Standards Manager

SUMMARY

Description: Widening of the paved bellmouth entrance to Bettyhill Windfarm.
Relocation of switchgear control building from the approved position.

Recommendation - GRANT

Ward : 01 - North, West And Central Sutherland

Development category : Local

Pre-determination hearing : No hearing required

Reason referred to Committee : Objection from Bettyhill, Strathnaver and Altnaharra Community Council.

1. PROPOSED DEVELOPMENT

- 1.1 The application is in detail and involves works to the junction of the A836 to the east of Bettyhill and the single track road leading to the south towards the now disused Bettyhill dump. In addition there is the relocation of the approved switchgear control building. The proposed works are associated with the Bettyhill windfarm application (07/00448/FULSU). The works to the access are to allow the movement of abnormally long vehicles into/out of the site by providing a greater 'swing' into and out of the site.
- 1.2 Informal pre-application discussions with TECS Services relating to the technical aspects of the proposed access arrangements.
- 1.3 No existing infrastructure on the site in connection with the proposed development (or the associated windfarm).
- 1.4 No supporting documents submitted.
- 1.5 No variations have been made to the application since it was submitted.

2. SITE DESCRIPTION

2.1 The site comprises two distinct elements:

- The access point of the single track site access road onto the A836
- Small area of open hill ground for the control building – moorland and rough grazing

3. PLANNING HISTORY

3.1 07/00448/FULSU - Construction and operation of onshore wind development comprising 2 wind turbines (installed capacity 5MW), access track and infrastructure, switchgear control building, anemometer mast and temporary control compound. Approved by Committee 17.03.2009 but pending conclusion of s75.

4. PUBLIC PARTICIPATION

4.1 Advertised : Neighbours

Representation deadline : 29.04.2011

Timeous representations : 0

Late representations : 1 (received 02.05.2011)

4.2 Material considerations raised are summarised as follows:

- The extremely long vehicles will be negotiating a sweeping turn across the A836 which is a busy road and at that point the traffic is travelling very fast.

4.3 All letters of representation can be viewed online www.highland.gov.uk, at the Area Planning Office and for Councillors, will be available for inspection immediately prior to the Committee Meeting.

5. CONSULTATIONS

5.1 **Area Roads and Community Works Manager** : No objections.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Structure Plan 2001

G2 Design for Sustainability

6.2 Sutherland Local Plan

3 Wider Countryside

10 Physical Constraints

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Wide Local Development Plan – Proposed Plan (2010)

Policy 29 - Sustainable design

7.2 Highland Council Supplementary Planning Policy Guidance

Not applicable

7.3 Scottish Government Planning Policy and Guidance

Not applicable

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 Development Plan Policy Assessment

The application has to be read in conjunction with the windfarm application 07/00448/FULSU which has already been considered by Committee (17.03.2009). That permission has not yet been issued as it is pending the conclusion of a s75 agreement.

The proposal is to allow the movement of abnormally long vehicles into/out of the site by providing a greater 'swing' into and out of the site. These vehicles would be required for the delivery of turbines to the site.

In addition, the electricity substation and control building is to be re-positioned. Their external finishes can be controlled by condition. In my assessment a slate roof, or dark grey/blue/black matt finish box profile sheet to the roof, with a dark grey wet harl wall finish would be appropriate.

The proposal is considered to be acceptable and accords with policy.

8.4 Material Considerations

There are no technical difficulties with the road works, with these having been discussed at a pre-application stage with the Road Engineers in TECS.

Bettyhill, Strathnaver & Altnaharra Community Council was not formally consulted on the application but objected on 18 May on the grounds that the extremely long vehicles will be negotiating a sweeping turn across the A836 which is a busy road and at that point the traffic is travelling very fast. I would advise Members that TEC Services have indicated that the proposal is technically acceptable and that there is sufficient technical information to fully assess the proposal. The submitted plans are clear and comprehensive.

8.5 **Other Considerations – not material**

None

8.6 **Matters to be secured by Section 75 Agreement**

None

9. CONCLUSION

9.1 The proposal is considered to accord with policy and will enable the already approved windfarm development to proceed in a safe manner.

10. RECOMMENDATION

Action required before decision issued n

Notification to Scottish Ministers n

Notification to Historic Scotland n

Conclusion of Section 75 Agreement n

Revocation of previous permission n

Subject to the above, it is recommended the application be **Granted** subject to the following conditions and reasons:

(1.) Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docquetted as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

Reason: In order to clarify the terms of the permission hereby granted and to ensure that the development is implemented as approved.

(2.) The substation/control building shall be finished with a slate roof, or dark grey/blue/black matt finish box profile sheet, and a dark grey wet harl wall finish, or as may otherwise be agreed in writing with the Planning Authority prior to the commencement of development.

Reason: In the interests of amenity.

(3.) No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this planning permission/approval of matters has been submitted to and acknowledged by the Planning Authority.

Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

(4.) Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority.

Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

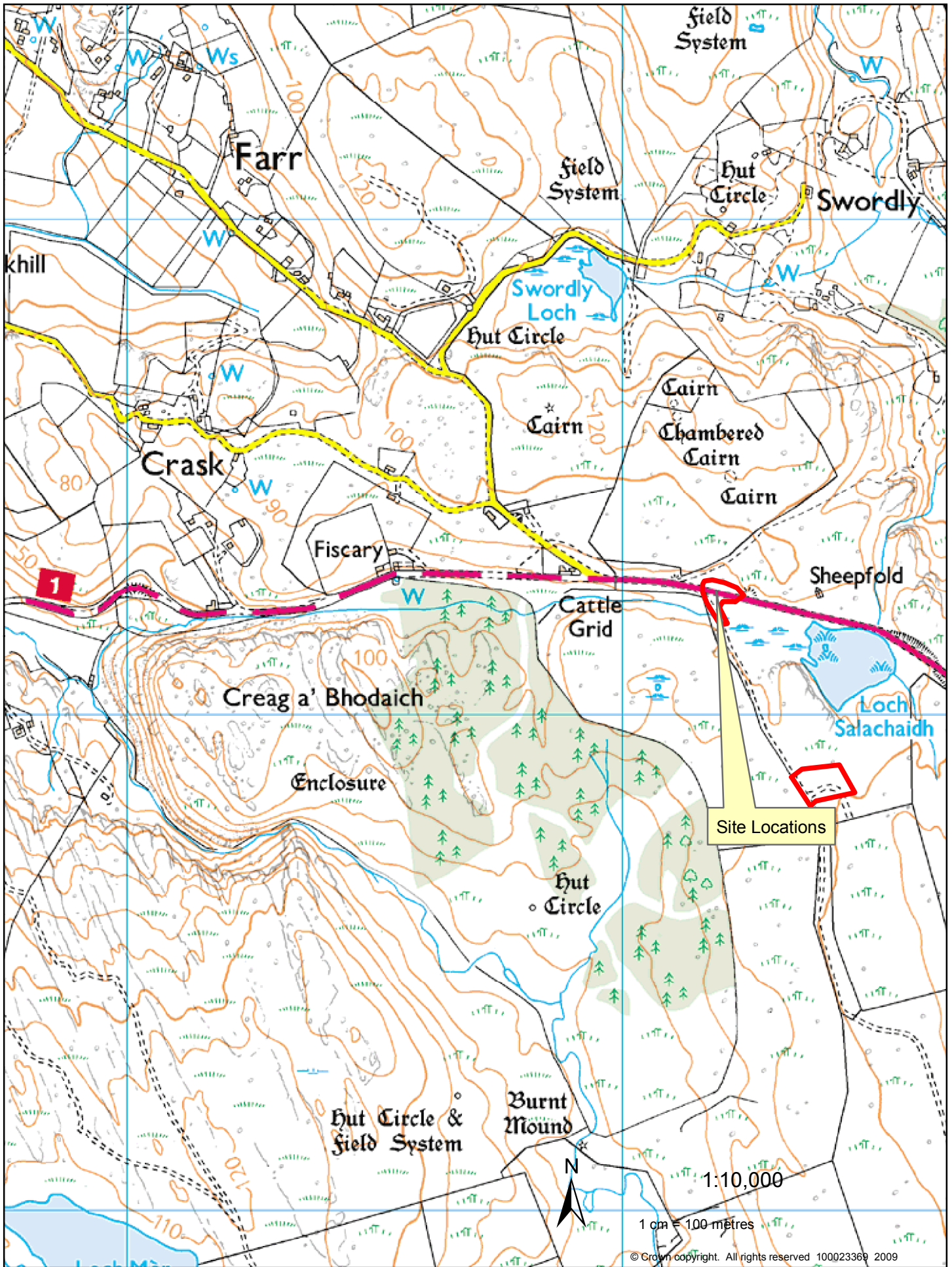
INFORMATIVE NOTE REGARDING THE TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Road Openings Permit / Road Construction Consent: you may require consent from the Roads Authority prior to the commencement of this development. You are therefore advised to contact them direct to discuss the matter. The Council reserves the right to recover all costs for repairing any damage to the public road which can be attributed to construction works for this development, over what is a fragile section of Council road infrastructure. Under the New Roads & Street Works Act (1991) s109, a Road Opening Permit is required to be obtained by the applicant from the Roads Authority for the installation of the access across the verge.

