

**UPDATE ON RECENT SCOTTISH GOVERNMENT PLANNING DECISION**

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**A) INTRODUCTION**

This report advises of a recent appeal decision by the Scottish Government Directorate for Planning and Environmental Appeals relative to the case set out below.

**B) RECOMMENDATION**

Members are asked to note the contents of the report.

**C) DETAILS OF APPEAL DECISIONS**

**PLANNING APPEAL DECISION – PPA-130-2022 – Dismissed  
Erection of 15 metre high (to hub) 6 kilowatt wind turbine on land southeast of  
Easdale Museum, Easdale Island, PA34 4TB**

Application for Planning Permission 10/02000/PP was refused on 28 April 2011 by the Planning, Protective Services and Licensing Committee on the following grounds:

1. The proposed site is situated within Easdale Conservation Area which is characterised by a low lying built form of small terraced cottages of simple lines and finishing materials many of which have been listed by Historic Scotland as Buildings of Special Architectural or Historic Interest.

The proposed site is an open exposed area of land, currently free from development, which is afforded no screening or backdrop and which does not lend itself to the installation of a wind turbine which would tower above the low lying built form of the village, and, by virtue of its verticality, motion, height and modern appearance, would introduce an incongruous feature which would detract from the special and historic character of the island and Conservation Area, its setting and have an adverse impact on the visual amenity of the rural settlement of Easdale village.

The proposal is therefore contrary to Policies STRAT DC 2, STRAT DC 8, STRAT DC 9 and STRAT RE 1 of the approved Argyll and Bute Structure Plan and Policies LP CST 1, LP ENV 1, LP ENV 10, LP ENV 13(a), LP ENV 14 and LP REN 1 of the adopted Argyll and Bute Local Plan, and there are no other material considerations of sufficient weight, including the contribution which the development could make to renewable energy generation and to addressing the consequences of climate change, which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

An appeal against the refusal was submitted to Scottish Ministers on 15 July 2011.

In her response, the Reporter stated that the determining issues were:

- § whether the turbine would adversely affect the character or appearance of the Easdale Conservation Area or its setting;
- § whether it would have an adverse effect on the settings of listed buildings in the vicinity of the site;
- § whether it would adversely affect the character or quality of the wider landscape in this area;
- § whether it would detract from residential amenity; and
- § if so, whether the benefits of the proposal would outweigh its likely adverse effects.

The Reporter considered all relevant matters, but found none that outweighed those that led her to conclude that the proposal would be unacceptable and would detract significantly from the character and appearance of the Conservation Area, the wider landscape and the setting of the closest Listed Buildings, and therefore the appeal was dismissed.

#### **D) IMPLICATIONS**

Policy: None Financial: None Personnel: None Equal Opportunities: None

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**Angus J Gilmour**  
**Head of Planning & Regulatory Services** 7<sup>th</sup> November 2011