

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 14/00589/PP

Planning Hierarchy: Local Development

Applicant: Mrs Mary Turner

Proposal: Erection of 40.4m (blade tip) wind turbine (amended by planning condition to 35m to blade tip)

Site Address: Land Approximately 515m North West of Auchenhoan Cottage, Campbeltown

DECISION ROUTE

(i) Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of 40.4m (blade tip) wind turbine (30m to hub)
Amended by planning condition to 35m to blade tip requiring a c. 24m tower

(ii) Other specified operations

- Upgrade of existing access track
 - Installation of cabling
 - Connection to existing farm infrastructure
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(B) RECOMMENDATION:

It is recommended that the application is approved subject to the conditions and reasons appended to this report.

(C) HISTORY:

None relevant on this site however the following application was submitted and withdrawn for a separate site to the south.

13/02065/PP - Erection of 100kw wind turbine (30 metres high to hub height) –
Withdrawn 20/12/2013

(D) CONSULTATIONS:

Area Roads Manager Report dated 10/04/2014

The council's Area Roads Engineer has offered no objection subject to the following conditions:

- Connection to public road 75 x 2.40 x 1.05 metres.
- Connection to public road to be constructed as per standard detail drawing ref: SD 08/001 Rev a. The junction with the public road must be fully completed, surfaced and approved in writing by Roads & Amenity Services, prior to any work starting on site.
- Vehicular gates to be set back 6.00 metres minimum from edge of public road. Any gates should open inwards and away from the public road.
- No loading or unloading from the public road.
- No storage of materials adjacent to the public road.

Public Protection Unit Memo dated 31/03/2014

Environmental Health has not raised any objections to the proposal given the proximity to sensitive receptors.

West of Scotland Archaeology Service Email dated 01/05/2014

WoSAS has raised no concerns with the proposal.

Scottish Natural Heritage Email dated 01/04/2014

SNH do not intend to offer formal comment on this application.

Highlands and Islands Airports Limited Email sent 01/04/2014

HIAL has advised that the proposal would infringe on their safeguarding surfaces. However, a red obstacle aviation light fitted to the hub of the turbine would address their concerns.

National Air Traffic Services Email sent 01/04/2014

NATS has advised that the proposal does not conflict with their safeguarding criteria.

Ministry of Defence Letter dated 14/04/2014

The MoD has no objection to this proposal.

Core Paths

No response received and no request for an extension of time.

(E) PUBLICITY:

The proposal has been advertised in terms of regulation 20, closing date 18/04/2014.

(F) REPRESENTATIONS:

There have been 13 objections to the application as detailed below.

L E Cowan Oatfield House Campbeltown Argyll and Bute PA28 6PH (07/04/2014)

J R Cowan Oatfield House Campbeltown Argyll and Bute PA28 6PH (07/04/2014)

Mr Kenny Doole 3 Stable Grove Paisley PA1 2DR (29/04/2014)
 Mrs Jennifer Doole 3 Stable Grove Paisley PA1 2DR (29/04/2014)
 Mr Alan Moffitt Feochaig Southend Campbeltown Argyll and Bute PA28 6RF (16/04/2014)
 Mrs Patricia Hurst The Steading Carradale Argyll and Bute PA28 6QG (03/04/2014)
 Margaret Renkin Te Anau Woodland Drive Campbeltown Argyll and Bute PA28 6JW (12/04/2014)
 Mr Andrew Vivers Arniefoul Glamis Forfar DD8 1UD (09/04/2014 x 3)
 Ms Sophie Blair Eriskay Southend Campbeltown Argyll and Bute PA28 6RF (23/04/2014)
 Mr David Blair Eriskay Southend Campbeltown Argyll and Bute PA28 6RF (18/04/2014)
 Ms Christine Alexander Dassia, Low Lossit, Machrihanish, PA28 6PZ (02/05/2014)
 Ms Emma Rawson Belhaven Hill School, Dunbar, East Lothian EH42 1NN (16/05/2014)
 Mr Alex Forshaw 53 Smith Drive, Campbeltown, PA28 6RE (14/05/2014)