Signature: Allan J Todd
Designation: Area Planning & Building Standards Manager
Caithness, Sutherland and Easter Ross
Author: Bob Robertson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: JE30109-C-900 REV P4 LOCATION/SITE PLAN A3
JE30109-C-901 REV P5 ACCESS LAYOUT A3
JE30109-C-902 REV P3 ACCESS LAYOUT A3
JE30109-C-903 REV P5 ELEVATIONS A1

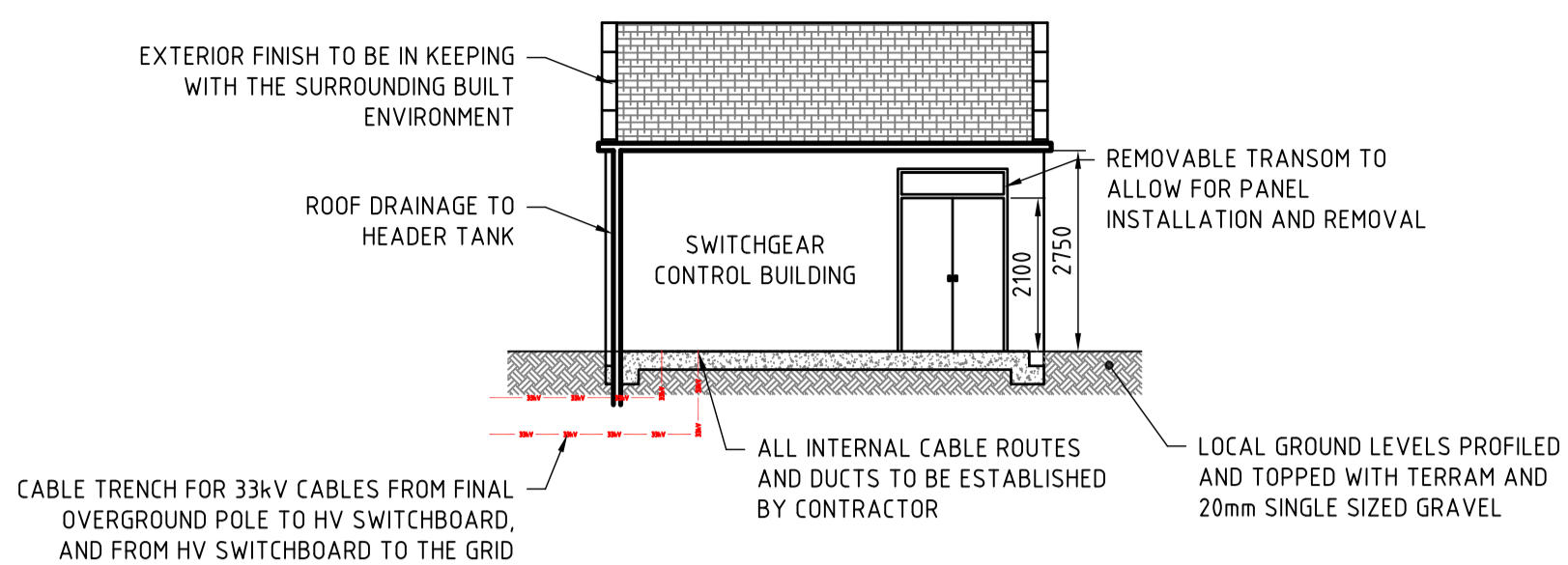
Appendix – Letters of Representation

Name	Address	Date Received	For/Against
Secretary, Bettyhill, Strathnaver and Altnaharra Community Council.	'Serendipity', Kirtomy, Bettyhill, KW14 7TB	02.05.2011	Against



