

**THE HIGHLAND COUNCIL**

**NORTH PLANNING APPLICATIONS COMMITTEE**  
**16 February 2016**

Agenda Item	<b>5.1</b>
Report No	<b>PLN/005/16</b>

**Report by Area Planning Manager – North**

**Proposal of Application Notice**

**Description :** Extension to Bettyhill windfarm comprising 7 turbines with a height to tip of around 125m,height to hub of 100m, rotor diameter of around 100m, with access tracks, power cables, substation, wind monitoring mast, transformers, hardstanding, borrow pit and temporary construction compound

**Ward :** 01 – North West Sutherland

**Applicant :** BH Wind Energy Ltd

**Site Address :** Land at Skelpick Estate Bettyhill

**1.0 BACKGROUND**

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 25.11.2015. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes :
- Proposal of Application Notice
  - Site / Location Plan

**2.0 SITE DESCRIPTION**

The site is located around 2km to the east of the central part of Bettyhill and to the south of the main north coast road, the A836. To the southeast of the site is a 2 turbine windfarm (07/00448/FULSU). The land is a mix of open moorland forestry.

**3.0 DEVELOPMENT PLAN POLICY**

The following policies are likely to be relevant to the assessment of the proposal:

**3.1 Highland Wide Local Development Plan 2012**

- 28 Sustainable Design
- 29 Design Quality and Place-Making

31	Developer Contributions
36	Development in the Wider Countryside
51	Trees and Development
52	Principle of Development in Woodland
55	Peat and Soils
57	Natural, Built and Cultural Heritage
58	Protected Species
59	Other Important Species
60	Other Important Habitats and Article 10 Features
61	Landscape
64	Flood Risk
66	Surface Water Drainage
67	Renewable Energy Developments
68	“Community” Renewable Energy Developments
69	Electricity Transmission Infrastructure
77	Public Access

### 3.2 Sutherland Local Plan 2010

### 3.3 Adopted Supplementary Planning Guidance

- Highland Council Sustainable Design Guide  
[http://www.highland.gov.uk/downloads/file/3019/highland\\_council\\_sustainable\\_design\\_guide](http://www.highland.gov.uk/downloads/file/3019/highland_council_sustainable_design_guide)
- Flood Risk and Drainage Impact Assessment  
[http://www.highland.gov.uk/downloads/file/2954/flood\\_risk\\_and\\_drainage\\_impact\\_assessment\\_supplementary\\_guidance](http://www.highland.gov.uk/downloads/file/2954/flood_risk_and_drainage_impact_assessment_supplementary_guidance)
- Trees, woodlands and development supplementary guidance  
[http://www.highland.gov.uk/downloads/file/354/trees\\_woodlands\\_and\\_development\\_supplementary\\_guidance](http://www.highland.gov.uk/downloads/file/354/trees_woodlands_and_development_supplementary_guidance)
- Physical Constraints Supplementary Guidance  
[http://www.highland.gov.uk/downloads/file/2899/physical\\_constraints\\_supplementary\\_guidance](http://www.highland.gov.uk/downloads/file/2899/physical_constraints_supplementary_guidance)
- Construction environmental management process for large scale projects  
[http://www.highland.gov.uk/downloads/file/2644/construction\\_environmental\\_management\\_process\\_for\\_large\\_scale\\_projects](http://www.highland.gov.uk/downloads/file/2644/construction_environmental_management_process_for_large_scale_projects)

- Highland Statutorily Protected Species Supplementary Guidance
- [http://www.highland.gov.uk/downloads/file/3026/highland\\_statutorily\\_protected\\_species\\_supplementary\\_guidance](http://www.highland.gov.uk/downloads/file/3026/highland_statutorily_protected_species_supplementary_guidance)
- **Onshore wind energy supplementary guidance**  
[http://www.highland.gov.uk/downloads/file/1012/onshore\\_wind\\_energy\\_supplementary\\_guidance](http://www.highland.gov.uk/downloads/file/1012/onshore_wind_energy_supplementary_guidance)

#### **4.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS, KEY ISSUES, AND PLANNING HISTORY**

The key materials issues which should be addressed as part of any planning application are as follows:

- National policy
- Development plan policies and relevant supplementary guidance
- Planning history of site and adjacent proposals
- Impact on the amenity of the immediate neighbouring properties and the wider area of Bettyhill
- Landscape and visual impact including cumulative impact
- Flood and surface water drainage assessment
- Aviation considerations
- Impact of traffic on A836 and local road network.
- Design and layout of the site
- Design and finishes of buildings within the site
- Design of road
- Maintenance of public access rights
- Protected species assessment
- Developer contributions

#### **5.0 CONCLUSION**

5.1 The report presents the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

#### **6.0 RECOMMENDATION**

It is recommended the Committee notes the submission of the PAN and advises of any issues it wishes to be brought to the applicant's attention.

Signature: Dafydd Jones

Designation: Area Planning Manager - North

Author: Bob Robertson

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Site / Location Plan

## PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006  
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

**The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.**

Applicant .. BH Wind Energy Limited .....	Agent .. SLR Consulting Limited .....
Address .. 13 Lennox Street .....	Address .. 4 Woodside Place .....
..... Edinburgh .....	..... Glasgow .....
..... EH4 1QB .....	..... G3 7QF .....
Phone No. .. 0131 332 5149 .....	Phone .. 0141 353 5037 .....
E-mail .. irwin@nbwindpower.com .....	E-mail .. smeenan@slrconsulting.com .....