(i) Summary of issues raised

- The proposal is too close to an existing wind turbine.
Comment: The proposal is some 2.5km from the existing turbine and cumulative views are limited. This is not considered too close in principle and is fully assessed in Appendix B below.
- The existing turbine spoils the view when travelling south to Campbeltown from Carradale and a second turbine will ruin this further.
Comment: The proposed turbine will be a significant distance from this road and barely visible. When it might be visible it will only be a blade tip rather than the hub. The impact is considered negligible especially as drivers will be concentrating on the road.
- The proliferation of turbines in Kintyre is ruining the countryside.
Comment: Each planning application is assessed on its own merits and cumulative impact is one of those issues. This is fully addressed in Appendix B below.
- Wind turbines have an adverse impact on health in terms of noise, vibration and shadow flicker.
Comment: The council's Environmental Health department has not raised any concerns regarding the health impacts of the proposal.
- The proposal will have an adverse impact on biodiversity.
Comment: There have not been any adverse comments from SNH and there is no reason to think that this proposal will have an adverse impact on protected species based on current information.
- The money made from wind turbines lines the land owners' pockets and does not benefit the local community.
Comment: This is not a material planning consideration and does not form part of this assessment.
- The UK 'National Renewable Energy Action Plan' has been found by the United Nations Economic Commission Europe to violate the Aarhus Convention in the absence of public access to environmental information and public participation in the preparation and adoption of that strategy, and that

therefore there should be a moratorium on the approval of wind farms nationally. He also comments adversely on the principle of wind farms, and contends that 'wind farm' is a misnomer and that 'wind factory' would be a more appropriate term for this type of development. He contends that wind turbines are harmful to both wildlife and to human health, that they are inefficient, subsidised and require expensive back-up when turbines are not productive. As far as public opinion is concerned the silent majority are silent because they do not understand the financial, health and environmental harm associated with wind power. He also considers that proliferation of turbines will be harmful to the Scottish tourism economy.

Comment: The implications of the UN Aarhus ruling are for consideration at government level rather than at the level of individual development proposals. No national moratorium has been put in place in response to that ruling and it remains incumbent on planning authorities to continue to determine applications placed before them. The comments expressed by the objector relate primarily to the merits of wind farm development in Scotland generally, rather than to the particular circumstances of the application at hand.

- The turbine is right above the coast in an area noticed for its panoramic quality.
Comment: Issues of landscape and visual impact are addressed in Appendix A below.
- The turbine is too large for the area and would dominate the buildings in the area.
Comment: Issues of landscape and visual impacts are assessed in detailed in Appendix A below.
- The applicant states that the turbine would produce 290,000kWh per annum but the holiday cottages and farm only use 50,000kWh. The proposal is not consistent with the provisions of LP REN 1. The remainder would support a proposed wood chip facility which would not be appropriate in this area. This facility would not be suitable given the lack of forestry in the area and would not last anywhere near the 25-year lifespan of the turbine.
Comment: An assessment of the proposal in relation to the provisions of Policy LP REN 1 is set out in Appendix A below.
- The proposal is not consistent with Scottish Planning Policy given it would not reflect the scale and character of the area.
Comment: Issues of landscape and visual impacts are assessed in detailed in Appendix A below.
- The proposal would have a significant cumulative visual impact from the sea.
Comment: Issues of landscape and visual impacts are assessed in detailed in Appendix A below.
- HIAL requires a red obstacle light which would impact yet further into the rural area.
Comment: Such red obstacle lights are common on wind turbines in the interests of aviation safety. They are not considered to impact on residential amenity.

- The area is already pollution free given the nearby SSSI status for lichen and bryophytes.
Comment: The SSSI is to the south of the site and will be impacted by the turbine.
- The proposal represents 'turbine creep' into the Mull of Kintyre but Kintyre already makes a significant contribution to renewable energy through existing wind turbines in the spine of Kintyre.
Comment: The Mull of Kintyre is not exempt through policy from wind turbines and proposals will be assessed against the relevant development plan policies and all other material considerations.
- The cottages that would be supplied by the turbine are holiday homes and the residents will already pay for the electricity they use.
Comment: it is understood that although the cottages are used for holiday homes it is likely that they will, at certain times of the year, be used for seasonal staff. However, the applicant chooses to use the cottages is up to them and could, in the future, be used as full time dwellings.
- The proposal will adversely impact on the Kintyre Way.
Comment: The proposal is not located within the immediate vicinity of the current Kintyre Way route; there has been no comment from the council's Core Paths officers, however the turbine will be visible from parts of the extension to the Kintyre Way should this be approved. However, a number of turbines are already visible from various parts of the Kintyre Way and this is not considered an excessive impact and will not impede those using the route.
- Wind turbines are inefficient and increase the cost of electricity bills for everyone.
Comment: Wind turbines form part of the Scottish Government's drive for renewable energy and to contribute to legally binding renewable energy targets. Concerns regarding the Scottish Government's commitment to wind energy should be directed to the Scottish Government.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