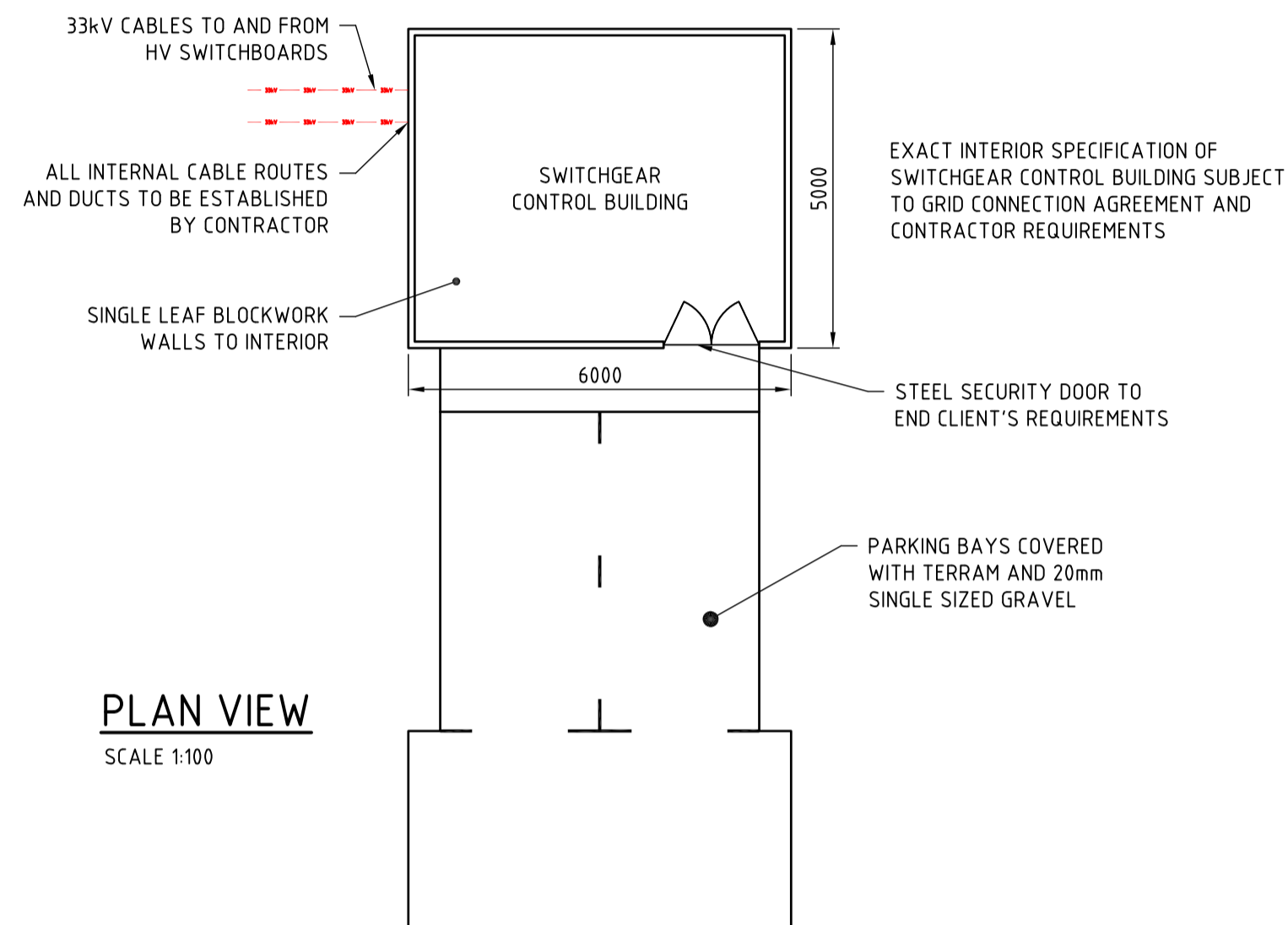
11/00927/FUL
 Widening of the paved bellmouth entrance to Bettyhill Windfarm.
 Relocation of switchyard from the approved position
 at Land on Skelpick Estate, 3Km East of Bettyhill.

North British Windpower Ltd.
 Lochside House
 3 Lochside Way
 Edinburgh Park
 Edinburgh
 EH12 9DT



