

| | |
|-------------|-------------------|
| Agenda Item | 5.3 |
| Report No | PLN/031/19 |

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 9 April 2019

Report Title: 19/01361/PAN: Ben Sca Wind Farm Limited per SLR Consulting Ltd
Land 2800M SW of Edinbane Primary School
Edinbane, Isle of Skye

Report By: Acting Head of Development Management – Highland

Purpose/Executive Summary

Description: Installation of nine 135m high turbines with associated infrastructure

Ward: 10 - Eilean A' Cheò

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 20th 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
 - 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 Ben Sca). The wind farm would comprise of nine wind turbines with a total height to tip of up to 135m. Ancillary development includes external transformers, crane hardstandings, access tracks, cabling; borrow pits and a single substation including a control building and battery storage.

3. SITE DESCRIPTION

The proposed development site is located on moorland approximately 2km to the south west of Edinbane and approximately 7km to the east of Dunvegan. The site is currently used for shooting game and commercial forestry production. Access to the site is via the existing Ben Aketil Wind Farm access track. The site boundary includes a small area of forestry to the North West. A number of small tributaries run through the site and eventually join larger watercourses to the north.

To the east of the site is the operational Edinbane Wind Farm which comprises 18 turbines (99.5m tip height) extending in a north to south direction. To the south west of the site, lies the operational Ben Aketil Wind Farm and its extension which comprises 12 turbines (100.5m tip height). Ben Aketil Wind Farm extends in a north west to south east orientation. In addition to the operational Ben Aketil and Edinbane Wind Farms, the consented Glen Ullinish Wind Farm is located approximately 4km to the south of the proposed site. Glen Ullinish will comprise 14 turbines with a 119m tip.

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 **West Highland and Islands Local Plan (as continued in force, April 2012) (WHILP)**

No site specific policies

4.3 **West Highlands and Islands Proposed Local Development Plan (May 2017) (WestPlan)**

Also sets out details of all Special Landscape Areas (SLAs) within the plan area. It is expected that WestPlan will be adopted in Spring/Summer 2019.

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: Alison Harvey

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

Relevant Plans: Plan 1 - Application Form

Plan 2 - Location Plan 000001

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 | Ben Sca Wind Farm Limited | Agent | SLR Consulting Ltd |
| Address | LINDEN HOUSE WREXHAM ROAD MOLD BUSINESS PARK MOLD CH7 1XP | Address | 2nd FLOOR 4/5 LOCHSIDE VIEW EDINBURGH PARK EH12 9DH |
| Phone No. | 07414 855 582 | Phone | 0131 335 6830 |
| E-mail | fraser.mackenzie@wind2.co.uk | E-mail | asidgwick@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

The site is located in the north west of the Isle of Skye, on the Coishletter Estate, on moorland approximately 2km to the south west of Edinbane, and approximately 7km to the east of Dunvegan. The centre of the site is at National Grid Reference 133545, 847925 (Figure 1). The nearest postcode is IV56 8FH.

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.

The proposed development would comprise up to nine wind turbines with associated infrastructure including external transformers, crane hardstandings, access tracks, cabling, borrow pits and a single substation including control building and battery storage. It is proposed that the blade tip height of the turbines would be up to 135m.

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 Served |
|---|--------------------|
| Skeabost & District Community Council, Dunvegan Community Council | 21 March 2019 |
| Struan Community Council, Waternish Community Council and Glendale Community Council | |

| Names/details of any other parties | Date Notice Served |
|------------------------------------|--------------------|
| Edinbane Community Company | 21 March 2019 |
| Dunvegan Community Trust | |
| Struan Community Trust | |


Please give details of proposed consultation

| Proposed public event | Venue | Date and time |
|--------------------------|-------------------------|-------------------------------|
| Public Information Event | Dunvegan Community Hall | Wednesday 8th May 2019, 3-7pm |
| Public Information Event | Edinbane Hall | Thursday 9th May 2019, 3-7pm |

| Newspaper Advert – name of newspaper | Advert date(where known) |
|--|--------------------------|
| West Highland Free Press | 26 April 2019 |
| (at least 7 days prior to public information days) | |

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

Newsletters to be circulated to local households within approximately 10km of the proposed site at least one week prior to the public information days.
Posters advertising the events will also be displayed in the halls and local businesses.

Signed 

Date... 21/03/2019.....

