

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: 10/01147/PP

Planning Hierarchy: Local Development

Applicant: Mr R. Young

Proposal: Erection of Anemometer Mast for Temporary Period of 2 years

Site Address: South of Beinn Mhor, Clachan Seil, by Oban

DECISION ROUTE

Local Government (Scotland) Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of Anemometer Mast for Temporary Period of 2 years
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(B) RECOMMENDATION:

Having due regard to the Development Plan and all other material considerations, it is recommended that:

- a) planning permission be granted subject to the conditions and reasons set out in this report, subject to:
 - b) A discretionary local hearing being held under current arrangements pertaining to the holding of hearings, in view of the number of representations received; or
 - c) In the event of revised criteria based arrangements being adopted pertaining to the holding of hearings (report appears elsewhere on the agenda), that no discretionary local hearing be held, on the basis that the criteria prompting the need for a hearing are not satisfied in this case.
 - d) The conclusions of the Area Capacity Evaluation undertaken to accompany the assessment of this proposal be endorsed as a material consideration in the determination of this application and in the consideration of subsequent applications within the defined ACE compartment.
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(C) HISTORY:

No history relevant to this particular site.

(D) CONSULTATIONS:

National Air Traffic Systems - Letter dated 12/08/10 advising no safeguarding objections.

Scottish Natural Heritage - e-mail dated 24/08/10 advising no objection.

Royal Society for Protection of Birds - Letter 19/08/10 advising no objection provided a condition requiring bird deflectors to be fitted is imposed.

Public Protection Unit - e-mail dated 17/09/10 advising no objection.

(E) PUBLICITY:

The proposal has been advertised in terms of Regulation 20 procedures, closing date 09/09/10.

(F) REPRESENTATIONS:

58 representations have been received regarding the proposed development.

