

Agenda Item	5.1
Report No	RC/064/19

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 10 September 2019

Report Title: 19/03185/PAN: Slickly Wind Farm Limited
Land 1650M East Of Slickly Croft, Lyth, Wick

Report By: Acting Head of Development Management – Highland

1. Purpose/Executive Summary

- 1.1 **Description:** Slickly Wind Farm - consisting of up to 11 turbines up to 149.9m to tip height and up to 49.9mw generation capacity
- 1.2 **Ward:** 03 - Wick and East Caithness

2. Recommendations

- 2.1 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.

3. BACKGROUND

- 3.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 3.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 05 July 2019 and made valid on 05 July 2019. Members are asked to note this may form the basis of a subsequent planning application
- 3.3 The submitted information attached includes:
- Proposal of Application Notice
 - Location Plan
 - Details of public events

4. DESCRIPTION OF PROPOSED DEVELOPMENT

- 4.1 The PAN provides notice of the developer's intention to submit a planning application for a proposed wind farm (known as Slickly Wind Farm). The wind farm would comprise of the following infrastructure and has the potential to generate up to 49.9MW of electricity:
- 11 wind turbines, with a maximum height to blade tip of 149.9m;
 - Access tracks;
 - Turbine foundations and transformer plinths and enclosures;
 - Electrical substation' underground power cable;
 - Permanent meteorological mast; and
 - Temporary site construction compound.

5. SITE DESCRIPTION

- 5.1 The site lies approximately 14km north west of Wick and approximately 18.2km east of Thurso. The site extends to approximately 316 hectares, although the built development will occupy a much smaller area. The turbines will be set on a site which is predominantly coniferous forestry but also comprises sweeping moorland. The highest point on the site is approximately 60m AOD with some parts of the site dropping down to approximately 35m AOD.
- 5.2 The site will likely be accessed from C1037 Lyth to Gills Road. The delivery of abnormal loads is likely to be via Wick Harbour.
- 5.3 There are a number of sites designated for natural heritage interests in the wider area. The closest designated site is the Caithness and Sutherland Peatlands Special Protection Area / Special Area of Conservation / Ramsar site and its composite Sites of Special Scientific Interest. This bounds the site to the north and south

- 5.4 There are a number of scheduled monuments in the wider area but none on the site. Further there are a number of listed buildings and archaeological records, identified within the Highland Historic Environment Record, which exist within and in proximity to the site.
- 5.5 The site contains a number of watercourses which feed into the Back Burn of Slickly.
- 5.6 The site sits within the Sweeping Moorland and Flows Landscape Character Type but is not located within any international or regional landscape designations.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 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 – Peats and Soils
56 - Travel
57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 - Other Protected Species
60 - Other Important Habitats
61 – Landscape
63 – Water Environment
64 - Flood Risk
66 - Surface Water Drainage
67 - Renewable Energy Developments
68 – Community Renewable Energy Developments
72 – Pollution
77 – Public Access

6.2 Caithness and Sutherland Local Development Plan (August 2018)

No site specific policies

6.3 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: Supplementary Guidance including Landscape Appraisals (November 2016 and December 2017)

Standards for Archaeological Work (March 2012)
Sustainable Design Guidance
Trees, Woodlands and Development (Jan 2013)

6.4 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (June 2014)
National Planning Framework 3 (June 2014)
Onshore Wind Policy Statement (December 2017)
Scottish Energy Strategy (December 2017)
PAN 1 / 2011 – Planning and Noise;
Circular 1/2017 – Environmental Impact Assessment;
PAN 60 – Planning for Natural Heritage;
2020 Routemap for Renewable Energy;
Onshore Wind Turbines; and
Wind Farm developments on Peat Lands.

7. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 7.1
- Development Plan;
 - National Policy;
 - Planning History;
 - Roads and Transport;
 - Water Environment (including private water supplies);
 - Flood Risk and Drainage;
 - Peat;
 - Natural Heritage (including protected species, ornithology and designated sites);
 - Trees and Forestry;
 - Built and Cultural Heritage;
 - Design, Landscape and Visual Impact (including Cumulative impacts);
 - Access and Recreation;
 - Economic Impact and Tourism;
 - Noise and Shadow Flicker;
 - Telecommunications;
 - Aviation;
 - Construction.

8. CONCLUSION

- 8.1 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.

9. IMPLICATIONS

9.1 Resource: Not applicable

9.2 Legal: Not applicable

9.3 Community (Equality, Poverty and Rural): Not applicable

9.4 Climate Change/Carbon Clever: Not applicable

9.5 Risk: Not applicable

9.6 Gaelic: Not applicable

10. 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: Simon Hindson

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

Relevant Plans: Plan 1 - Application Form

Plan 2 - Location Plan

Supporting Information: Schedule of Public Consultation

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	SLICKLY WIND FARM LTD.	Agent	AILSA GRAY
Address	41 MOORGATE LONDON EC2R 6PP	Address	ARCUS CONSULTING 144 WEST GEORGE STREET GLASGOW G2 2HG
Phone No.	VIA AGENT	Phone	0141 221 9997
E-mail	VIA AGENT	E-mail	ailsag@arcusconsulting.co.uk

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

LAND AT SLICKLY FOREST, APPROXIMATELY 8.5 KM
SOUTH OF JOHN O'GROATS, NORTHEAST CAITHNESS
CENTRED ON GRID REFERENCE 332275, 965969

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.

