

Agenda Item	5.2
Report No	PLN/030/19

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 9 April 2019

Report Title: 19/01172/PAN: Renewable Energy Systems Ltd

Land 1360M NW of Hill of Foss Quarry, Hopefield, Janetstown Thurso

Report By: Acting Head of Development Management – Highland

Purpose/Executive Summary

Description: Wind farm development (up to 8 wind turbines - maximum tip height 138.5m)

Ward: 2 – Thurso and North West 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 11th March 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
 - Location Plan
 - Supporting Information
 - Copy of Advert (detailing public events)

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 Cairnmore Hill). The wind farm would comprise of up to 8 wind turbines with a total height to tip of up to 138.5m.

3. SITE DESCRIPTION

The proposed development site is located south of the A836 which runs along the north coast, around 3km to the west of Thurso. There are a number of scattered houses within the area known as Janestown located south east of the site. The levels raise up towards the centre of the site, known as 'Cairnmore Hill'.

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
- 31 - Developer Contributions
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 55 – Peat and Soils
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 – Landscape
- 62 – Geodiversity
- 63 – Water Environment
- 64 – Flood Risk

66 - Surface Water Drainage
67 - Renewable Energy Developments
69 – Electricity Transmission Infrastructure
68 - Community Renewable Energy Developments
77 – Public Access

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 & Planning Guidelines (May 2006)
Onshore Wind Energy: Interim Supplementary Guidance including Landscape Appraisals (March 2012 & December 2017)
Standards for Archaeological Work (March 2012)
Sustainable Design Guidance
Trees, Woodlands and Development (Jan 2013)

4.4 **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 and the long distance transportation of the components.
 - Impact on amenity including noise considerations and shadow flicker
 - Impact upon the Historic Environment
 - Drainage, Flooding and the Water Environment
 - Impact upon trees
 - Impact on Aviation
 - Impact on Ecology and protected species
 - Impact on Peat

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.

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 - Location Plan 03022D2502 - 04

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 RENEWABLE ENERGY SYSTEMS LTD Agent

Address 3RD FLOOR, STV Address

120 GOVAN ROAD

GLASGOW, G51 1PQ

Phone No. 0141 404 5559 Phone

E-mail scott.vallance@res-group.com E-mail

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

CAIRNMORE HILL, FORSS, THURSO, CAITHNESS, KW14 7XU
(DETAILED LOCATION PLAN ATTACHED)

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.

SEE ATTACHED ADDITIONAL INFORMATION
REGARDING PAN FOR FURTHER DETAIL (SEE
SECTION 2)

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
CAITHNESS WEST COMMUNITY COUNCIL	13/03/2019
THURSO COMMUNITY COUNCIL	13/03/2019

Names/details of any other parties	Date Notice Served
SEE ATTACHED ADDITIONAL INFORMATION	
REGARDING PAN FOR FURTHER DETAIL	
(SEE SECTION 4)	

Please give details of proposed consultation

Proposed public event	Venue	Date and time
PUBLIC EXHIBITION	PENTLAND HOTEL	03/04/2019 - 1400-2000
PUBLIC EXHIBITION	FORSS VILLAGE HALL	04/04/2019 - 1400-2000

Newspaper Advert – name of newspaper	Advert date(where known)
CAITHNESS COURIER	
NORTHERN TIMES	