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| (i) Environmental Statement: | No |
| (ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: | No |
| (iii) A design or design/access statement: | No |
| (iv) A report on the impact of the proposed development e.g. retail impact, transport impact, noise impact, flood risk, drainage impact etc: | Yes |

General Supporting Statement

Summary of main issues raised by each assessment/report

The supporting document summarises the following issues:

- Ecology
- Private water supplies
- Archaeology
- Access
- Radar

(H) PLANNING OBLIGATIONS

(i)	Is a Section 75 agreement required:	No
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(I)	Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32:	No
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(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

(i) List of all Development Plan Policy considerations taken into account in assessment of the application.

'Argyll & Bute Structure Plan' (2002)

STRAT SI 1: Sustainable Development
STRAT DC 4: Development in Rural Opportunity Areas
STRAT DC 5: Development in Sensitive Countryside
STRAT DC 7: Nature Conservation & Development Control
STRAT DC 8: Landscape & Development Control
STRAT RE 1: Wind Farm/Wind Turbine Development

'Argyll & Bute Local Plan' (2009)

LP ENV 1: Development Impact on the General Environment
LP ENV 2: Development Impact on Biodiversity
LP ENV 6: Development Impact on Habitats and Species
LP ENV 7 - Development Impact on Trees/Woodland
LP ENV 10: Development Impact on Areas of Panoramic Quality
LP ENV 12: Water Quality and Environment
LP ENV 17: Development Impact on Sites of Archaeological Importance
LP ENV 19: Development Setting, Layout and Design
LP BAD 1: Bad Neighbour Development
LP REN 1: Commercial Wind Farm and Wind Turbine Development
LP TRAN 4: New and Existing, Public Roads and Private Access Regimes
LP TRAN 7: Safeguarding of Airports

Note: The Full Policies are available to view on the Council's Web Site at www.argyll-bute.gov.uk

'Argyll & Bute Proposed Local Development Plan' (2013)

LDP 6 Supporting the Sustainable Growth of Renewables
SG LDP REN 2 Wind Turbine Development up to 50 m high
Wind Farm Policy Map

The consultation on the Proposed Local Development Plan ran from 4th February until 29th April 2013. The responses to this consultation have been reported to Council and all unresolved objections have been submitted to the Scottish Government who is to appoint Reporter(s) and hold an Examination of these issues. The Renewable Energy Policies and Wind Farm Policy Map are the subject of 24 representations on these matters, including SNH, the RSPB, various renewable energy companies and individuals. Given the fact that the relevant wind farm policy and map in the emergent LDP have been contested, they ought not to be accorded material weight in the determination of the application at this point in the plan-making process, given that there is no certainty that they will remain unaltered following Examination and Adoption of the plan.

(i) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009**

- Scottish Planning Policy (2009)
- Scottish Government Advice Note on Onshore Turbines (2012)
- 'Argyll and Bute Landscape Wind Energy Capacity Study' (2012)
- 'Guidance on Siting and Designing Windfarms in the Landscape' SNH (2009)

(K)	Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment:	Yes
	The Council has previously issued a Screening Opinion under Regulation 5 of the Environmental Impact (Scotland) Regulations 2011 to the effect that the development is not such as to require the submission of an Environmental Impact Assessment in support of any planning application.	

(L)	Has the application been the subject of statutory pre-application consultation (PAC):	No
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(M)	Has a sustainability check list been submitted:	No
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(N)	Does the Council have an interest in the site:	No
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(O)	Requirement for a hearing: There are objections originating from 7 addresses in Kintyre out of a total of 13 objectors. This level of representation is not considered such as to warrant the holding of a discretionary local hearing.	
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(P) Assessment and summary of determining issues and material considerations

The application is for the erection of a 40.5m to blade tip wind turbine on land approximately 515m north west of Auchenhoan Cottage. The landscape can be described as the Mull of Kintyre Upland Forest Moor Mosaic (landscape character type 6c).