WIND FARM CONSISTING OF UP TO 11 TURBINES UP
TO 149.9 M TO TIP HEIGHT AND UP TO 49.9 MW
GENERATION CAPACITY

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. PREVIOUS - 17/05585/SCOP

UPDATE - 19/02691/SCOP.

(DUE 02/08/19)

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

DUNNET & CANISBAY COMMUNITY COUNCIL 05/07/19

BOWER COMMUNITY COUNCIL 05/07/19

SINCLAIRS BAY COMMUNITY COUNCIL 05/07/19

CASTLETOWN COMMUNITY COUNCIL 05/07/19

Names/details of any other parties

Date Notice Served

Please give details of proposed consultation

Proposed public event

Venue

Date and time

AS DETAILED IN ATTACHMENT

Newspaper Advert – name of newspaper

Advert date(where known)

AS DETAILED IN ATTACHMENT

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

AS DETAILED IN ATTACHMENT

Signed 

Date..... 05/07/19



Slickly Wind Farm – Proposal of Application Notice – Details of proposed consultation

Public Event(s) Undertaken to Date

Public exhibitions were held on Monday 19th – Wednesday 21st November 2018 at the following locations, dates and times.

Round 1

Monday 19th November 2018

- 3pm – 7pm – exhibition in Lyth Village Hall, Lyth, Caithness, KW1 4UD

Tuesday 20th November 2018

- 10am – 2pm – exhibition in Canisbay Village Hall, Canisbay, Caithness, KW1 4YH
- 3pm – 7pm – exhibition in Auckengill Village Hall, St Clare Hall, Auckengill, Caithness, KW1 4XP

Wednesday 21st November 2018

- 12pm – 3pm - exhibition at Keiss Village Hall, High Street, Keiss, Caithness, KW1 4XB

Proposed Public Event(s)

Slickly Wind Farm Ltd (the Applicant) proposes holding two further rounds of public exhibitions following the Updated Scoping Report at the proposed locations, dates and times. Please note the locations and times may vary depending on venue availability however, a minimum of four events over three days will be held on two separate occasions.

Round 2

Tuesday 3rd September 2019

- 3pm – 7pm – exhibition at Keiss Village Hall, High Street, Keiss, Caithness, KW1 4XB

Wednesday 4th September 2019

- 10am – 2pm – exhibition in Canisbay Village Hall, Canisbay, Caithness, KW1 4YH
- 3pm – 7pm – exhibition in Lyth Village Hall, Lyth, Caithness, KW1 4UD

Thursday 5th September 2019

- 10am – 2pm - exhibition in Auckengill Village Hall, St Clare Hall, Auckengill, Caithness, KW1 4XP

Round 3

Monday 11th November 2019

- 3pm – 7pm – exhibition in Auckengill Village Hall, St Clare Hall, Auckengill, Caithness, KW1 4XP

Tuesday 12th November 2019

- 10am – 2pm – exhibition at Keiss Village Hall, High Street, Keiss, Caithness, KW1 4XB
- 3pm – 7pm – exhibition in Canisbay Village Hall, Canisbay, Caithness, KW1 4YH

Wednesday 13th November 2019

- 10am – 2pm – exhibition in Lyth Village Hall, Lyth, Caithness, KW1 4UD

Newspaper Advert

The newspaper advertisement for both proposed public events will be placed in the John O'Groats Journal and the Caithness Courier W/C 20th August 2019 and W/C 28th October 2019 respectively.

The advert will include:

- A description of the proposed development;
- Details as to where further information may be obtained concerning the proposed development;
- The date and place of the public event;
- A statement explaining how and by when persons wishing to make comments may do so; and
- A statement that comments made to the Applicant is not representations to the Council and if the prospective applicant submits a planning application there will be an opportunity to make representations on that application to the Council.

Other Consultation Methods (dates, time and with whom)

The Applicant has employed various other consultation methods including establishing a Community Liaison Group (CLG) and using a mail drop to advertise the public exhibitions.

CLG

A Community Liaison Group (CLG) established on 8th October 2018 with representatives from Dunnet & Canisbay Community Council (CC), Bower CC, Sinclairs Bay CC and Castletown CC invited to attend a meeting in the Seaview Hotel, John O'Groats KW1 4YR. Seven representatives attended from Dunnet & Canisbay CC, Sinclairs Bay CC and Castletown CC. A representative from Foundation Scotland also attended to provide further information to the CCs on the administration of the proposed community benefit fund.

