

Agenda Item	<b>5.3</b>
Report No	<b>PLN/046/20</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 24 November 2020  
**Report Title:** 20/04299/PAN: Scottish Hydro Electric Transmission Plc  
Land 500M West of Philips Mains, Mey  
**Report By:** Acting Head of Development Management – Highland

### 1. Purpose/Executive Summary

**1.1 Description:** Formation of development platform and erection of 132kV switching station and associated development including switchgear building, site access, SUDS and drainage, security fencing, temporary compound and landscaping

**Ward:** 03 – Wick and East Caithness

### 2. Recommendations

2.1 Committee members are is asked to note the submission of the Proposal of Application Notice (PAN) and highlight any material issues that they wish to be brought to the attention of the applicant before the submission of a planning application.

### **3. BACKGROUND**

- 3.1 This report informs 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 and made valid on 26 October 2020. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. 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 (Application Form)
  - Location Plan
- 3.4 In line with Covid-19 public health advice and temporary modifications made to the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, the prospective developer proposes to undertake an online public consultation. This will be in the form of a dedicated website - with a presentation outlining the proposal with their being an opportunity to make comments and discuss the proposals. The consultation is anticipated to take place from December 2020 to January 2021.
- 3.5 Members of the public will also be able to book an online appointment with the design team for the project to provide feedback or discuss any concerns they may have with regard to the project. The Planning Authority have also requested that a letter drop be undertaken by the applicant to make people aware of the proposed development, the catchment for which will cover a 3.5km radius from the site which includes Mey, Gills, Barrock, Scarfskerry and all other properties that may have visibility of the proposed development.
- 3.6 The forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

### **4. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 4.1 The PAN provides notice of the developer's intention to submit a planning application for a new 132kV switching station. The switching station will be connected to the approved overhead line / cable located to the south west of the site (ref: 15/04103/S37). The proposal would likely comprise of the following infrastructure:
- Switchgear building;
  - Site access;
  - SuDs and drainage;
  - Security fencing; and
  - Temporary compound and landscaping

## **5. SITE DESCRIPTION**

- 5.1 The application site is located within the site for the consented SSE Gills Bay Substation (ref: 15/03392/FUL), with the switching station located to the south east side of the site. The site lies within a clearing, that is largely surrounded by forestry with exception from the north east of the site which is open. The landform gently rises to both the south east and south west. There is a block of coniferous forestry which separates the site from the C1033 road.
- 5.2 While the red line boundary provided seems generally large, the new development will occupy a relatively small area. It is understood that the access will be taken from the existing access at the C1033.
- 5.3 There are no statutory nature conservation designations within the proposed development area. However, the surrounding woodlands, has woodland plantation value, with known protected species interests (bats).
- 5.5 There are cultural and heritage interests close to the site and within the wider area, this includes the Castle of Mey, a category A listed building.
- 5.6 The site sits within the Farmed Lowland Plain Landscape Character Type. The site does not sit within any designated landscapes.

## **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 - Development Contributions
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 55 - Peats and Soils
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 67 - Renewable Energy Developments
- 69 - Electricity Transmission Infrastructure
- 72 - Pollution
- 77 - Public Access

## 6.2 **Caithness and Sutherland Local Development Plan (CaSPlan):**

The plan is supportive, in principle, of appropriate development to maximise opportunities arising from the energy sector, particularly within the Area for Energy Business Expansion in the north east of Caithness.

## 6.3 **Highland Council Supplementary Planning Policy Guidance**

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

Developer Contributions (November 2018)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Green Networks (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

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 4 (June 2014)

PAN 1 / 2011 – Planning and Noise

Planning Advice Note: PAN 75 -Planning for Transport

## **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;
  - Natural Heritage (including protected species, ornithology and designated sites);
  - Trees and Forestry;
  - Built and Cultural Heritage;
  - Design, Landscape and Visual Impact;
  - Access and Recreation;
  - Noise; and
  - 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: Claire Farmer

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

Relevant Plans: Plan 1 - Application Form  
Plan 2 - Location Plan

## 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	SCOTTISH HYDRO ELECTRIC TRANSMISSION PLC	Agent	
Address	200 DUNKELD RD.	Address	
	PERTH		
	PH1 3AQ		
Phone No.	07584 011934	Phone	
E-mail	Simon.hall@sse.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

LAND 500 METRES WEST OF PHILIPS MAINS,  
MEY.

**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.

FORMATION OF DEVELOPMENT PLATFORM AND ERECTION OF 132KV SWITCHING STATION AND ASSOCIATED DEVELOPMENT INCLUDING SWITCHGEAR BUILDING, SITE ACCESS, SUDS & DRAINAGE, SECURITY FENCING, TEMPORARY COMPOUND AND LANDSCAPING.