131000

132000

133000

134000

135000

136000

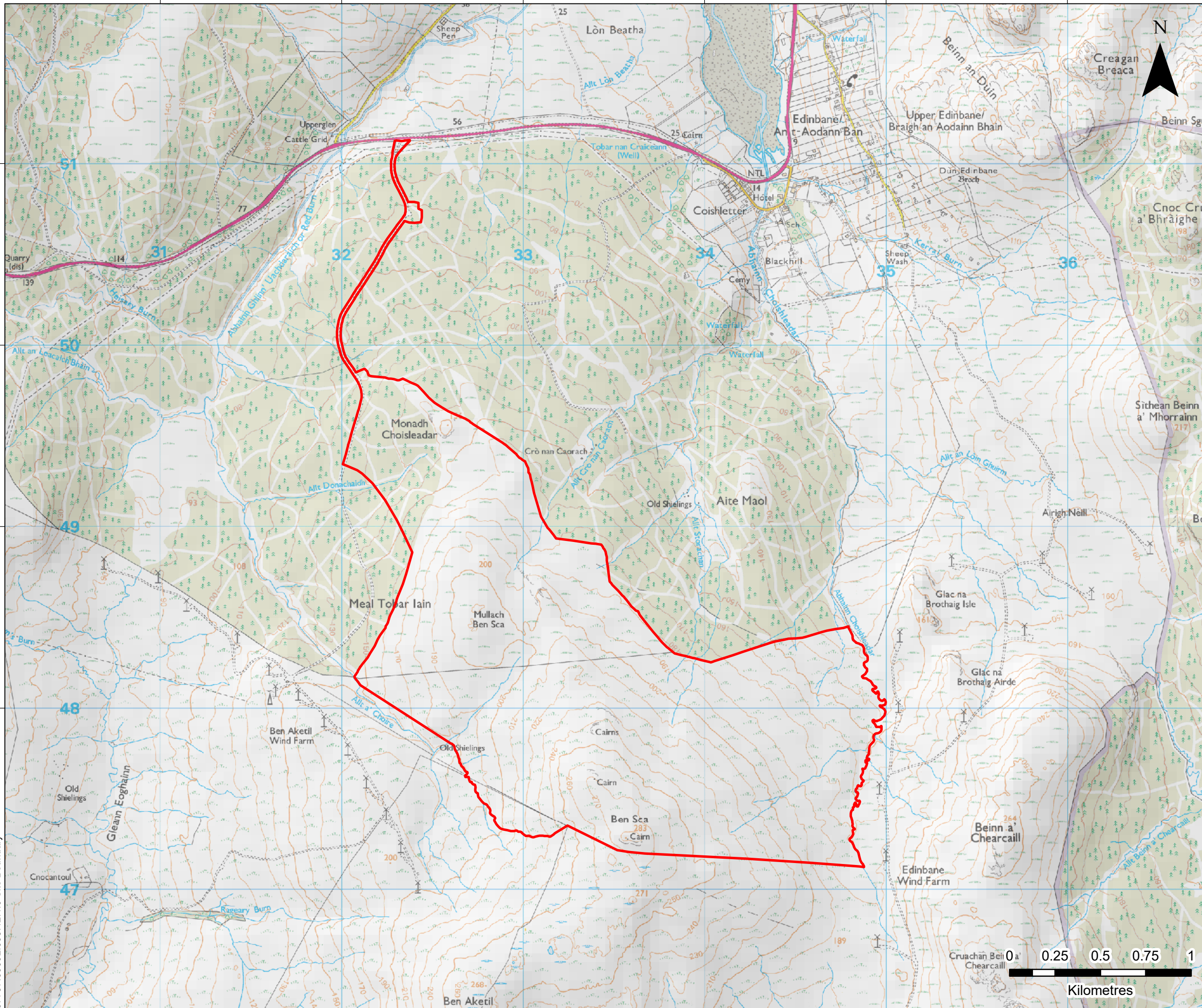
851000

850000

849000

848000

07767.00002.003.12.1.0 Site Boundary



LEGEND



SITE BOUNDARY



wind2



4/5 LOCHSIDE VIEW
EDINBURGH PARK
EDINBURGH
EH12 9DH
T: +44 (0)131 335 6830
www.slrconsulting.com

BEN SCA WIND FARM

PAN

SITE BOUNDARY

FIGURE 1

Scale

1:20,000 @ A3

Date

MARCH 2019

