

Agenda Item	<b>5.1</b>
Report No	<b>PLN/066/18</b>

## **THE HIGHLAND COUNCIL**

**Committee:** North Planning Applications Committee  
**Date:** 27 November 2018  
**Report Title:** 18/04363/PAN: Cogle Moss Renewables LLP  
Land 816M NE Of Blackpark, Watten  
**Report By:** Area Planning Manager – North

### **Purpose/Executive Summary**

**Description:** Wind farm and associated infrastructure  
**Ward:** 3 – Wick and East Caithness

### **Recommendation**

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

## **1. 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 the 10<sup>th</sup> September 2018. 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. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 Planning permission was granted by the Scottish Government Reporters Unit (DPEA) for the erection of 12 wind turbines of up to 100m blade tip height in January 2017. The applicant is now seeking to enlarge the height of the turbines as well as increase the number of turbines proposed. The development now proposes 14 turbines at a total height of 115m to blade tip. As such, a new planning application is required and a PAN has been lodged on this basis.

## **3. SITE DESCRIPTION**

- 3.1 The proposed development would be located at Cogle Moss, farmland situated around 3km north east of Watten and 9km west of Wick. The site boundary borders the B874 road to the south, the Moss of Killimister to the east and farmland to the west. The existing wind farm cluster of Bilbster, Achairn and Wathegar lies around 4km to the south.

## **4. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **4.1 Highland Wide Local Development Plan 2012**

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 55 - Peat and Soils
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape
- 62 - Geodiversity
- 63 - Water Environment
- 67 - Renewable Energy Developments

## 4.2 **Caithness and Sutherland Local Development Plan 2018**

No site specific policies

## 4.4 **Highland Council Supplementary Planning Policy Guidance**

- Onshore Wind Energy Supplementary Guidance including Landscape Appraisals
- Highland's Statutorily Protected Species
- Physical Constraints (March 2013)
- Sustainable Design Guide (Jan 2013)
- Construction Environmental Management Process for Large Scale Projects (August 2010)
- Developer Contributions (March 2013)

## 4.5 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June 2014)

## 5. **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- ### 5.1
- National Policy
  - National Planning Framework 3
  - Development plan policies and relevant supplementary guidance
  - Planning history
  - Siting
  - Landscape and visual impacts (including cumulatively)
  - Access and parking (operational and construction) including public access
  - Impact on amenity including noise considerations and shadow flicker
  - Drainage
  - Historic environment
  - Impact on aviation
  - Impact on protected species

## 6. **CONCLUSION**

- ### 6.1
- The report sets out 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.

## **7. IMPLICATIONS**

- 7.1 Resource: Not applicable
- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable
- 7.4 Climate Change/Carbon Clever: Not applicable
- 7.5 Risk: Not applicable
- 7.6 Gaelic: Not applicable

## **8. RECOMMENDATION**

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

Signature: Dafydd Jones  
Designation: Acting Head of Development Management - Highland  
Author: Gillian Pearson  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - Application Form  
Plan 2 - Site Layout Plan – Figure 1

## 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	COGLE MOSS RENEWABLES Agent
	LLP
Address	MUIRDEN
	TURRIFF
	ABERDEENSHIRE
Phone No.	[REDACTED]
E-mail	[REDACTED]

Address	MUIRDEN
	TURRIFF
	ABERDEENSHIRE
	AB33 4NH
Phone	[REDACTED]
E-mail	[REDACTED]

**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

COGLE MOSS, WATTEN, CAITHNESS  
(LAND NORTHEAST OF BLACKPARK)

**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.

WIND FARM AND ASSOCIATED  
INFRASTRUCTURE

**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.....

**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

WATTEN COMMUNITY COUNCIL 10/9/2018

SINCLAIRS BAY COMMUNITY COUNCIL 10/9/2018

Names/details of any other parties

Date Notice Served

.....  
.....

**Please give details of proposed consultation**

Proposed public event

Venue

Date and time

WATTEN VILLAGE HALL 2/10/2018

- PUBLIC EXHIBITION 13:30 - 18:45

Newspaper Advert - name of newspaper

Advert date(when known)

CAITHNESS COURIER 12/9/2018

JOHN O'GROAT JOURNAL 14/9/2018

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

.....  
.....