Minette Struthers, Ardmaddy Castle, Ardmaddy, Oban, PA34 4QY

Caroline Curley, The Haven, Clachan Seil, Isle Of Seil

Keith Oversby, 55 Easdale Island, PA34 4TB

Larry Butler, 2/1 14 Garrioch Drive, Glasgow, G20 8RS

Elizabeth Newton, 26 Astbury Lane Ends, Congleton, Cheshire, CW12 3AY

Mike Newton, 26 Astbury Lane Ends, Congleton, Cheshire, CW12 3AY

Ann Reid, Torbeag, Clachan Seil, By Oban, PA34 4TJ

Mrs S Struthers, Ardmaddy Castle, Ardmaddy, Oban

Alice Wilson, 19 Kelsey Avenue, Wokingham, Berkshire, RG40 4TZ

Dr M Brooks, Clachandubh House, Balvicar, Isle of Seil

Nicholas Duncan Gilmour, 9 Balvicar, Isle Of Seil, PA34 4TF

Mrs P M Wakeford, Barnacarry, Kilninver, PA34 4QU

'All staff and pupils' Kilninver Primary School, Kilninver, by Oban

Sabrina Struthers, Ardmaddy Castle Ardmaddy, Oban, PA34 4QY

Archie Struthers, Ardmaddy Castle, Ardmaddy, Oban, PA34 4QY

Hugo Struthers, 23 Cairns Drive, Milngavie, Glasgow, G62 8AJ

Stuart Reid, Torbeag, Clachan Seil, By Oban, PA34 4TJ

Jean and Steve Stratford, The Former Manse, Balvicar, Isle of Seil, PA34 4TF

Kathy Bowles, 2 Cnoc Beag, Balvicar, by Oban, PA34 4TH

Nick Bowles, 2 Cnoc Beag, Balvicar, by Oban, PA34 4TH

Julian Taylor, Ardencaple, Isle of Seil, by Oban, PA34 4TN

Dr Margaret E Brooks, Clachandubh House, Balvicar, Isle Of Seil, by Oban

Morag Mellor, Barndromin Farm, Knipoch, by Oban, PA34 4QS

Jamie Mellor, Barndromin Farm, Knipoch, by Oban, PA34 4QS

F Whyte, Gallery House, Cullipool, Isle of Luing, Oban

Kristina Wood, Ardencaple, Clachan Seil, Isle of Seil, by Oban

Brenda McGeogh, Cluain Siar, Cullipool, Isle of Luing, by Oban

Leonard V McGeoch, Cluain Siar, Cullipool, Isle of Luing, by Oban

Sarah Henderson, Old Clachan Farmhouse, by Oban, PA34 4RH

Dr A F H Henderson, Old Clachan Farmhouse, by Oban, PA34 4RH

L. Addison, Clachan Beag, by Oban, PA34 4RH

A J Barr, Seilcreag, Clachan Seil, by Oban

Nick Bowles, 2 Cnoc Beag, Balvicar, Isle of Seil, by Oban

Julia Hannah, Ardross, Clachan Seil, by Oban, PA34 4TL

Mr Nigel A Mitchell, Barochreal, Kilninver, by Oban, PA34 4UT

Antoinette N M Mitchell, Barochreal, Kilninver, by Oban, PA34 4UT

Keith Oversby, 55 Easdale Island, by Oban

Donald Campbell, Dalnasaig, Clachan Seil, by Oban, PA34 4TJ

Jean Campbell, Dalanasaig, Clachan Seil, by Oban, PA34 4TJ

Felicity M Barr, Callanish, Clachan Seil, by Oban

Colin A M Barr, Callanish, Clachan Seil, by Oban
Robert J Rae, Ardara, Cnoc A' Challtuinn, Clachan Seil, by Oban
Martyn H C Webster, 9 Whittinghame Drive, Glasgow, G12 0XS
George Hannah Finlaggan, Clachan Seil, by Oban, PA34 4TL
Juliet MacLennan, The Loghouse, Blackmillbay, Isle of Luing, by Oban
David MacLennan, 10 Park Terrace, Glasgow, G3 6BY
James Gully, Dunmor, Easdale, by Oban, PA34 4RF
Tim Bowles, 36 Balvicar, Isle of Seil, Oban
Alice Wilson, 19 Kelsey Avenue, Workingham, Berkshire, RG40 4TZ
N I C Hunter, Oban Seil Farm, Isle of Seil, by Oban PA34 4TN
Ian Hunter, Oban Seil Farm, Isle of Seil, Oban, PA34 4TN
Katinka Hunter, Oban Seil Farm, Isle of Seil, Oban, PA34 4TN
Bette Hunter, Oban, Seil Farm, Isle of Seil, Oban, PA34 4TN
Lise - Lotte Hunter, Oban Seil Farm, Isle of Seil, Oban, PA34 4TN
Carol Collis, An Fhuaran, Clachan Seil, Oban, PA34 4TL
Sheila Downie, An Cala, Isle of Seil, by Oban, PA34 4RF
Robert C Nicolson, Kilninver House, Kilninver, by Oban, PA34 4UT
Rebecca Nicolson, Kilninver House, Kilninver, by Oban, PA34 4UT

(i) Summary of issues raised

- The purpose of the mast is to determine the viability of the area for a wind farm, which would be unacceptable in this area.

Comment: The proposed mast is for a temporary period for wind monitoring purposes only and its approval would not imply that the site would be suitable for a wind farm development. The issue of a wind farm is an entirely separate matter which would be dealt with and assessed should a formal application be submitted.

- The site for is a scenic and unspoilt coastal landscape, an area of outstanding beauty, and the proposed mast will have an adverse impact upon this sensitive landscape. Additionally the proposed mast will have an adverse impact on the tourist industry upon which the local economy relies heavily.

Comment: The proposed mast is for a temporary period of two years only and given its relatively thin profile its impact on the landscape is considered to be minimal. This is further addressed in Appendix A of this report.

- The proposed mast is contrary to Structure and Local Plan Policies which seek to encourage development on a scale, form, design and location appropriate to the character of the landscape and settlements of Argyll. The Landscape Capacity Study commissioned from Gillespie's by Argyll and Bute Council states that the visual impacts of new developments needs to be carefully considered. The proposed mast will dominate the Atlantic Bridge, Seil's tourist gateway and signature feature.

Comment: The proposal has been assessed against the relevant Structure and Local Plan Policies at Appendix A of this report. Given its relatively thin profile its impact on the landscape is considered to be minimal. This is further addressed in Appendix A of this report.

- There are other more 'green' and efficient methods for producing electricity, such as wavepower, which do not have an impact on the landscape.

Comment: This is not a material consideration in the determination of this planning application.

- The applicant does not live within the area and will not be affected by its presence.

Comment: This is not a material consideration in the determination of this planning application.

- The proposed mast would have an adverse impact on sea eagles and golden eagles which are starting to nest nearby.