**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  
DUNNET AND CANISBAY CC 26/10/20

Names/details of any other parties Date Notice Served  
CLLR RAYMOND BRENNER / JAMIE STONE MP 26/10/20  
CLLR WILLIE MACKAY / CLLR NICOLA SINCLAIR  
CLLR ANDREW SINCLAIR / GAIL ROSS MSP

**Please give details of proposed consultation**

Proposed public event Venue Date and time  
Public Consultation Virtual/online DEC 2020  
EVENT DATE & TIME TBC

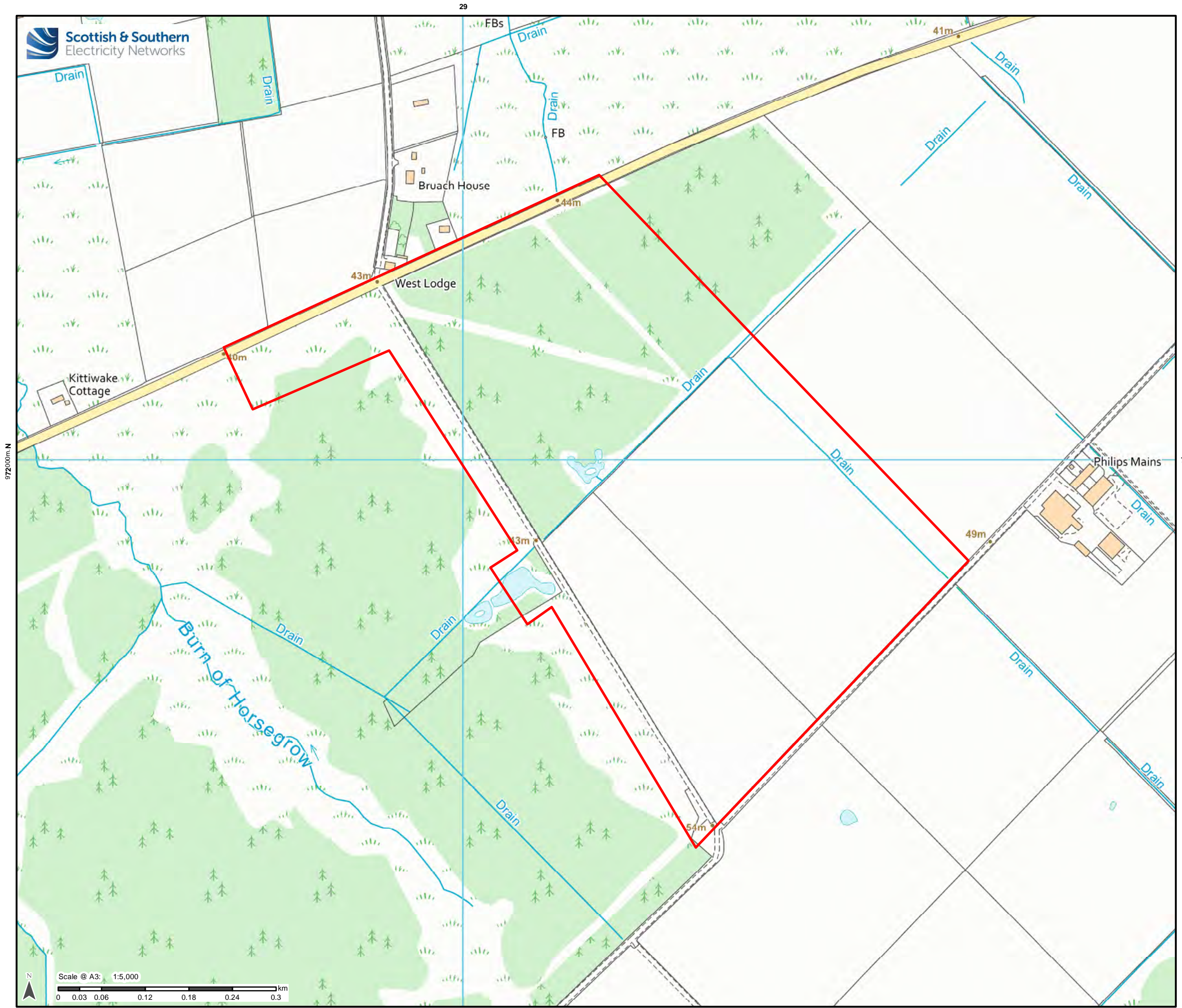
Newspaper Advert – name of newspaper Advert date(when known)  
JOHN O GREAT JOURNAL TBC

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

- PRE-PLANNING APPLICATION CONSULTATION WITH NATURESCOT / SEPA IN NOVEMBER 2020.
- REMOTE ATTENDANCE AT COMMUNITY COUNCIL MEETING (TBC)

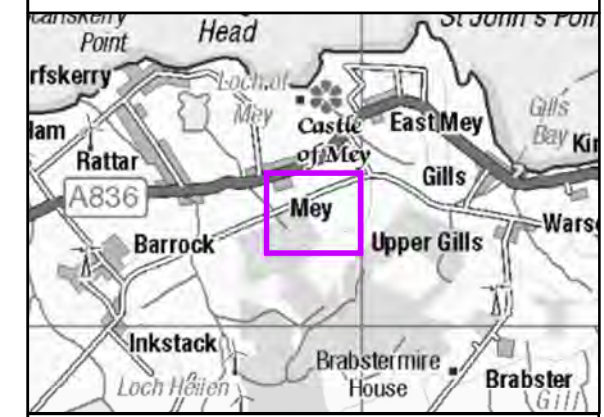
Signed [Redacted Signature]

Date 26/10/20



**Legend**

 Site Boundary



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Project No: LT22 / 1620010505  
Project: Gills Bay 132 kV Switching Station

Title:  
Site Location Plan

Drawn by: SW Date: 20/10/2020

Drawing: XXXXXXXX\_XXX\_XXX