A further CLG was held on 24th June 2019 at the Seaview Hotel, John O'Groats KW1 4YR at 6.30pm with representatives from the above CCs invited. Ten representatives attended from Dunnet & Canisbay and Sinclairs Bay CCs. A representative from Caithness Broch Project also attended the meeting.

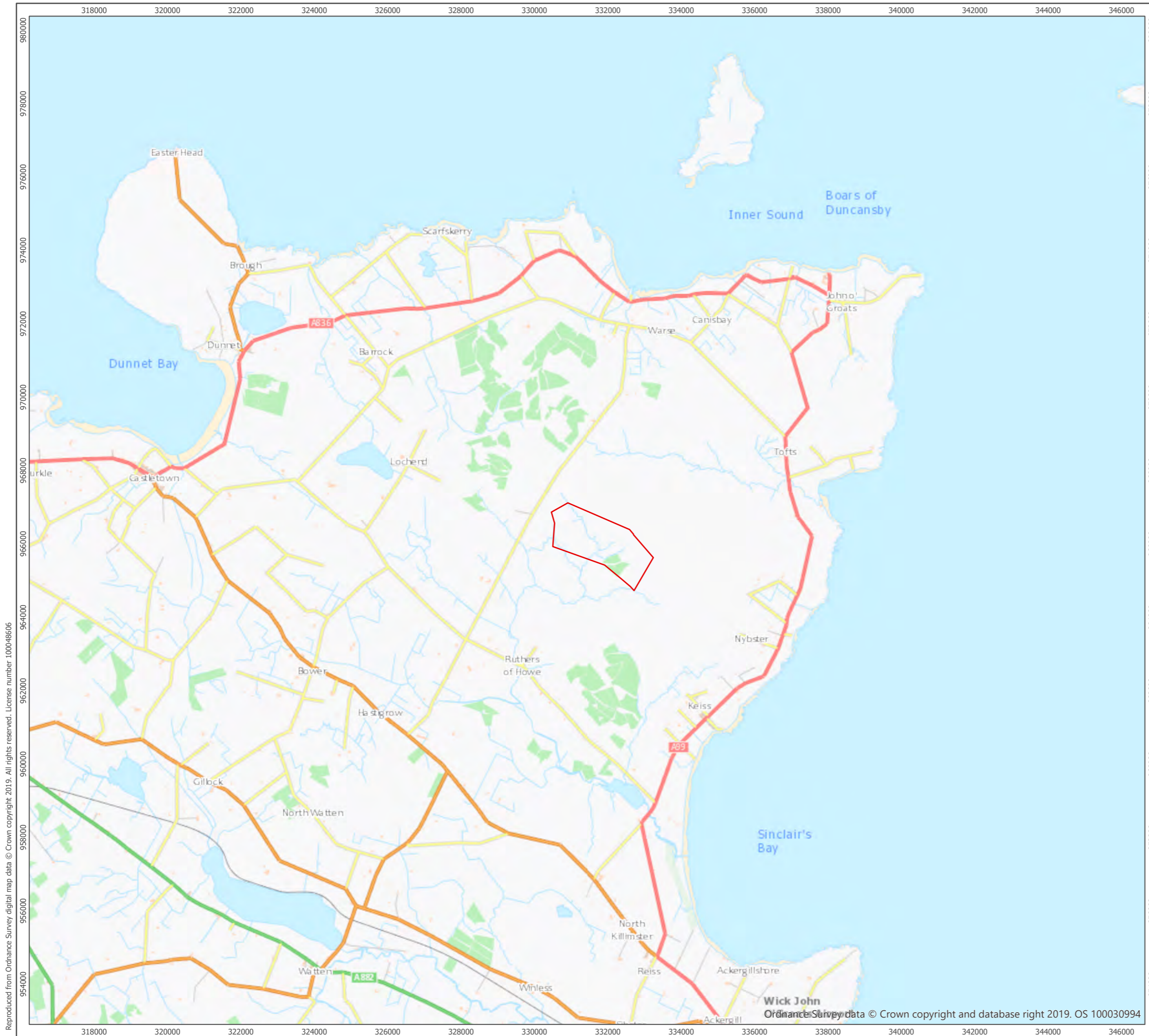
Further CLGs are proposed to be undertaken on Tuesday 3rd September 2019 at 7.30 pm and/or Monday 11th November 2019 depending on the level of update required for the CCs.

Mail Drop

To advertise the first public event in November 2018, a newsletter was posted to 1,492 addresses (all properties within a 10 km radius of the Site) to inform residents of the Development and the times and locations for the public events.

It is proposed that a similar newsletter will issued to all addresses within a 10 km radius of the Site prior to the scheduled public event in November 2019.

Planning Boundary



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1:100,000 Scale @ A3
0 2 4 km

Produced By: SC	Ref: 2831-REP-001
Checked By: AG	Date: 29/04/2019

Site Location
Figure 1

Slickly Wind Farm
Updated Scoping Report