Comment: Both the Royal Society for Protection of Birds and Scottish Natural Heritage were consulted on the proposal and raised no objection to the proposal subject to a condition requiring bird deflectors being fitted to the guy wires of the mast to protect birdlife.

- Concerns over the associated development required to service and build the turbines.

Comment: This is not a material consideration in the determination of this planning application which purely relates to a temporary anemometer mast.

- The development would compromise the setting of the Scheduled Ancient Monument nearby.

Comment: The site for the mast is situated a considerable distance from the site of the Duachy Standing Stones and it is not considered it will have any impact on their setting.

- The mast will be a distraction to road users on the B844.

Comment: The Area Roads Manager was consulted on the proposed development and raised no objection in terms of road safety.

- The proposal has not been any discussion of the proposal at the Community Council meetings and the residents are being offered no opportunity to have their say in the matter.

Comment: The proposal did not require any pre application consultation with the local community. However, the application was advertised in the local press to allow interested parties opportunity to submit any representations.

The above represents a summary of the issues raised. Full details of the letters of representation are available on the Council's Public Access System by clicking on the following link <http://www.argyll-bute.gov.uk/content/planning/publicaccess>.

(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: | No |

(H) PLANNING OBLIGATIONS

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| (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 and Bute Structure Plan 2002

STRAT DC 5 – Development in Sensitive Countryside

STRAT DC 8 – Landscape and Development Control

Argyll and Bute Local Plan 2009

LP ENV 1 – Impact on the General Environment

LP ENV 6 – Development Impact on Habitats and Species

Appendix A – Sustainable Siting and Design Principles

- (ii) **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.**

The Town & Country Planning Act (Scotland) 1997

The Planning etc. (Scotland) Act, 2006

Scottish Planning Policy (SPP), 2010

(K)	Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment:	No
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(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 (PAN41 or other):

It is recommended that a discretionary local hearing be held under current arrangements pertaining to the holding of hearings, in view of the number of representations received. However, in the event revised criteria based arrangements being adopted pertaining to the holding of hearings (report appears elsewhere on the agenda), it is recommended that no discretionary local hearing be held, on the basis that the criteria prompting the need for a hearing are not satisfied in this case.

(P) Assessment and summary of determining issues and material considerations

In terms of the adopted Argyll and Bute Local Plan the site is identified as being within Sensitive Countryside within which Policy STRAT DC 5 of the approved Argyll and Bute Structure Plan only gives support to 'small scale' development or in exceptional cases, a development with locational need may be supported and subject to compliance with other relevant Local Plan Policies.

Policy LP ENV 1, Development Impact on the General Environment seeks to ensure that developments are of an appropriate form, location and scale and that they protect, restore or where possible enhance the character and local distinctiveness of the landscape.

Policy LP ENV 6, Development Impact on Habitats and Species seeks to ensure protected species are not affected by adverse development.

The site is also situated within the Knapdale and Melfort Area of Panoramic Quality within which Policy LP ENV 10, Impact on Areas of Panoramic Quality states that development in, or adjacent to, an Area of Panoramic Quality will be resisted where its scale, location or design will have a significant adverse impact on the character of the landscape.

Appendix A of the adopted Argyll and Bute Local Plan states that the impact on the landscape is a major consideration when new development is proposed and all significant developments require to be assessed for their compatibility with the present landscape character as detailed in the SNH Landscape Character Assessment.

The proposed mast has a relatively thin profile and it is considered that given its small scale diameter it will not become prominent or incongruous within the wider landscape, particularly as it will only be viewed at a distance from normal public vantage points. Therefore it is not considered that it will have a significant adverse visual impact on the wider landscape setting of the area.

It should be noted that temporary approval of this mast for wind monitoring purposes does not imply that the surrounding area is a suitable site for a wind farm development.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why planning permission should be granted

The proposed mast has a relatively thin profile and it is considered that given its small scale diameter it will not constitute a significant or obtrusive feature within the wider landscape, particularly as it will only be viewed at a distance from normal public vantage points, and it is only required for a temporary period for data collection purposes. Therefore it is not considered that it will have a significant adverse visual impact on the wider landscape setting of the area.