**Address or Location of Proposed Development** Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

..... Land on Skelpick Estate, Bettyhill, Sutherland, KW14 7SQ (3km south east of Bettyhill) .....

.....

.....

**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

..... Extension to Bettyhill Windfarm comprising 7 turbines with a height to tip of around 125m, height to hub of 100m, .....

..... rotor diameter of around 100m, with access tracks, power cables, substation, wind monitoring mast, transformers, .....

..... hardstandings, borrow pit and temporary construction compound. ....

**Pre-application Screening Notice**

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES..... NO.....<sup>✓</sup>.....

**Community Consultation** [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
Bettyhill, Strathnaver and Altnaharra Community Council	TBC - at least 7 days in advance

Names/details of any other parties	Date Notice Served
George Lopes (landowner)	TBC - at least 7 days in advance

**Please give details of proposed consultation**

Proposed public event	Venue	Date and time
Public Exhibition	Bettyhill Hall	25th August 2015: 12pm - 2pm

Newspaper Advert – name of newspaper	Advert date(where known)
The Northern Times	TBC
The John O'Groats Journal	TBC

Details of any other consultation methods (date, time and with whom)

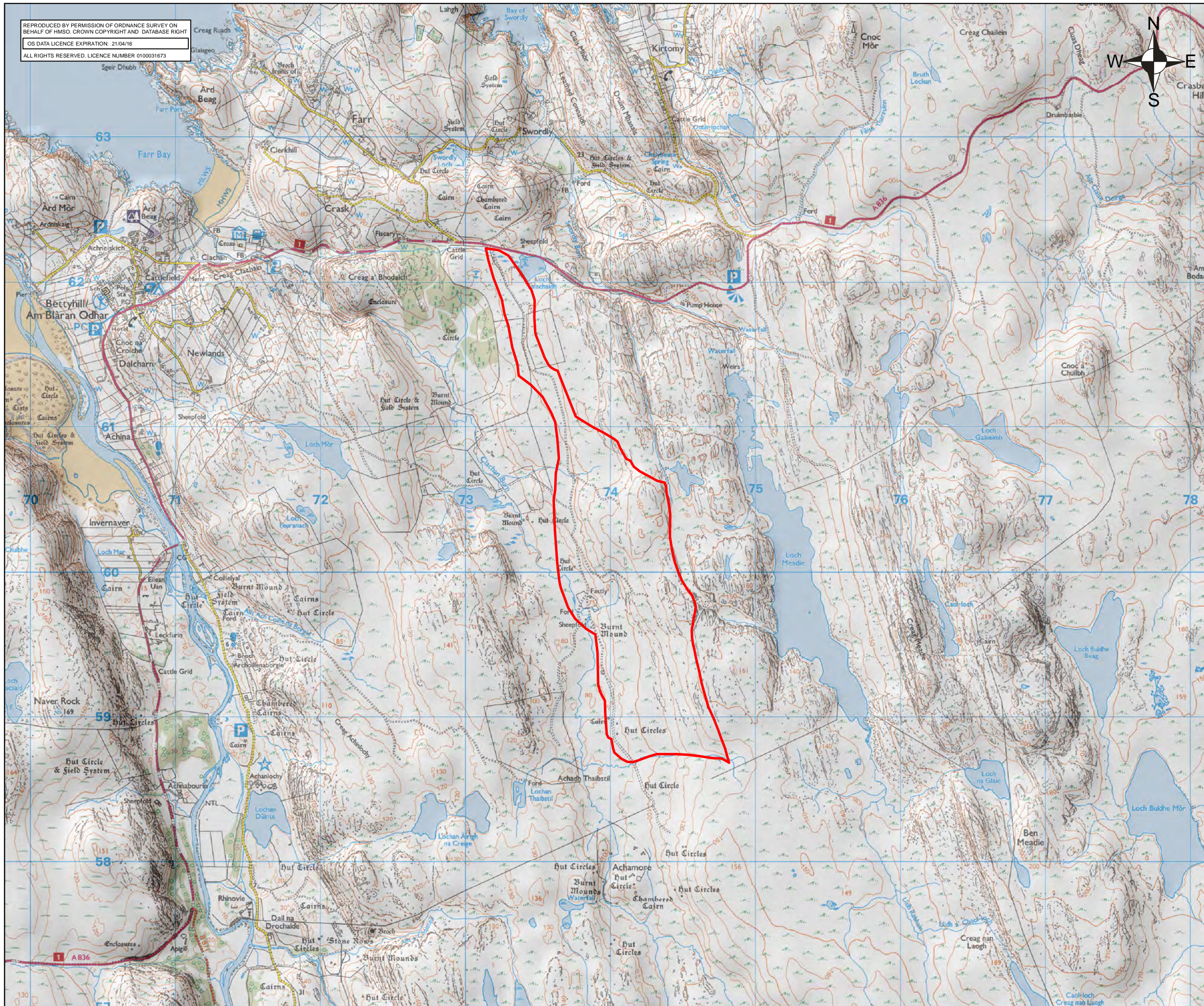
Meeting with shareholders of Bettyhill Common Grazings on 5th August 2015

Bettyhill Hall, 7.30pm

Signed .....

Date.....

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LEGEND

 SITE BOUNDARY



**BH Wind Energy Limited**

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 FLOOR 2  
 4/5 LOCHSIDE VIEW  
 EDINBURGH PARK  
 EDINBURGH  
 EH12 9DH  
 T: 01252 515682  
 www.slrconsulting.com

**BETTYHILL WIND FARM**  
 FOR INFO  
 SITE LOCATION

414.05502.00001.18.1.0 Site Location