The turbine itself will sit within the Sensitive Countryside development control zone as per policy STRAT DC 5 and the access track will be located in the Rural Opportunity Area (ROA) development control zone. However, the appropriate policy assessment is LP REN 1 given the initial commercial nature of the proposal.

The applicant intends for a 40.5m wind turbine to provide electricity direct into the farm cottages at Auchenhoan and, eventually, providing power for a woodchip business which the applicant intends to develop as part of an on-going diversification plan. This would allow the applicant to permanently employ an individual to work the woodchip business, stay at Auchenhoan and provide general farming duties and support. This would use up the vast majority of the electricity generated by the wind turbine. However, for the purposes of this report the application is assessed under policy LP REN 1 given the wood chip business is not up and running and there will be more than 25% of the electricity produced by the turbine sold to the national grid.

Through a planning condition it is proposed to limit the height of the proposed wind turbine to 35m to blade tip. This will require a tower of approximately 24m. The applicant has agreed to this approach. Such a condition is necessary to ensure the proposal is consistent with the council's WECS. Further assessment is provided in appendix A.

As demonstrated through Appendix A the applicant has submitted a proposal, when limited by condition, that is considered consistent with the provisions of LP REN 1 through careful siting and the use of appropriate photomontage viewpoint locations. The turbine is well set back into the interior of the forested hills and set within a farmed landscape. It will not impact on coastal views nor views into the interior of the landscape character type due to the undulating landscape. Actual views of the turbine will be localised and kept to a minimum whilst actually adjacent the turbine. Views will be fleeting. The only distance view will be from the south travelling north. However, this view will soon be obscured whilst driving due to the undulating landscape. The proposal, as limited by condition, is considered consistent with the provisions of the WECS.

There are no concerns from consultees that cannot be addressed via planning conditions. There are 13 representations from third parties all objecting to the proposals and these have been summarised in section F above.

The applicant has demonstrated that the proposal is consistent with the provisions of the development plan and WECS. Subsequently the application is recommended for approval subject to the conditions and reasons appended below.

(Q)	Is the proposal consistent with the Development Plan:	Yes
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(R)	Reasons why planning permission or a Planning Permission in Principle should be granted
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The proposal is considered consistent with the council's WECS and LP REN 1 given the minimal impact on the landscape as a result of the rising land and back dropping opportunities afforded by the landscape north and west. The undulating nature of the road limits views to fleeting opportunities travelling north and directly east on the main road. These views are limited and all but one are back dropped. The adverse view is limited and this has been demonstrated by the applicants' submission and a site visit by officers.

The applicant has provided details of the method of transporting the turbine to the site. The councils' Area Roads Engineer has not raised any concerns subject to conditions. With this in mind the proposal is consistent with the provisions of LP TRAN 4.

The proposal conforms to the relevant development plan policies and that there are no other material considerations, including issues raised by third parties, which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

(S) Reasoned justification for a departure to the provisions of the Development Plan

N/A

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: David Love

Date: 19th May 2014

Reviewing Officer: Peter Bain

Date: 30th May 2014

**Angus Gilmour
Head of Planning and Regulatory Services**

CONDITIONS AND REASONS RELATIVE TO APPLICATION REFERENCE 14/00589/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 06/03/2014 and the approved drawing reference numbers:
Plan 1 of 2
Plan 2 of 2

unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Notwithstanding the details of the approved plans the turbine blade tip height shall not exceed 35m. No development shall commence or is hereby authorised until details of the amended wind turbine are submitted to the planning authority for prior approval. These details shall cover the wind turbine dimensions to a 1:100 scale.

Reason: For the purpose of clarity over the application approved and to ensure compliance with the Council's Wind Energy Capacity Study (WECS).

3. Notwithstanding the provisions of Condition 1, the proposed access shall be formed in accordance with the Council's Roads Standard Detail Drawing SD08/001 Rev a and visibility splays of 2.4 metres to point X by 75 metres to point Y from the centre line of the proposed access. The access shall be surfaced with a bound material in accordance with the stated Standard Detail Drawing. Prior to work starting on site the access hereby approved shall be formed to at least base course standard and the visibility splays shall be cleared of all obstructions such that nothing shall disrupt visibility from a point 1.05 metres above the access at point X to a point 0.6 metres above the public road carriageway at point Y. The final wearing surface on the access shall be completed prior to the development first being brought into use and the visibility splays shall be maintained clear of all obstructions thereafter.

