

Agenda Item	<b>5.3</b>
Report No	<b>PLN/068/18</b>

## THE HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 27 November 2018

**Report Title:** 18/05526/PAN: E.ON Climate & Renewables UK Developments Ltd  
Camster II Wind Farm, Land 2000M NW Of Tannach Hill, Tannach, Wick

**Report By:** Area Planning Manager – North

### Purpose/Executive Summary

**Description:** Erection of 11 wind turbines (up to 40MW) including associated infrastructure (access roads, hard crane standings, met mast, internal cable routes, drainage, buildings and compounds)

**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 6th. 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
  - Copy of Advert
  - Covering Letter

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The PAN is for the erection of 11 wind turbines (up to 40MW) including associated infrastructure (access roads, hard crane standings, met mast, internal cable routes, drainage, buildings and compounds).

## **3. SITE DESCRIPTION**

- 3.1 The proposed development would be located on land approximately 7km southwest of Wick; the site currently consists of the Achairn forest which is actively managed by the Forestry Commission. The existing Camster wind farm is located west of the site. Wathegar Wind Farm is located to the north of the site.

## **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
- 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 – Copy of Advert  
Plan 3 – Site Layout Plan C\_181019\_P129\_v1

# 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.**

<b>Applicant</b>	E.ON Climate & Renewables UK Developments LTD	<b>Agent</b>	.....
<b>Address</b>	Westwood Business Park,	<b>Address</b>	.....
	Westwood Way,		.....
	Coventry, CV4 8LG		.....
<b>Phone No.</b>	██████████	<b>Phone</b>	.....
<b>E-mail</b>	Victoria.harrison@eon.com	<b>E-mail</b>	.....

**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

The proposed Camster II Wind Farm is located on land approximately 7km southwest of Wick, centred on National Grid Reference (NGR) 328792, 948123. The proposed development currently comprises of the Achair forest which is actively managed by FCS. .

**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.

EON are proposing a development of 11WTG up to 40MW of renewable wind energy. The development will include associated infrastructure including, for example, access roads, hard crane standings, one permanent met mast, internal cable routes, drainage infrastructure, and buildings and compounds associated with the wind farm. Due to known constraints for developable area and available grid, the project will not exceed 50MW

**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 X

**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

Watten Community Council; Tannach and District  
Community Council; Latheron, Lybster and Clyth  
Community Council

Served 06/11/2018

Names/details of any other parties

Date Notice Served

.....  
.....

**Please give details of proposed consultation**

Proposed public event

Venue

Date and time

Public Exhibition

Watten Village Hall

22 November 2018 1pm-8pm

.....

**Newspaper Advert – name of newspaper**

**Advert date(where known)**

Caithness Courier

7 November 2018, 14 November 2018

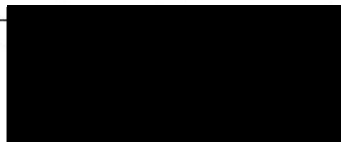
John O’Groats Journal

9 November 2018, 16 November 2018

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

Email address, freephone 25.10.2017, 15.02.2018, 20.08.2018,  
21.11.2018

Signed



Date.....

06/11/2018



**e.on**

# Help shape our plans

**22  
November  
2018**

**Camster II Wind Farm**

**With your help, we're shaping plans for a new proposed wind farm of 11 turbines near our existing site at Camster, so more people can benefit from clean energy.**

To really understand how local people and visitors use the area around the planned site, we'd love to get your feedback on our latest plans by the end of 2018.