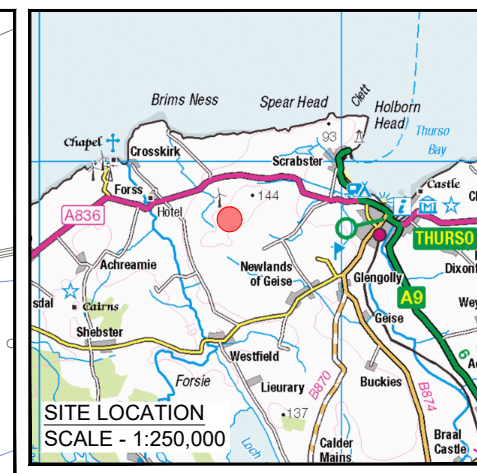
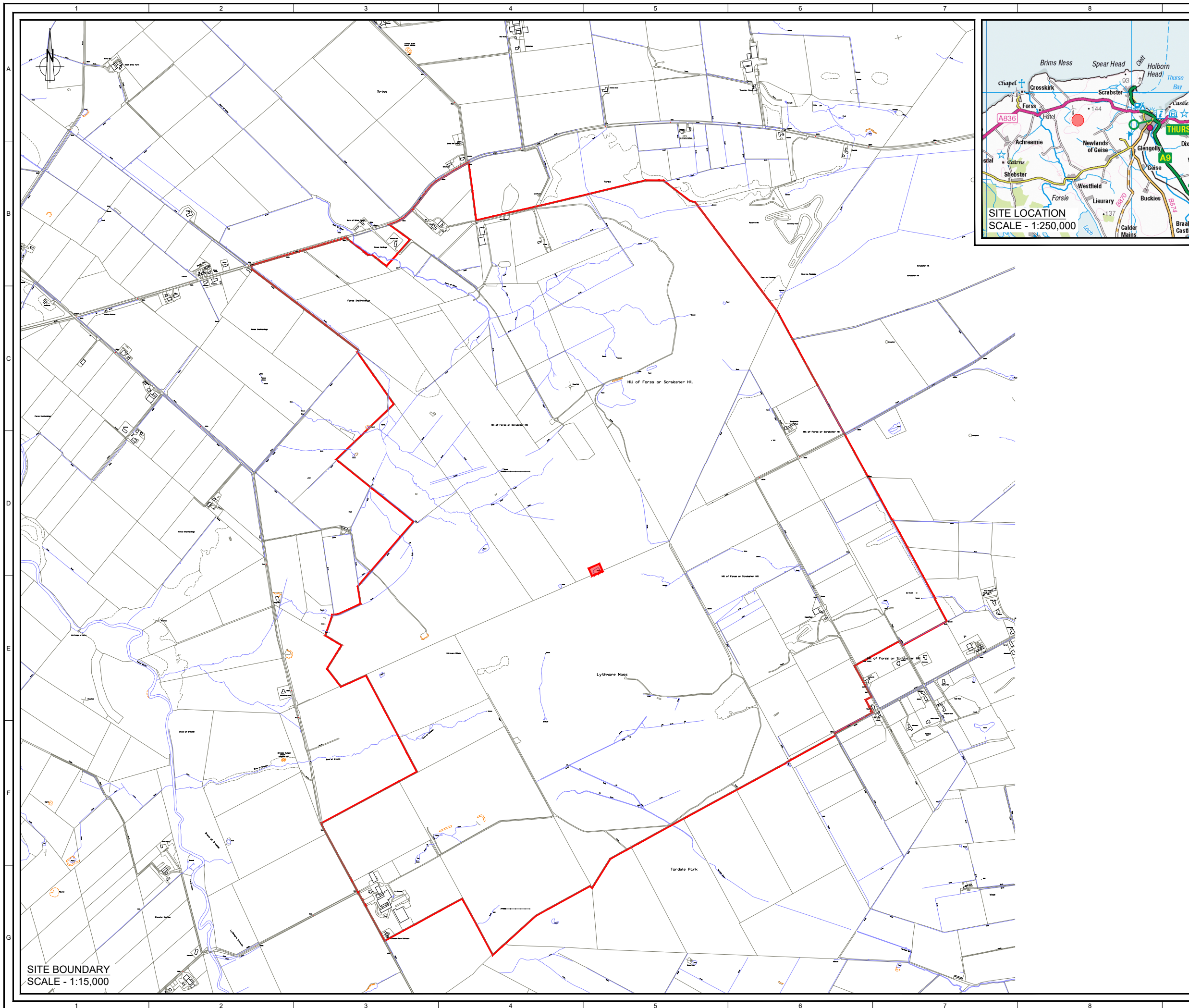
Details of any other consultation methods (date, time and with whom)

SEE ATTACHED ADDITIONAL INFORMATION

REGARDING PAN FOR FURTHER DETAIL (SEE SECTION 4)

Signed 

Date..12/03/2019.....



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2018 LICENCE NUMBER 0100031673.

- KEY:**
- SITE BOUNDARY
(INSIDE OF LINE DENOTES BOUNDARY)
 - AREA NOT WITHIN SITE BOUNDARY



SITE LOCATION - NOT TO SCALE

04	SDN	CS	JC	06-03-2019	UPDATE OF THE BOUNDARY
03	CT	JS	JC	19-10-2018	UPDATE OF THE BOUNDARY
02	SD	-	JC	07-10-2016	AMENDMENT TO BOUNDARY
01	CT	NM	JS	06-03-2014	FIRST ISSUE
ISSUE	DRAWN	CHKD	APPD	DATE	REVISION NOTES
LAYOUT DWG	N/A			T-LAYOUT NO.	N/A

DRAWING NUMBER
03022D2502-04

COORDS BRITISH NATIONAL GRID

PURPOSE PRELIMINARY

SCALE AS SHOWN ORIGINAL PLOT SIZE A3

PROJECT TITLE
**CAIRNMORE HILL
WIND FARM**

DRAWING TITLE
SITE BOUNDARY

THIS DRAWING IS THE PROPERTY OF RENEWABLE ENERGY SYSTEMS LIMITED AND NO REPRODUCTION MAY BE MADE IN WHOLE OR IN PART WITHOUT PERMISSION



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