

Agenda Item	5.2
Report No	PLN/014/19

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 5 March 2019
Report Title: 19/00695/FUL: Wind 2 Ltd per Atmos Consulting Ltd
Land 1700M South Of 43 Farlary, Rogart
Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Proposed wind turbine development comprising up to seven wind turbines with tip height up to 149.9m, including access tracks, a substation, energy storage systems and other related ancillary components including temporary construction compound and on site borrow pits

Ward: 4 – East Sutherland and Edderton

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 8th February 2019. 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 and Location Plan
 - Covering Letter

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The PAN provides notice of the developer's intention to submit a planning application for a proposed wind farm (known as South Kilbraur). The wind farm would comprise of seven wind turbines with a total height to tip of 149.9m. Ancillary development includes access tracks, a substation, energy storage systems and a temporary construction compound.

3. SITE DESCRIPTION

The site comprises land within Sutherland Estate which extends to just under 500 hectares. The land itself is mainly open moorland although some areas have been planted with new native forestry as part of a woodland grant scheme. The site lies located to the north east of Rogart. The small township of Knockarthur lies to the west of the site. The existing Kilbraur Wind Farm lies to the north of the site (this wind farm is not operated by the same developer)

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 and Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape
- 65 - Waste Water Treatment

66 - Surface Water Drainage
67 - Renewable Energy Developments
68 - Community Renewable Energy Developments

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

No site specific policies

4.3 **Highland Council Supplementary Planning Policy Guidance**

Construction Environmental Management Process for Large Scale Projects (August 2010)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Highland Renewable Energy Strategy and Planning Guidelines (May 2006)

Onshore Wind Energy: Interim Supplementary Guidance including Landscape Appraisals (March 2012 and December 2017)

Standards for Archaeological Work (March 2012)

Trees, Woodlands and Development (Jan 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: Area Planning Manager
Author: Gillian Pearson
Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 - Application Form
Plan 2 - Location Plan 40402-SL-040 Rev A

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	Wind 2 Ltd	Agent	Atmos Consulting Ltd
Address	83 Princes Street	Address	CBC House
	Edinburgh		24 Canning Street
	EH2 2ER		Edinburgh
Phone No.	07741738189	Phone	0131 346 9100
E-mail	ewan.eley@wind2.co.uk	E-mail	office@atmosconsulting.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

The site is centred on NGR 277000, 904300. See attached figure. The area where wind turbines are being proposed lies to the west of the summit of Cnoc na Gamma on the south side of the Loch and to the north of Loch Satachaidh.

Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² 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.

Proposed wind turbine development comprising up to seven wind turbines with tip height up to 149.9m, including access tracks, a substation, energy storage system and other related ancillary components including temporary construction compound and on site borrow pits.

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
Rogart Community Council	7th February 2019
Golspie Community Council	7th February 2019
Dornoch Community Council	7th February 2019
Names/details of any other parties	Date Notice Served
.....	
.....	

Please give details of proposed consultation

Proposed public event	Venue	Date and time
Public Exhibition	Rogart Hall	27th March, 2-8pm
Public Exhibition	Golspie Community Centre	28th March, 11am-8pm
Newspaper Advert – name of newspaper	Advert date(where known)	
The Northern Times	tbc	