**When and where?**

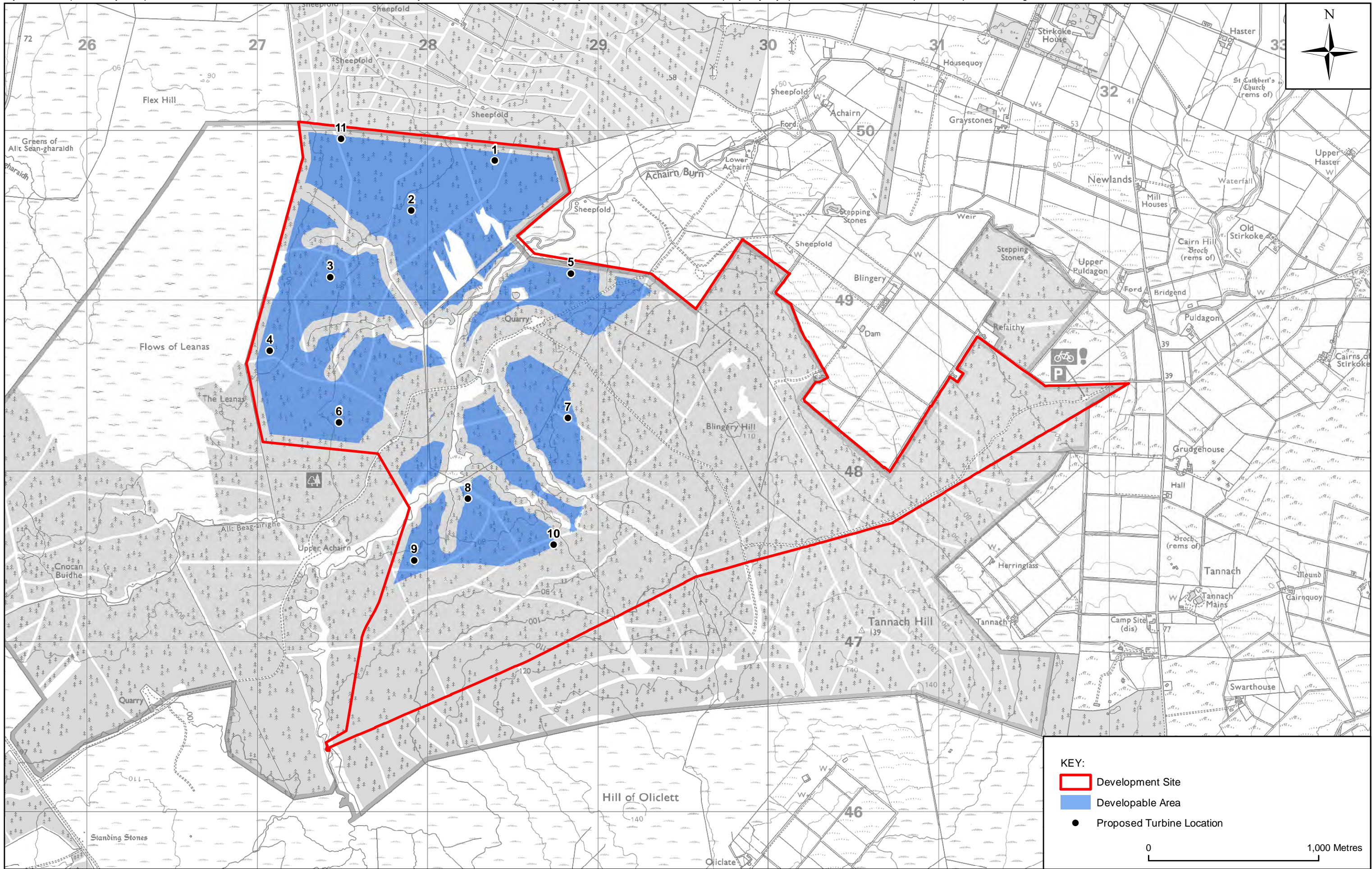
22 November 2018, 1pm – 8pm

Watten Village Hall, Watten, Caithness, KW15YL

**We look forward to seeing you there.**

**[eonenergy.com/camsterII](http://eonenergy.com/camsterII)**

Please note: This is a pre-application consultation for Camster II Wind Farm and any comments made to us are not representations to the Council. Once we've submitted our planning application, you'll have the opportunity to make a formal representation to the Council about this proposed development.



- KEY:**
- Development Site
  - Developable Area
  - Proposed Turbine Location

0 1,000 Metres

Client: **e-on**

Project: CAMSTER II WIND FARM ENVIRONMENTAL IMPACT ASSESSMENT

Title: PROPOSED TURBINE LAYOUT PLAN (LAYOUT OF 11 TURBINES 130M TIP)

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Drawn: LC	Checked: LC
Verified: CS	Approved: ...
Date: OCTOBER 2018	Scale at A3: 1:20,000
Drawing Number: C_181019_P129_v1	A3