



**REPORT TO: PLANNING AND REGULATORY SERVICES COMMITTEE ON
26 MARCH 2019**

**SUBJECT: 18/01591/S36 - ERECT 48 WIND TURBINES WITH BLADE TIP
HEIGHT BETWEEN 136 AND 176 METRES WITH INSTALLED
CAPACITY IN EXCESS OF 50MW AT CLASH GOUR WIND
FARM, MORAY**

**BY: CORPORATE DIRECTOR (ECONOMIC DEVELOPMENT,
PLANNING & INFRASTRUCTURE)**

1. REASON FOR REPORT

- 1.1 This report asks Committee to consider the consultation received from the Energy Consents Unit of the Scottish Government in relation to an Electricity Act 1989 Section 36 application (which includes deemed planning permission) for a new windfarm. This Section of the Electricity Act relates to consenting onshore electricity generation.
- 1.2 This report is submitted to Committee in terms of Section III (E) (1) of the Council's Scheme of Administration relating to exercising the functions of the Council as Planning Authority.

2. RECOMMENDATION

2.1 It is recommended that the Committee;-

- i) consider and note the contents of the report, as set out in Appendix 1, including the conclusions regarding the planning merits of the development which take into account the Moray Local Development Plan 2015 and all material considerations including the presence of existing neighbouring windfarms;
- ii) respond to the consultation request from the Scottish Government, lodging an objection to the proposed development on the basis of the recommendations set out in Appendix 1, in particular in terms of the considered unacceptable significant landscape and visual impacts that would arise from the position and height of proposed turbines on the site (including cumulative impact) and the impact on tourism and recreational interests;

- iii) **consider whether any additional comments on the proposal should be submitted; and**
- iv) **agree that in the event of approval and prior to determination, the Council request it be consulted on proposed conditions to be attached to any consent.**

3. BACKGROUND

- 3.1 The applicant, Clash Gour Holdings Limited has lodged an application for consent under Section 36 of the Electricity Act 1989 for the construction, operation and decommissioning of a proposed windfarm at Clash Gour, south of Forres. If granted, planning permission is deemed to be granted for the development (see Site Plan in **Appendix 2**).
- 3.2 As the estimated output of the windfarm will exceed 50mW, the proposal is to be determined by the ECU. Responsibility for consultation with statutory consultees, relevant local authorities, receipt of representations and determination lie with the ECU. In these circumstances the role of Moray Council, as planning authority, is as a consultee rather than being the determining authority.
- 3.3 The Scottish Government (Energy Consents & Deployment Unit) has invited Moray Council to comment on the proposed wind farm development within a specific timeframe along with other consultees. The period for consultation for Moray Council expires in April and an extension to this period would need to be requested if this matter were deferred.
- 3.4 The developers were required to go through Pre-Application Consultation with local communities and two public exhibitions were advertised and held across Moray in 2017 and 2018.

4. SUMMARY OF IMPLICATIONS

(a) Corporate Plan and 10 Year Plan (Local Outcomes Improvement Plan (LOIP))

Promote economic development and growth and maintain and promote Moray's landscape and biodiversity.

(b) Policy and Legal

The application is made for consent under S.36 of the Electricity Act 1989 to Scottish Government. If consented, planning permission is deemed to be granted for the development. For planning purposes proposals require to be determined in accordance with the development plan unless material considerations indicate otherwise. If granted by Scottish Government, the responsibility for the discharge of (planning) conditions attached to the formal decision to grant consent will pass to Moray Council.

(c) Financial implications

If Moray Council agrees to object to the proposal, a Public Local Inquiry would be arranged by Scottish Government. Moray Council would be expected to attend and participate in the Inquiry process, including any pre-Inquiry arrangements with resultant costs, including officer, legal representation and consultant costs where required/appropriate.

At Inquiry, the applicant may seek an award of costs against the Council if it is considered the Council has acted unreasonably.

(d) Risk Implications

If the Council decide not to respond within the agreed period it would be open to Scottish Government to proceed and determine the application.