The proposal accords with Policies STRAT DC 5 and STRAT DC 8 of the approved Argyll and Bute Structure Plan and Policies LP ENV 1, LP ENV 6, LP ENV 10 and Appendix A of the adopted Argyll and Bute Local Plan and 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: Fiona Scott Date: 09/09/10

Reviewing Officer: Richard Kerr Date: 23/09/10

**Angus Gilmour
Head of Planning**

CONDITIONS AND REASONS RELATIVE TO APPLICATION 10/01147/PP

1. Permission is hereby granted for 2 years from the date of this permission. The anemometer mast, supporting guy wires (and any base and associated fencing) shall be completely removed from the site no later than 31 October 2012. Thereafter the site shall be reinstated with the planting of indigenous vegetation within one month of the mast being removed from the site, unless a further period for an extended period is obtained from the Planning Authority.

Reason: In order that the Planning Authority may review the circumstances pertaining to the development within a reasonable period of time and in the interests of visual amenity.

2. The wind monitoring mast shall not be erected until full details of bird deflectors (which should be spaced at no greater than 2.5 metre intervals) to be installed on all guy wires of the mast have been submitted to and approved by the Planning Authority in consultation with Scottish Natural Heritage. The approved deflectors shall be installed on the mast for the duration of its installation and any that break or become detached shall be replaced.

Reason: In the interest of nature conservation to protect important bird species, as the application site is located within an important area for raptors, principally Golden Eagle, which are specifically protected under Annex 1 of the EEC Birds Directive 1979 and Schedule 1 of the Wildlife and Countryside Act 1981 (as amended).

3. The development shall be implemented in accordance with the details specified on the application form dated 25/06/10 and the approved drawing reference numbers:

Plan 1 of 2 (Drawing Number ANM – 001)

Plan 2 of 2 (Drawing Number ANM – 002)

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.

NOTE TO APPLICANT

- 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.
- The applicant should be aware that the granting of this permission for the wind monitoring mast does not imply that the area is a suitable location for a wind farm.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 10/01147/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

In terms of the adopted Argyll and Bute Local Plan the site is identified as being within Sensitive Countryside within which Policy STRAT DC 5 of the approved Argyll and Bute Structure Plan only gives support to 'small scale' development or in exceptional cases, a development with locational need may be supported and subject to compliance with other relevant local plan policies.

Policy LP ENV 1 of the Local Plan seeks to ensure that developments are of an appropriate form, location and scale and that they protect, restore or where possible enhance the character and local distinctiveness of the landscape.

B. Location, Nature and Design of Proposed Development

Planning permission is sought for the erection of an anemometer mast for a temporary period of 2 years for data collection purposes at a site south of Beinn Mhor, Clachan Seil, by Oban.

The mast is a 50 metre high tubular structure restrained by a set of steel wire rope guys. The guys are anchored at various radii, the outermost being 35 metres from the mast.

The purpose of the mast is to measure wind speeds from a specific location to assess suitability for wind farm development.

The proposed mast has a relatively thin profile and it is considered that given its small scale diameter it will not be a significant or obtrusive feature within the wider landscape, particularly as it will only be viewed at a distance from normal public vantage points. Therefore it is not considered that it will have a significant adverse visual impact on the wider landscape setting of the area.

In addition to the above, the proposed mast is only to be sited for a temporary period of two years.

It should be noted that the granting of a temporary approval of this mast for wind monitoring purposes would not imply that the surrounding area is a suitable site for a wind farm development.

C. Natural Environment

The Royal Society for Protection of Birds (RSPB) was consulted on the proposal and advised that whilst there are no designated sites of nature conservation interest, Annex 1 species may occur. They advised that to ensure any impacts on bird interests are minimised, bird diverters should be fitted to the outer most guy wires as this will increase the visibility of the structure for birds and reduce potential collision risk. A condition to this effect will be attached to the permission.

Scottish Natural Heritage (SNH) was consulted on the proposal but advised no objections.

In this regard it is considered that the potential impact on protected species can be adequately dealt with by condition and therefore the proposal is consistent with the terms of Policy LP ENV 6 which seeks to ensure protected species are not affected by adverse development.

D. Landscape Character

The site is situated within the Knapdale/Melfort Area of Panoramic Quality.

In terms of the Landscape Assessment of Argyll and the Firth of Clyde (1996), it details the area as Craggy Upland providing a landscape characterised by upland moor with irregular, rather amorphous landform. It states that the upland valleys and coastlines are the most scenic and sensitive parts of this type of landscape and new development should be controlled.