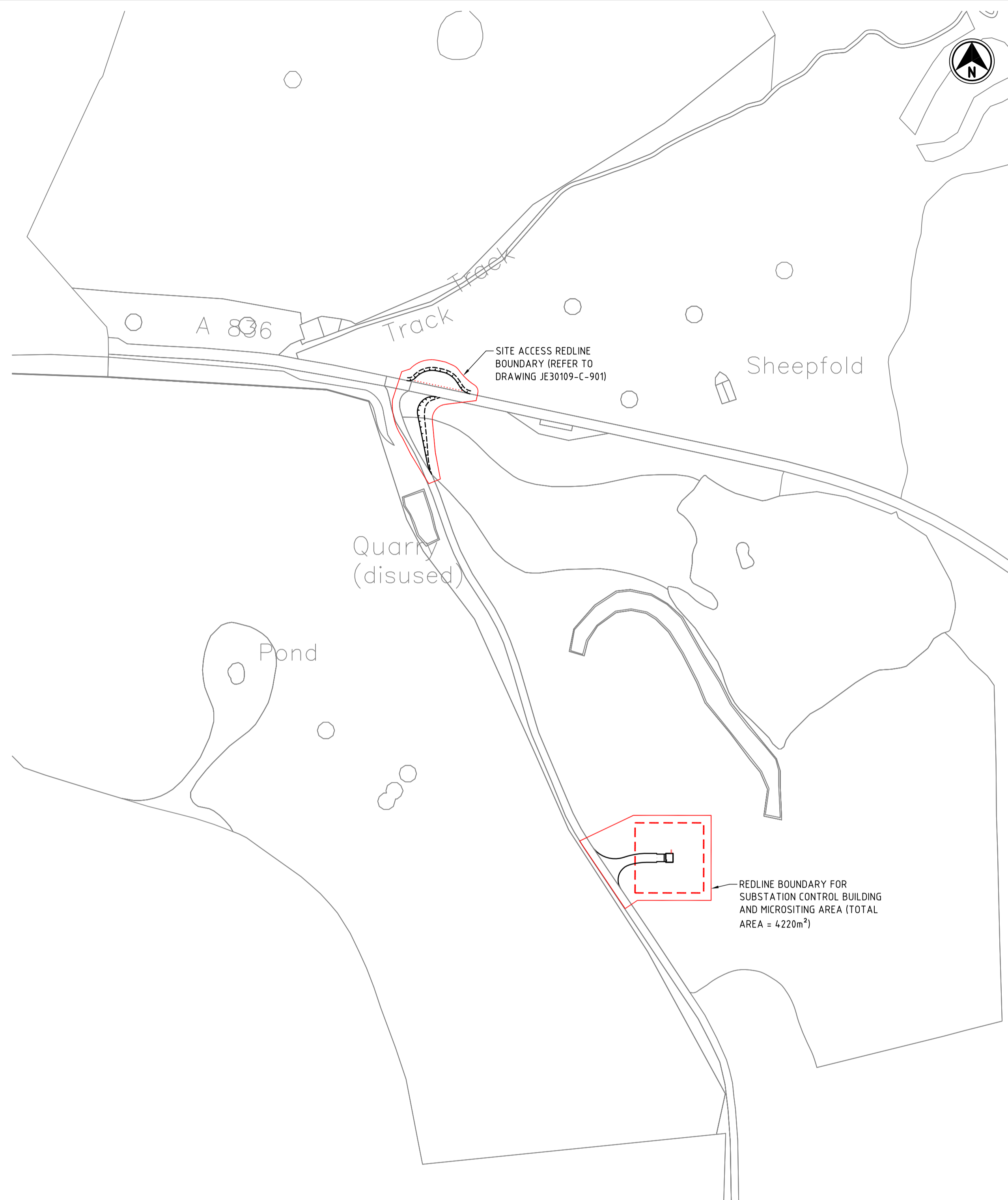
FRONT ELEVATION

SCALE 1:100



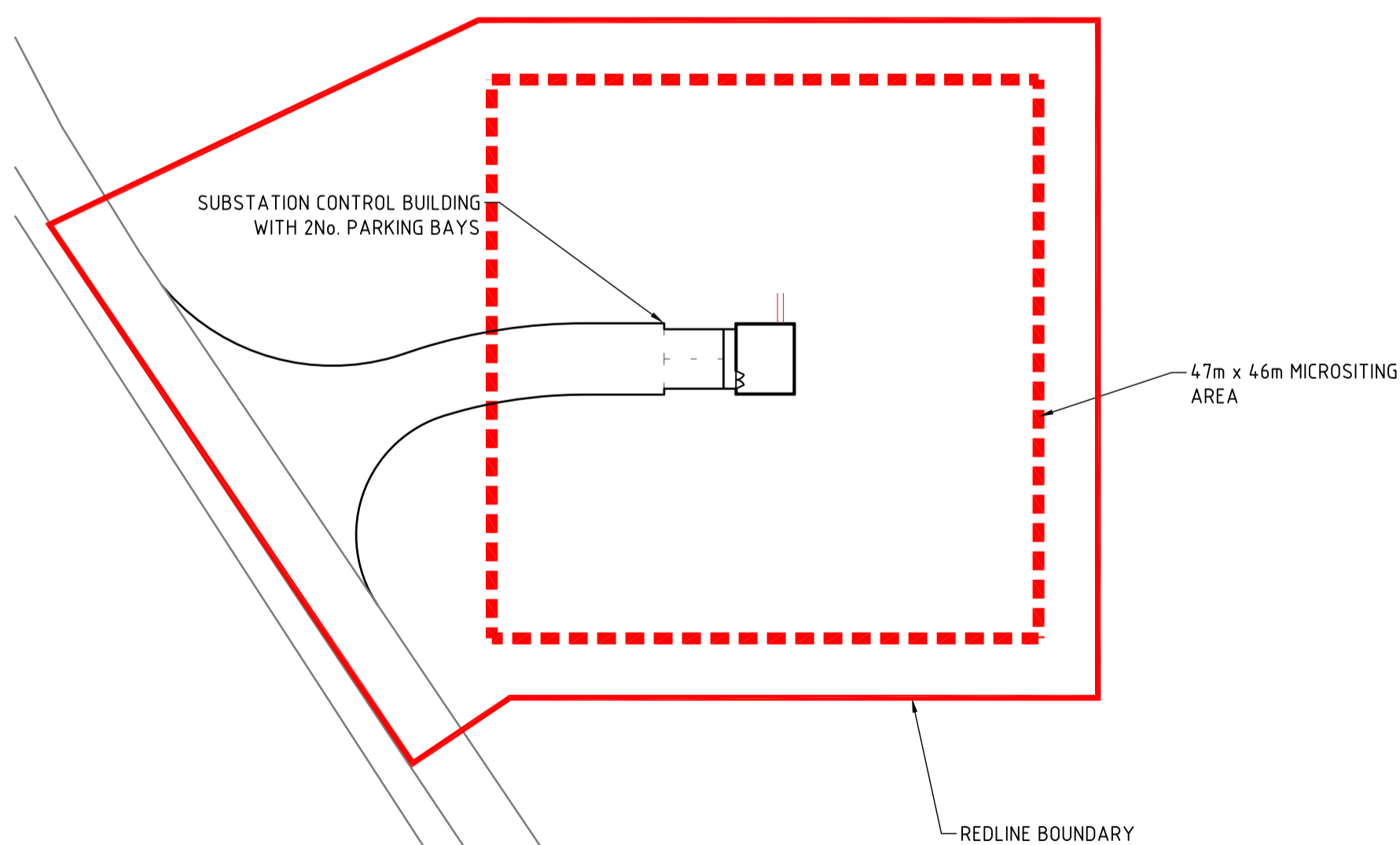
PLAN VIEW

SCALE 1:100



SUBSTATION CONTROL BUILDING LOCATION PLAN SHOWING CONTROL BUILDING IN RELATION TO SITE ACCESS JUNCTION

SCALE 1:2000



SUBSTATION CONTROL BUILDING INDICATIVE LAYOUT

SCALE 1:500

NOTES

- SUBSTATION - AREA WITHIN RED LINE BOUNDARY = 4220m²

No	DATE	DRAWN BY	CHECKED BY	AMENDMENT
P5	06.04.11	ED	RA	AMENDED FOR ISSUE
P4	01.04.11	ED	RA	MICROSITING AREA SHOWN AND DRAWING REVISED TO A1 TO SHOW LOCATION PLAN FOR RED LINE BOUNDARY AREA
P3	28.03.11	ED	RA	INDICATIVE PARKING AREA SHOWN ON SWITCHGEAR CONTROL BUILDING PLAN VIEW
P2	25.01.11	ED	RA	MINOR AMENDMENTS & DIMENSIONS SHOWN, PRELIMINARY ISSUE
P1	25.01.11	ED	RA	PRELIMINARY DRAFT ISSUE FOR INFORMATION ONLY