If deciding to object, the outcome of any Public Local Inquiry held to consider this proposed development is uncertain: it might uphold and support the Council's decision to object, but equally the objection could be dismissed and consent granted for the development.

(e) Staffing Implications

In the event of a Public Local Inquiry, staff time and resources (planning and legal officers) will be required for preparation and attendance at any Inquiry.

(f) Property

None.

(g) Equalities/Socio Economic Impact

None.

(h) Consultations

The Corporate Director (Economic Development Planning & Infrastructure), the Head of Development Services, the Legal Services Manager, the Equal Opportunities Officer, the Development Management and Building Standards Manager, the Transportation Manager, Gary Templeton (Principal Planning Officer) and Lissa Rowan (Committee Services Officer) have been consulted and comments received have been incorporated into the report.

5. CONCLUSION

5.1 From Appendix 1, the planning merits have been considered relative to current development plan policy and material considerations, including the wind energy supplementary planning policy guidance and wind energy landscape capacity study approved by the Council.

5.2 Whilst national policy provides support for renewable energy proposals the proposal is not considered to be in full accordance with the Moray Local Development Plan 2015 policies and guidance.

- 5.3 Notwithstanding the material considerations advanced by the applicant (including matters identified in the submitted EIA Report) on balance, Officers would make the following recommendation that would form the basis of the response to the ECU (as stated in Appendix 1 and repeated below).**
- 5.4 The proposed development is contrary to Moray Local Development Plan 2015 policies PP1 Sustainable Economic Growth, ED7 Rural Business Proposals, ER1 Renewable Energy Proposals, E7 Areas of Great Landscape Value and Impacts Upon the Wider Landscape, IMP1 Developer Requirements and Moray Onshore Wind Energy 2017 Policy Guidance and The Moray Wind Energy Landscape Capacity Study 2017 for the following reasons:-**
- I. The turbines would be located close to the edges of the areas of potential for larger turbines within both Landscape Character Type (LCT) 10 Upland Moorland and Forestry and LCT 11 'Open Rolling Upland'. The proposed turbines would (both the proposed scheme and for Scenario B) by virtue of their size and position have significant adverse effects and dominate the sensitive settled landscapes lying on the upland fringes in the upper Lossie and Divie valleys and the Upper Knockando area.**
 - II. The proposal (both the proposal and Scenario B) are inappropriate in terms of their significant adverse impacts on landscapes and views within Moray. Views from varying distances such as those from Ben Rinnes, the A95 south of Aberlour and the Dava Way would excessively diminish the recreational and visitor experience where the countryside would be overly populated with windfarm developments.**
 - III. The proposal would increase the influence of wind energy development in views north from a limited area within the Spey Valley Area of Great Landscape Value (AGLV) near Upper Knockando with some contrasts of scale evident. As development must not diminish the landscape quality within this designation the policy directly guides wind energy development proposals to compliance with the 2017 Moray Wind Energy Landscape Capacity Study (MWELCS). The proposal departing from the MWELCS therefore has an unacceptable impact upon the AGLV where the landscape would be detrimentally affected.**
 - IV. The proposed windfarm would result in complex and unacceptable cumulative views of wind energy development (in combination, successive and sequential views). These cumulative views are illustrated in the various Combined Zones of Theoretical Visibility (CZTV) figures. The proposed windfarm from varied locations within Moray would bring into view an agglomeration of windfarms, with no distinct separation. At present Hill of Glaschyle, Berryburn and Pauls Hill are largely discernible from each other, but the proposed windfarm would see almost continual wind turbines from the Altyre Estate south ward to the Spey Valley. This would result in significant adverse cumulative effects upon the landscape and upon visual**

amenity resulting in the creation of a 'windfarm landscape'. The cumulative impact for Scenario B would be slightly lessened by a reduction in turbine heights, but would still result in significant adverse cumulative effects as described above.

Author of Report: Neal MacPherson, Principal Planning Officer

Background Papers:

Ref: 18/01591/S36