Structure Plan Policy STRAT DC 8, Landscape and Development Control, states that development which by reason of location, siting, scale, form design or cumulative impact, damages or undermines the key environmental features of a visually contained or wider landscape or coastscape shall be treated as 'non-sustainable' and is contrary to this policy.

Furthermore Policy LP ENV 10 Policy, Impact on Areas of Panoramic Quality of the adopted Argyll and Bute Local Plan states that development in, or adjacent to, an Area of Panoramic Quality will be resisted where its scale, location or design will have a significant adverse impact on the character of the landscape.

However, as detailed above, the proposed mast has a relatively thin profile and it is considered that given its small scale diameter it will not be a significant or obtrusive feature within the wider landscape, particularly as it will only be viewed at a distance from normal public vantage points. Furthermore the mast is for a temporary period and therefore it is not considered that it will have a significant detrimental impact on the surrounding landscape or the wider Area of Panoramic Quality.

In this regard, it is considered that the proposal complies with the criteria set out in Policies STRAT DC 8 and LP ENV 10 which seek to ensure that developments do not have an adverse impact on the character of the landscape.

APPENDIX B - AREA CAPACITY EVALUATION (ACE)

BEINN MHOR, CLACHAN SEIL

a) Purpose of the assessment

This assessment has been undertaken in accordance with the Supplementary Planning Guidance approved by the Council on 19th February 2009. This sets out situations on which an assessment may be triggered, including, as in this case, a development demonstrating a special case to be within the Sensitive Countryside Development Control Zone.

The guidance requires that the findings should be made available to applicants and/or agents and to Members in advance of the determination of any related planning application(s) in order that, if necessary, there is an opportunity to prepare a response to the findings for consideration by Committee at the time the application(s) is/are determined and the ACE is given consideration as part of that determination process.

The area to be assessed should be identified as a wider 'area of common landscape character' within which the prospective development site(s) is/are located. ACE's will be considered by Members at the same time as the related development proposal(s) is/are being determined, and once endorsed will become a material consideration in respect of any future applications within that ACE compartment.

This assessment has been generated by a current application reference 10/01147/PP for temporary siting of a 50 metre high anemometer mast within the 'sensitive countryside' development control zone..

The assessment has been undertaken in respect of an area of common landscape character as detailed below and shown in the accompanying map.

b) Area of Common Landscape Character

The area of common landscape character comprises undeveloped open hill ground lying to the north-east of Clachan Seil. It comprises land lying largely above the 50 metre contour, which excludes firstly, the lower lying areas comprising woodland fringing the shore and secondly, the settled margins along the road to Clachan Seil.

The ACE compartment is in an area categorised by the Scottish Natural Heritage Landscape Assessment of Argyll and the Firth of Clyde 1996 as "Craggy Upland".

c) Key Environmental Features

The key characteristics of this landscape character type, relevant to this assessment, are:

- Upland moor with irregular, rather amorphous landform;
- Open moorland predominates, but with wooded margins and isolated settlement on lower lying ground;
- Numerous archaeological remains, largely concentrated on rounded knolls on lower slopes

The Landscape Assessment identifies the following main landscape issues that need to be considered, when addressing the acceptability of prospective development within this landscape character type:

- Development should be strictly controlled in upland valleys and along coastlines;
- Should development be applicable in coastal areas, utilise existing woodland or incorporate new broadleaf planting to ensure development is integrated sensitively into the landscape;
- Conserve the setting of archaeological sites.

In the case of the land forming the defined Area of Common Landscape Character, this is characterised by undulating open moorland forming a series of low rounded summits. The land has a relatively wild feel, due to the absence of man-made features and built development and a lack of tree cover. The undulating nature of the ground limits the potential for long distance views into and across the area.

d) Capacity to Absorb Development Successfully

The defined Area of Common Landscape Character comprises land falling within the 'very sensitive countryside' development control zone to the north and the 'sensitive countryside' zone to the south, which in itself indicates little, if any, capacity to absorb development successfully. Buildings in the locality are confined to the lower lying areas below the hill ground which is not considered suitable area for built development due to its elevation, its irregularity and the difficulty in achieving access.

The proposed anemometer mast which has prompted this ACE is a 50 metre high mast for the purpose of measuring and recording wind speeds from a specific location to assess the suitability of the locality for a wind farm development. On this basis, it is considered that the proposed mast has a locational need to be in this area, in order to afford reasonable opportunity to monitor the available wind resource.