Any gates shall be set back a minimum distance of 6.0 metres from the carriageway edge and open inwards.

Reason: In the interests of road safety.

4. If by reason of any circumstances not foreseen by the applicant or operator, the wind turbine fails to produce electricity, either consumed at source or via a local distribution grid for a continuous period of 12 months then it will be deemed to have ceased to be required, and unless otherwise agreed in writing with the Planning Authority, the wind turbine and its ancillary equipment shall be dismantled and removed from the site, and the site reinstated to a condition equivalent to that of the land adjoining the application site within a period of 6 months unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure that the full and satisfactory restoration of the site takes place should the turbine fall into disuse.

5. Notwithstanding the effect of Condition 1 and the details specified in the application, no development shall commence until details of the colour finish to be applied to the turbine have been submitted to and approved in writing by the Planning Authority. The development shall be implemented using the approved colour scheme and shall be maintained as such thereafter.

Reason: In the interest of visual amenity.

6. Development shall not commence until details of aircraft warning lighting safety to be installed at the development have been submitted to and approved in writing by the Planning Authority, in consultation with the Ministry of Defence and Highlands and Islands Airports Limited. The duly approved aircraft warning lighting shall be installed concurrently with the installation of the wind turbine and thereafter maintained for the duration of the development.

Reason: In the interests of air safety.

7. Development shall not commence until such time as the developer has provided written notification of the development to UK DVOF & Powerlines at the Defence Geographic Centre. Such notification shall include details of: a. the precise location of the development; b. date of commencement of construction; c. expected date of completion of construction; d. the height above ground level of the tallest part of the structure; e. the maximum extension height of any construction equipment; and, f. details of the aviation warning lighting to be fitted to the structure.

Reason: In the interest of air safety.

8. During construction, no unloading/loading of vehicles shall be undertaken from the public road, nor shall any materials, equipment or plant associated with the construction of the development be stored adjacent to the public road without the prior written approval of the Roads Authority.

Reason: In the interest of road safety.

NOTE TO APPLICANT

- **The length of the permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 (as amended) it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.
- Please note the consultation response from the Ministry of Defence which is available on our website.
- A Road Opening Permit under the Roads (Scotland) Act 1984 must be obtained from the Council's Roads Engineers prior to the formation/alteration of a junction with the public road.
- The access shall be constructed and drained to ensure that no surface water is discharged onto the public road.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 14/00589/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The site is located some 515m north west of Auchinhoan Farm which is owned by the applicant. The proposal is for the erection of a 40.4m to blade tip wind turbine, upgrade of the existing access, laying of cabling and connection to the farm infrastructure. The turbine can be described as small/small-medium as per the council's Wind Energy Capacity Study (WECS).

After initial assessment and discussion with the applicant it has been agreed to limit the blade tip height of the application to 35m. This would bring the turbine down to the upper end of the 'small' typology and lowest part of the 'small-medium' typology. This has been secured via a planning condition.

The proposal lies within sensitive countryside whilst the access track is within a rural opportunity area as per policies STRAT DC 4 and STRAT DC 5 of the development plan. However the appropriate policy assessment is LP REN 1 of the adopted Local Plan. Policy LP REN 1 for commercial wind turbine proposals makes allowance for the erection of turbines on suitable sites regardless of development control zone so long as set criteria can be satisfactorily addressed. This criterion includes impacts on communities and their settings, nature conservation, landscape and townscape character, core paths, rights of way etc, historic environment, telecommunications, tourism and peat deposits. Each of these has been assessed in details below.

Considering the above, the principle of wind turbines in the sensitive countryside development control zone is considered acceptable subject to a site specific detailed assessment. The proposal raises no conflicts in terms of the existing settlements nor does it undermine the settlement strategy.

B. Location, Nature and Design of Proposed Development

The wind turbine would be 35m to blade tip and approximately 24m to hub. The rotor diameter would be some 21m. The output is 100kw. The foundation measures 4m x 4m with an overall depth of 2m. The turbine will provide power to two cottages that are used for a mix of holiday lets and seasonal staff accommodation. Should the application receive approval then the applicant intends to develop a wood chip facility that will be powered by the turbine and will make use of the forestry on the farmland. A grid connection has been arranged with SSEPD so that any excess electricity can be exported to the national grid. Ancillary development will include a 1.1m deep trench running to the existing shed at Auchinhoan Farm. The cable will run from the proposed turbine to a control box and meter inside the existing farm buildings at the proposed wood chip facility.