Signed



Date 10/9/2018



FIGURE 1

Planning Application Boundary








Scale: 1:10,000

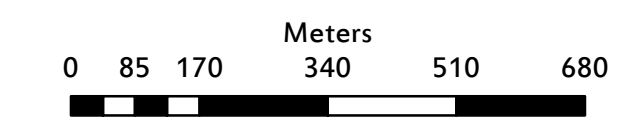
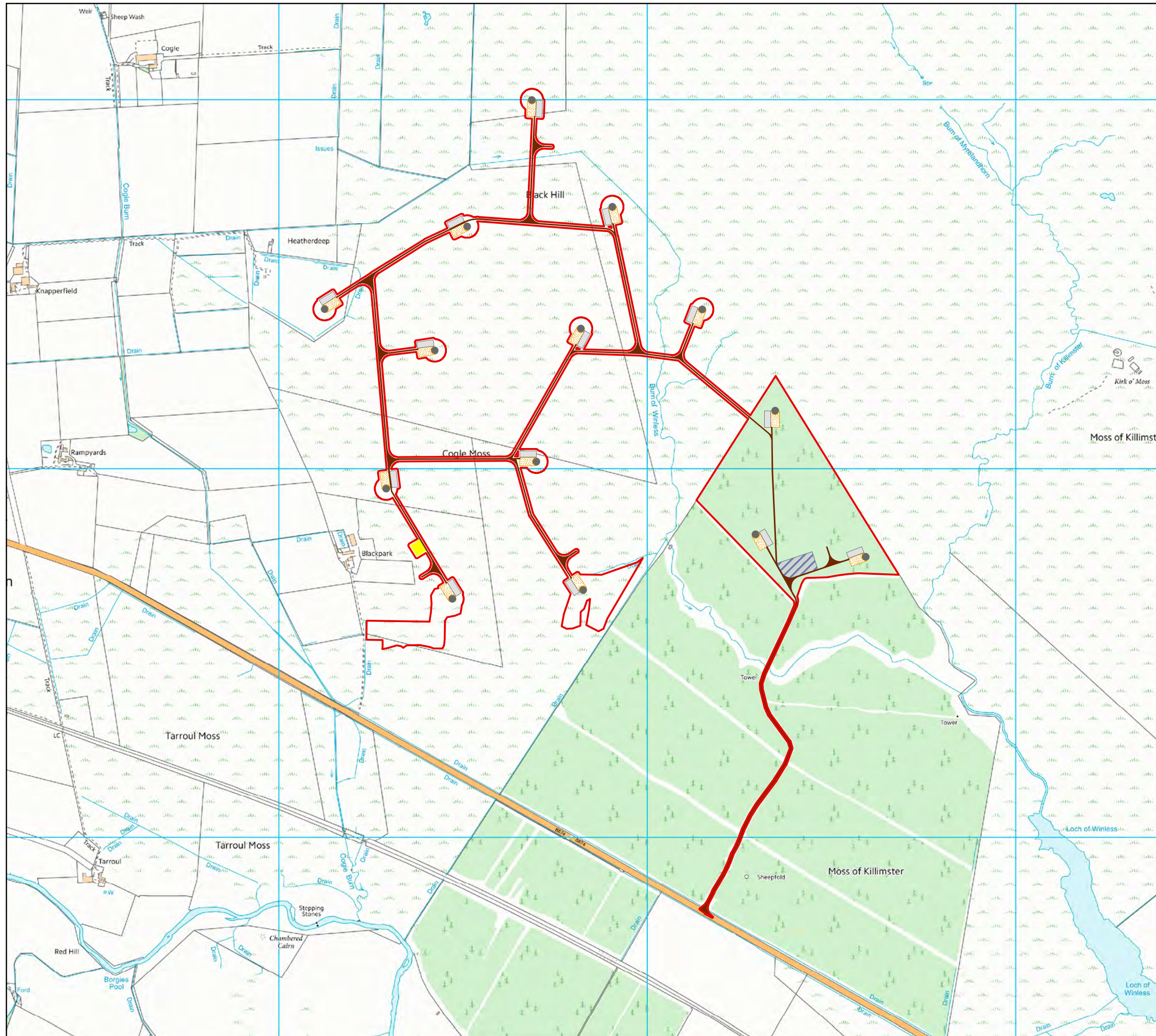
Checked by: AF

Drawn by: AE

Date: 20/08/2018

**Key:**

-  Planning Application Boundary
-  Access tracks
-  Laydown areas
-  Crane hardstanding
-  Foundations
-  Substation
-  Construction compound



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