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

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Signed S.Kyle

Date 01/02/2019

270000

280000

290000

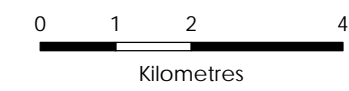
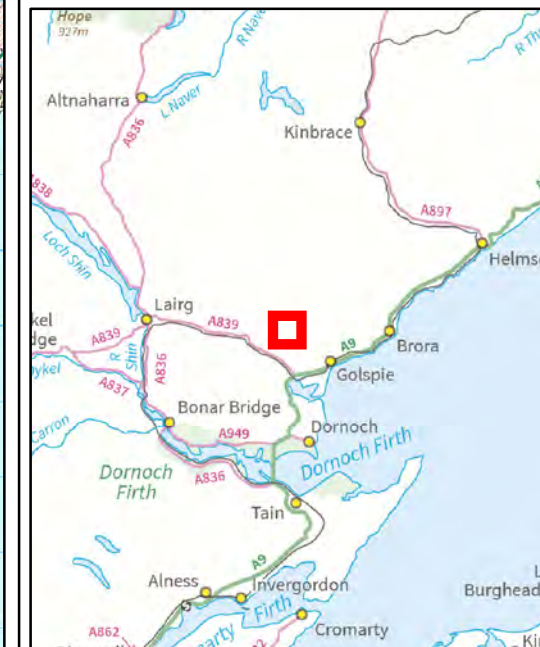
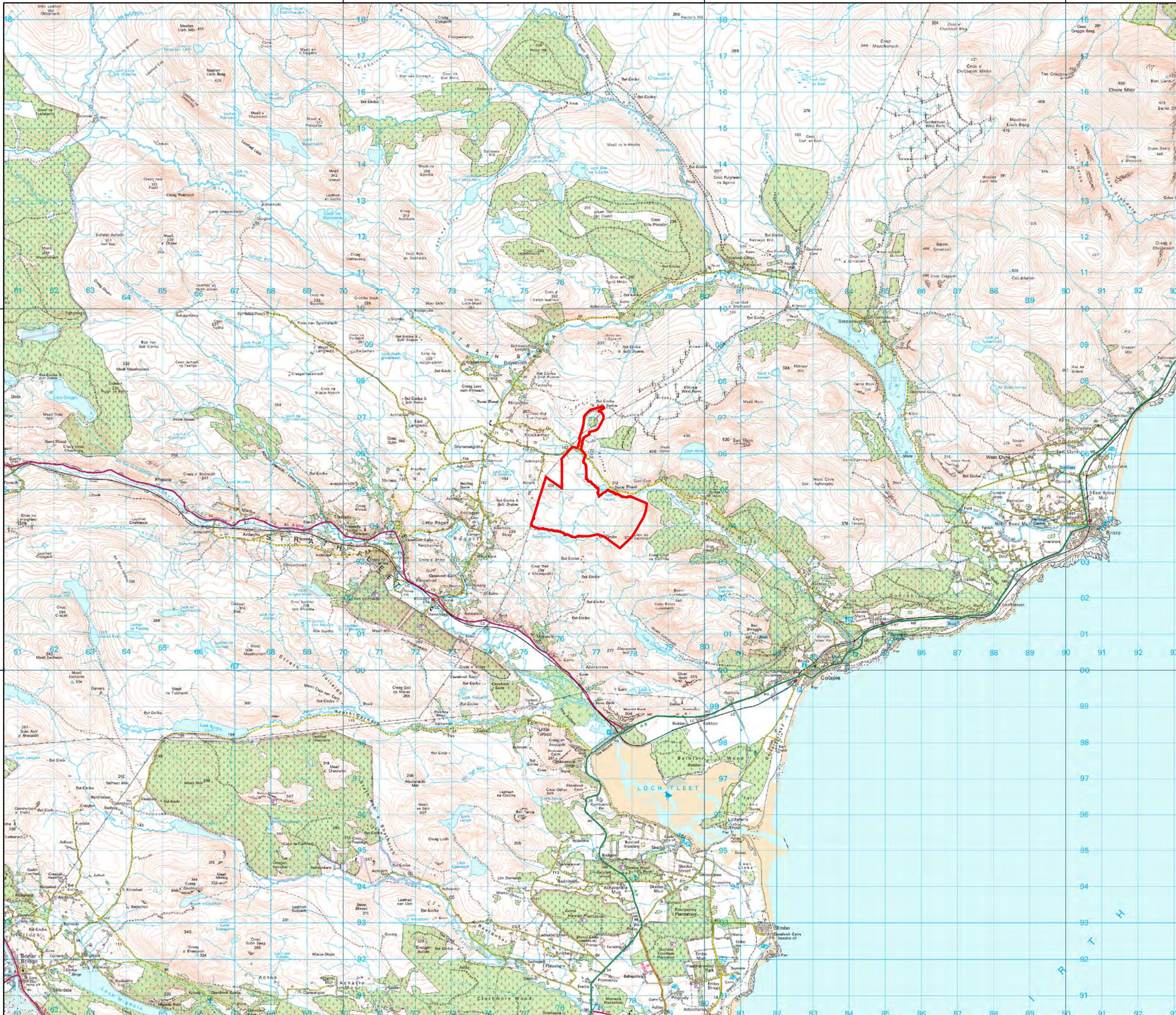
South Kilbraur Wind Farm



Figure 1
Site Location

Key

Site boundary



Scale @ A3:
1:100,000



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