Given the change to the proposal via a planning condition the final details of the turbine appearance might be subject to change but it is anticipated that the details above are accurate of what will be submitted to satisfy the condition.

The site is located some 470m to the west of the minor Kilkerran Road. Campbeltown is some 3.4km to the north which the minor settlement of Feochaig is some 3.5km away. The landscape can be described as forest moor mosaic with an undulating topography. The area is well farmed mainly for sheep and some cattle. The land rises to the north and west whilst gradually drops down to the coast to the east whilst the road follows the coast and undulates toward Southend. The site is approximately 132m AOD with the land to the north, east and south rising to 220m, 354m and 169m AOD respectively.

The turbine is expected to provide some 290,000 kwh per annum. The cottages and farm would use some 50,000 kwh per annum and the wood chip operation approximately 200,000 kwh per annum. At this moment in time the wood chip facility is not operational and therefore the turbine will provide an additional 240,000 kwh of electricity to be exported to the grid and therefore the appropriate policy assessment will be against LP REN 1.

C. Natural Environment

The landscape is described as forming part of the Mull of Kintyre Upland Forest Moor Mosaic (character type 6c) within the council's Wind Energy Capacity Study (WECS). This landscape is forested and sparsely populated in common with other areas of Upland Forest Moor Mosaic. However, unlike other areas of this character type, it does not feature operational or consented wind farm development. This character type comprises a relatively simple rolling plateau of densely forested hills at its core, contrasting with individual summits, such as Beinn Ghuilean, and a more diverse and rugged landform along the coast. The western coast and Mull of Kintyre has a strong wild land character. The diverse coastal landform and the backdrop and setting the outer fringes of these hills provide to smaller scale settled landscapes, increases sensitivity to wind farm development.

An APQ covers much of this character type and is presumed to have been designated because of its coastal scenery and panoramic views of the wider seascape. Sensitivity in relation to landscape value is judged to be high to medium for the large typology and medium for the medium typology.

D. Built Environment

The nearest property is some 500m to the south at Auchenhoan Farm which is owned by the applicant and used for a mixture of holiday letting and seasonal staff accommodation. The property is outwith the required 10 x rotor diameter with regard to shadow flicker and does not raise any noise concerns. There are no further properties affected by this proposal.

E. Renewable Energy Policy

The principle policy is adopted Local Plan policy LP REN1 which requires proposals to be assessed against the following criteria. In addition to this they must also be consistent with all other relevant development plan policies.

- Communities, settlements and their settings
Comment: The nearest settlement is Campbeltown which is over 3km away and from where the turbine will not be visible. It is possible that a blade tip might be seen from the B842 whilst travelling south from Carradale to Campbeltown but this will be seen in conjunction with an existing turbine and several existing buildings and power lines as an extremely small element within a panoramic landscape. Such an

effect is considered negligible given the distance and presence of existing infrastructure.

- Areas and interests of nature conservation significant including local biodiversity, ecology and the water environment.
Comment: There has been no comment from SNH and there are no designations covering the site. There is a SSSI to the south (Balnabraid Glen) designated for lichens and bryophytes and won't be affected by the development of this turbine.
- Landscape and townscape character, scenic quality and visual and general amenity.
Comment: This is assessed in detail below.
- Core paths, rights of way, or other important access routes.
Comment: There has been no comment from the council's Core Paths officers, however the turbine will be visible from parts of the extension to the Kintyre Way should this be approved. However, a number of turbines are already visible from various parts of the Kintyre Way and this is not considered an excessive impact and will not impede those using the route.
- Sites of historic or archaeological interest and their setting.
Comment: The closest designated site is a Scheduled Ancient Monument (SAM) at the coast to the east which is some distance from the site. WoSAS originally contacted the council to provide comment but have since advised that the proposal will not adversely impact on any historic or archaeological designations. There are no listed buildings in the vicinity that would be adversely affected by the proposal.
- Telecommunications, transmitting and receiving systems.
Comment: There has been no objection from consultees to this element of the proposal. HIAL has asked for an aviation safety light to be fitted to the turbine and this has been included in the conditions.
- Important tourist facilities, attractions or routes.
Comment: The proposal is near a proposed extension to the Kintyre Way and this has been commented on above. The Kilkerran Road coastal route to Southend is in a poor state of disrepair at various points whilst the main road to Southend from Campbeltown is to the west via the B842. Although the Kilkerran Road will be used by tourists views are extremely limited travelling south whilst driving north views of the turbine will also be limited as a result of topography and existing land cover. The proposal will not impact on views to the coast.
- Stability of peat deposits.
Comment: The proposal will not impact on any significant peat deposits.