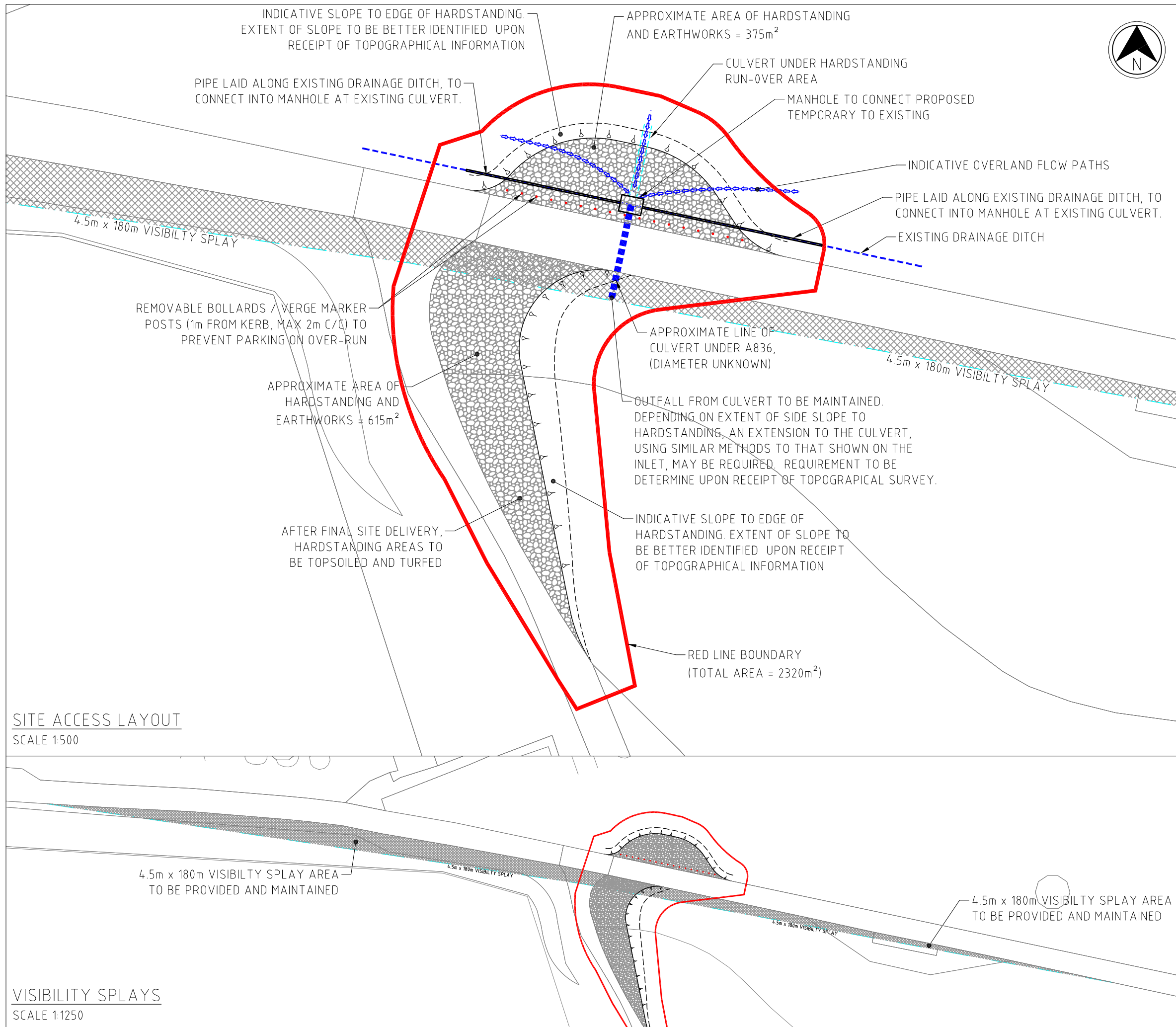
DRAWING STATUS
FOR APPROVAL
 APPROVED BY: RA DATE: 06.04.11

Sinclair Knight Merz
 OneSixty
 160 Dundee Street
 Edinburgh
 Scotland EH11 1DQ
 Tel: +44 131 222 3530
 Fax: +44 131 222 3531
 Web: www.skmconsulting.com

CLIENT: BH Wind Energy Limited
 PROJECT: BETTYHILL
 ONSHORE WIND DEVELOPMENT
 DRAWN BY: ED CHECKED BY: RA

TITLE: SITE ACCESS
INDICATIVE SWITCHGEAR CONTROL ROOM

SCALE: AS SHOWN DRAWING No: JE30109-C-903 REV: P5



NOTES

1. THE HARDSTANDING IDENTIFIED WILL BE PRESENT FOR THE OPERATIONAL LIFESPAN OF THE WINDFARM
2. BELLMOUTH JUNCTION - AREA WITHIN RED LINE BOUNDARY = 2320m²

No	DATE	DRAWN BY	CHECKED BY	AMENDMENT
P5	06.04.11	ED	RA	AMENDED FOR ISSUE
P4	01.04.11	ED	RA	RED LINE BOUNDARY FOR SITE ENTRANCE WORKS ADDED
P3	23.02.11	ED	RA	AMENDED AS PER COUNCIL ROAD DEPT. COMMENTS. VISIBILITY SPLAYS ADDED
P2	25.01.11	ED	RA	INDICATIVE EXTENTS OF EARTHWORKS SHOWN. PRELIMINARY ISSUE
P1	21.01.11	ED	RA	PRELIMINARY DRAFT ISSUE FOR INFORMATION ONLY

DRAWING STATUS
FOR APPROVAL
 APPROVED BY: RA DATE: 06.04.11



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 Fax: +44 1 31 222 3531
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CLIENT **BH Wind Energy Limited**

PROJECT **BETTYHILL
 ONSHORE WIND DEVELOPMENT**

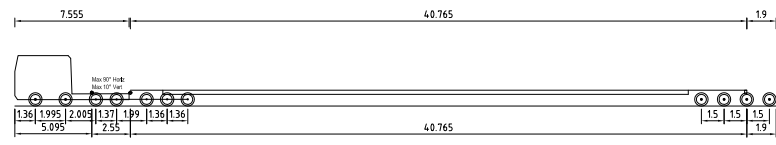
DRAWN BY **ED** CHECKED BY **RA**

TITLE **SITE ACCESS
 INDICATIVE SITE ACCESS
 OVER-RUN AREAS,
 CONSTRAINTS & VISIBILITY**

SCALE **AS SHOWN** DRAWING No **JE30109-C-901** REV **P5**

SITE ACCESS LAYOUT
 SCALE 1:500

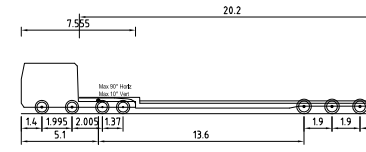
VISIBILITY SPLAYS
 SCALE 1:1250



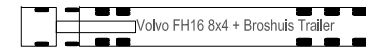
VOLVO FH16 8x4 + NOOTEBOOM TRAILER
 OVERALL LENGTH 50.351m
 OVERALL WIDTH 2.550m
 OVERALL BODY HEIGHT 4.900m
 MIN BODY GROUND CLEARANCE 0.427m
 MAX TRACK WIDTH 2.520m
 LOCK TO LOCK TIME 6.00 sec
 WALL TO WALL TURNING RADIUS 9.800m