The mast is a 50 metre high slender tubular structure restrained by a set of steel wire rope guys. The guys are anchored at various radii, the outermost being 35 metres from the mast. The mast has a relatively thin profile and it is considered that given its small scale diameter it will not constitute a prominent feature in the context of its landscape setting, particularly as it will only be viewed at a distance from normal public vantage points. Therefore, it is not considered that its presence will have a significant adverse visual impact on the wider landscape setting of the area.

In addition to the above, the proposed mast is only to be sited for a temporary period of two years after which it will be dismantled and removed.

The site is located within the 'sensitive countryside' development control zone, rather than the more elevated 'very sensitive countryside' to the north. The wider area lies within the Knapdale and Melfort 'Area of Panoramic Quality'. Due to the relative homogeneity of the Area of Common Landscape character and the *de minimis* impact upon the wider area from the temporary presence of this particular form of development, there would be negligible, if any, benefit in considering an alternative location to that proposed by the applicants, which has been selected as being capable of fulfilling their technical requirements in terms of data collection. Any impact will be small scale, reversible and will not give rise to any change in the landscape character of the area in question.

In terms of the residual development capacity of the ACE compartment, the elevated, open and relatively wild character of the area is such that it would not lend itself to development with any sort of buildings. Demand for built development in the locality is capable of being accommodated within identified 'rural opportunity areas' lying below this Area of Common Landscape Character, where they would be capable of reinforcing the historic settlement pattern which has been influenced by the availability of level ground and ready access from the road.

The accompanying photographs give an indication of the landscape within the ACE compartment.



Annexe A to Area Capacity Evaluation

AREA CAPACITY EVALUATION MATRIX			
ACE Title		Beinn Mhor, Clachan Seil	
Date	01/10/10	Location	Land south of Beinn Mhor, Clachan Seil, by Oban
Surrounding Strategic Planning Zones			
Town Village:		N/A	
Minor Settlement:		N/A	
Green Belt:		N/A	
Countryside Around Settlements :		N/A	
Sensitive Countryside / Coast :		The site is situated within the 'sensitive countryside' development control zones.	
Very Sensitive Countryside / Coast:		N/A	
Landscape Character			
Landform & Cover		The area is characterised by an undulating landform which is mostly open rough grazing with large areas of bracken evident. There is very little tree cover within the site, any tree cover being confined to the north of the area subject of the ACE.	
Development Pattern		There are no buildings located within the area subject of the ACE. Development is confined to the lower areas which historically have been more practical to develop and where access can be readily achieved.	
Notable Key Environmental Features			
Significant Historical Interest and Important Cultural Associations	Scheduled Monuments Unscheduled Monuments etc	The Duachy Standing Stones are located approximately 700 m to the northeast.	
	Gardens & Designed Landscapes	None	
	Locations associated with people, events, art, literature, music culture	None	
Built Heritage Importance	Important individual buildings inc. Listed and other locally important buildings	None	

	Important groups or areas of buildings including Conservation Areas	None
	Other important examples of built heritage including transport / industrial heritage	None
Nature Conservation Importance	Internationally important wildlife sites including SPAs and SPAs SACs Ramsar Sites	None
	Nationally important wildlife sites including NNRs, SSSI, Marine Consultation Zones	None
	Locally important habitats, -SINC, SNW	None
	Nationally and regionally important Geological / Geomorphological Sites	None
Access and Amenity Importance	Long distance routes trails, mountain routes and other designated paths and their immediate corridors	None
	Important local paths / networks and their immediate corridors	Existing core path to the north of the development site
	Important views and prospects	None
	Named and other waterfalls shown on OS	None
	Important car parks lay byes etc	None
	Valued landscapes including NSAs RSAs & LSAs	Site is within the Knapdale and Melfort Area of Panoramic Quality
Health and Safety Constraints	Water catchment zones	None
	MoD Zones	None
	Air Safety - Airfield Safeguarding and CAA Consultation Zones	None
	Safety - Health and Safety Executive Consultation Zone	None

INFRASTRUCTURE	
Road Access	The area is accessed off of the B844 Kilniver to Ellenabeich Road.
Water	N/A
Sewerage	N/A
Electricity	N/A
DEVELOPMENT	
Proposed Development	Erection of Anemometer Mast for temporary period of 2 years
Other Issues/Notes	None