Considering the above and further assessment below the proposal is consistent with LP REN1.

F. Landscape Character

The council's WECS describes the landscape as Mull of Kintyre Forest Moor Mosaic (character type 6c). Where settlement occurs close to the east coast within the Upland Forest Moor Mosaic, turbines should avoid intrusion on sea views from the public road. There are greater opportunities to accommodate the small typology (turbines <35m) in these coastal areas due to their better scale relationship with nearby settlement and

reduced visual impact. There may be some opportunities within the simple landform and land cover of the interior rolling and densely forested hills within this character type. The sparsely populated nature of this character type and the potential for limiting visibility and intrusion from surrounding sensitive well-settled and frequented landscapes and the coast within the core of these uplands provide further potential.

In this instance the turbine will not impede coastal views from the public road. SNH's guidance is that turbines should not be more than a third of the height of the land on which they are proposed. In this instance the land is some 132m AOD whilst the turbine will be 35m to tip. Additionally, the land rises to some 220m to the north, 354m to the west and 169m to the south. This demonstrates the undulating nature of the landscape and the relative scale of the turbine compared to the surrounding hills.

The submitted photomontages demonstrate a turbine that is well contained with minor visual impacts from the public road. A single view from the south will show the turbine from almost base to blade tip. However this view is fleeting and will generally be hidden from view by the undulating landscape. The approach to the site from the south is a sharply undulating road which limits to the site. From the north views are also limited again as a result of the undulating topography.

The proposal is considered consistent with the council's WECS and LP REN 1 given the minimal impact on the landscape as a result of the rising land and back dropping opportunities afforded by the landscape north and west. The undulating nature of the road limits views to fleeting opportunities travelling north and directly east on the main road. These views are limited and all but one are back dropped. The adverse view is limited and this has been demonstrated by the applicants' submission and a site visit by officers.

The applicants' submission demonstrates that the turbine will be barely visible in conjunction with the existing turbine to the north which can be seen from Campbeltown. From the ZTV it is possible that a blade tip could be seen from the northern approach to Campbeltown from the B842, however this is a significant distance from the turbine site and the hillside in question that it would flick above has a number of manmade infrastructure elements. This will be reduced through limiting the turbine to 35m. There are no cumulative views from the south. With this in mind the cumulative impact will be negligible. It should be noted that by limiting the turbine blade tip height to 35m the impacts described above will be lessened and that this will represent a worst case scenario.

G. Road Network, Parking and Associated Transport Matters

The applicant intends to deliver the turbine by articulated lorry from Campbeltown. The turbine parts themselves will be delivered on one lorry whilst there will be standard cement trucks sourced from Campbeltown with a total of 11 deliveries. A single 60 ton mobile crane with an axle weight of 15T and 2.3m axle width will be required to off load the turbine parts onto a tractor and trailer and then to assemble the tower and turbine head and blades. The crane will remain on site for 2-3 days before travelling back to Glasgow.

There have been no negative comments from consultees and requests for conditions can be accommodated below. There have been 10 objections from third parties but these have all been addressed in section F above.

H. Other Key Policy Matters

In assessing any application associated with the generation of renewable energy it is necessary to have regard to macro environmental consequences as a material consideration. Government and Development Plan policy supports renewable electricity generation in principle, in the interests of addressing climate change, provided that development does not impinge to an unacceptable degree upon its surroundings or the environment. As part of the decision making process, it is necessary to consider whether the advantages associated with the production of electricity from renewable sources, consequent CO2 savings and the contribution which a development might make to the tackling of global warming. In this case, the turbine output at 100kW is limited, and therefore the development will make a small but limited positive contribution.

I. Conclusion

The applicant has demonstrated that on balance the proposal is consistent with the development plan and visual and landscape impacts will be negligible. Any such impacts are weighed against the positive benefits the proposal will bring in terms of combating climate change and the farm itself. It should be noted that having explored various sites and options with the applicant it is highly unlikely that the landholding could support any further significant wind turbine development and further renewable proposals should focus on alternatives to wind energy.