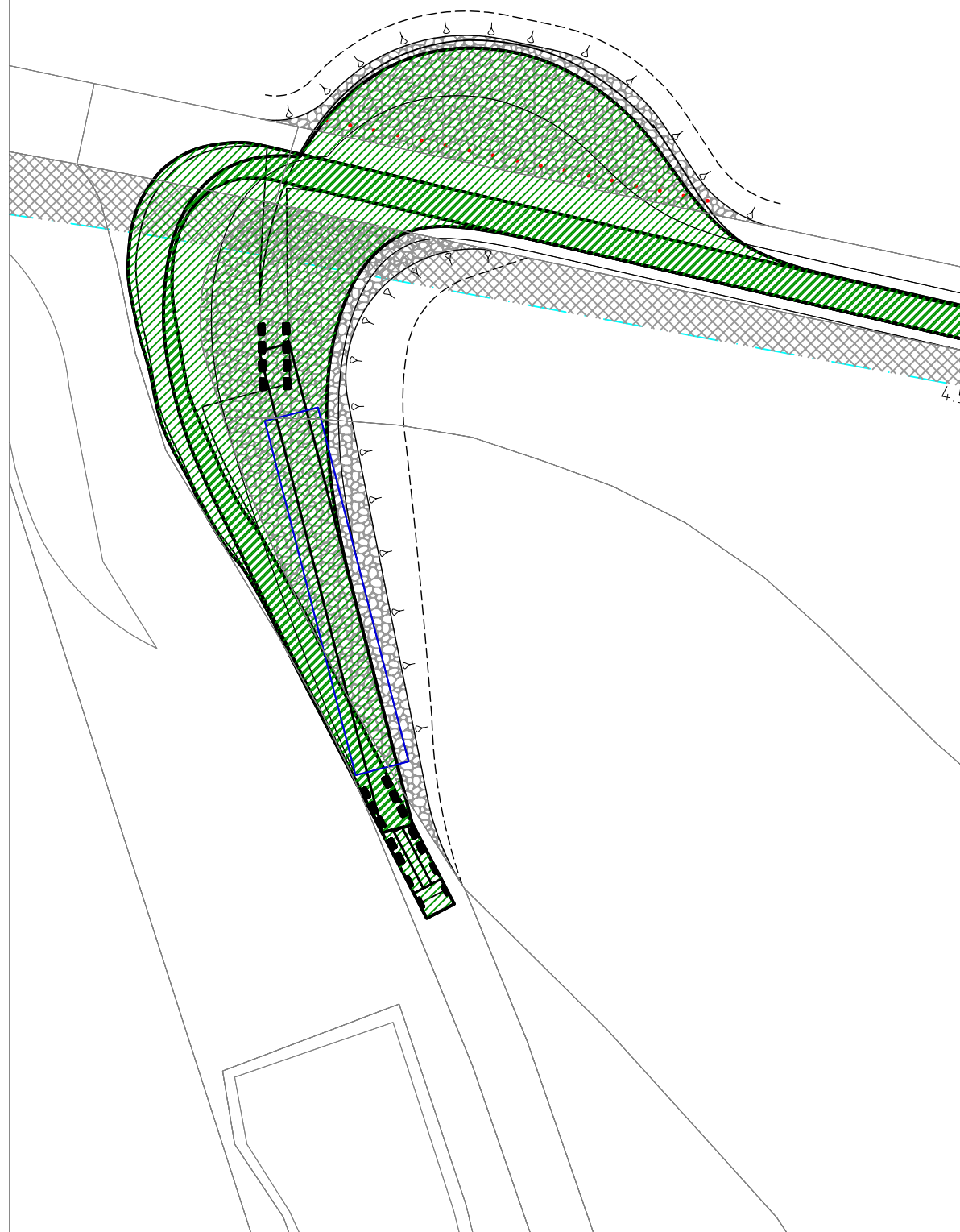
Volvo FH16 8x4 + Nootboom Trailer



VOLVO FH16 8x4 + BROSHUIS TRAILER
 OVERALL LENGTH 24.045m
 OVERALL WIDTH 2.550m
 OVERALL BODY HEIGHT 4.800m
 MIN BODY GROUND CLEARANCE 0.375m
 TRACK WIDTH 2.500m
 LOCK TO LOCK TIME 6.00 sec
 WALL TO WALL TURNING RADIUS 9.800m



Volvo FH16 8x4 + Broshuis Trailer



ACCESS INTO SITE



EGRESS FROM SITE

NOTES
 1. THE SWEEP PATH ANALYSIS IS BASED ON A 40m TRAILER UNIT, WHICH WILL BE ABLE TO TRANSPORT THE BLADES AND SECTIONS OF THE TOWER TO SITE. ON EGRESS FROM THE SITE, THE TRAILER WILL SHORTEN TO A LENGTH OF APPROXIMATELY 20m.

No	DATE	DRAWN BY	CHECKED BY	AMENDMENT
P3	06.04.11	ED	RA	AMENDED FOR ISSUE
P2	25.01.11	ED	RA	INDICATIVE EXTENTS OF EARTHWORKS SHOWN, PRELIMINARY ISSUE
P1	21.01.11	ED	RA	PRELIMINARY DRAFT ISSUE FOR INFORMATION ONLY

DRAWING STATUS
FOR APPROVAL
 APPROVED BY: RA DATE: 06.04.11

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 Web: www.skmconsulting.com

CLIENT **BH Wind Energy Limited**
 PROJECT **BETTYHILL
 ONSHORE WIND DEVELOPMENT**
 DRAWN BY **ED** CHECKED BY **RA**

TITLE **SITE ACCESS
 INDICATIVE SITE ACCESS
 SWEEP PATH ANALYSIS**
 SCALE **1:500 @ A3** DRAWING No **JE30109-C-902** REV **P3**