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Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

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24 January 2013

SUPPLEMENTARY AGENDA PACK 1

PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE

MONDAY 28 JANUARY 2013 AT 10.30 AM

IN THE TAYINLOAN VILLAGE HALL, TAYINLOAN

I enclose herewith supplementary planning report number 1 in respect of item 3 of the above agenda.

Douglas Hendry
Executive Director - Customer Services

BUSINESS

3. NORTH BEACHMORE LLP: ERECTION OF AN 84M HIGH (TO BLADE TIP) WIND TURBINE AND ASSOCIATED INFRASTRUCTURE INCLUDING ACCESS TRACKS, CONTROL BUILDING AND ELECTRICITY INFRASTRUCTURE, CONSTRUCTION COMPOUND, LAYDOWN AREAS AND CRANE PAD: LAND SOUTH/SOUTH EAST OF NORTH BEACHMORE, MUASDALE (REF: 11/02521/PP)
Report by Head of Planning and Regulatory Services (Pages 1 - 4)

PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE

Councillor Gordon Blair
Councillor Robin Currie
Councillor George Freeman
Councillor David Kinniburgh
Councillor Robert Graham MacIntyre
Councillor Alex McNaughton
Councillor Sandy Taylor
Councillor Rory Colville
Councillor Mary-Jean Devon
Councillor Fred Hall
Councillor Alistair MacDougall
Councillor Donald MacMillan
Councillor James McQueen
Councillor Richard Trail

Contact: Fiona McCallum Tel. No. 01546 604392

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Agenda Item 3

Argyll and Bute Council
Development and Infrastructure

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

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Reference No: 11/02521/PP

Planning Hierarchy: Local

Applicant: North Beachmore LLP

Proposal: Erection of an 84m high (to blade tip) wind turbine and associated infrastructure including access tracks, control building and electricity infrastructure, construction compound, laydown areas and crane pad.

Site Address: Land south/southeast of North Beachmore, Muasdale, Kintyre

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SUPPLEMENTARY REPORT No. 1

A. SUMMARY

The purpose of this report is to update Members on further information which has been received since completion of the original report which was by the PPSL committee on the 19th December 2012.

B. FURTHER CONSULTEE RESPONSE

Historic Scotland

Historic Scotland provided a further consultation response on the 12th December 2012 following re-consultation by Development & Infrastructure in light of the content of the consultation response from the West of Scotland Archaeology Service dated 29th November 2012, (as detailed in the original report). Their response may be summarised as follows:

Historic Scotland note the consultation response from the West of Scotland Archaeology Service (WoSAS) of 29 November, which reflects the broader curatorial remit that WoSAS have for the historic environment. However, in terms of Historic Scotland's remit, the setting of the scheduled monuments and category A-listed buildings in the vicinity, Historic Scotland have no further comments to add to those in their consultation responses of 21 February and 31 May 2012.

With regard to the prehistoric cup and ring markings at North Beachmore, Historic Scotland advise that this complex of sites was visited during May 2012 by their Scheduling Team as part of a programme to update the schedule of monuments in Argyll. The decision was taken in August to proceed to schedule the following monuments:

North Beachmore, cup marked stone (NGR: NR 6911 4198)
Beachmeanach, cup marked stone (NGR: NR 6929 4193)
North Beachmore, cup and ring marked stone (NGR: NR 6929 4184)

The decision to afford the legal protection of scheduling to these monuments is in recognition of their national importance. However, the legal process is not yet completed and Historic Scotland do not yet have a formal locus on which to base any comments regarding the impact of the proposed wind turbine on their setting. Historic Scotland therefore refer the Council to the advice of WoSAS in this regard.

Access Officer

The Council's Access Technician has confirmed that he has no comment to make on the application.

E. FURTHER SUPPORTING DOCUMENTATION

Further supporting information was received from Community Energy Scotland on the 23rd January 2013. The reason stated for this is that they consider points relating to: cumulative impact and archaeological & built heritage have been incorrectly addressed or misrepresented in the planning report.

Officers are confident that the original PPSL report, taking into account the advice of SNH, accurately assesses the issue of cumulative impact and that the introduction of a turbine in this location would extend the influence of wind farm development particularly given that the proposed turbine is set much further forward towards the coast than existing wind farm development. This location would lead to an adverse cumulative sequential impact, by widening the area in which wind turbines could be be seen in sequence by those travelling around Kintyre. The issue is not whether the proposal will be seen in conjunction with other wind farms, as suggested by the supporting information, but rather, that the proposal would add cumulatively to the number of turbines that could be seen from the key transport routes in Kintyre.

With regard to Historic Scotland's advice, Officers are content that the original PPSL report accurately states Historic Scotland's position, in that they do not object and refer officers to seek the advice of the West of Scotland Archaeology Service. Although Historic Scotland have not objected, this does not mean that it is not appropriate to adopt a view on the impact of the proposal on the Category A Listed A'Chleit Church, and officers continue to have serious concerns about the impact of the proposal on this important building.

With regard to Community Energy Scotland's criticism of the advice of the West of Scotland Archaeology Service's advice, as the Council's official advisors on local

archaeological issues, officers stand by the advice given. Community Energy Scotland continue to refer to the lack of any objection from Historic Scotland in this part of the rebuttal, although it is important to note that Historic Scotland has recommended that the advice of the West of Scotland Archaeology Service be sought in regard to those historic environment issues which lie beyond Historic Scotland's more narrowly defined remit.

In light of this further information, it is concluded that no changes are required to the advice provided in the original PPSL report. A copy of the supporting information provided by the applicants is available on the Council's website.

F. RECOMMENDATION

The proposal remains recommended for refusal in accordance with reasons stated in the original committee report.

Author of Report: Arlene Knox Date: 23rd January 2013
Reviewing Officer: Richard Kerr Date: 23rd January 2013

Angus Gilmour
Head of Planning and Regulatory Services

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