TCP/11/16(203)
Planning Application 12/00273/FLL – Erection of 2 wind turbines at Farmhouse, Mains of Murthly, Aberfeldy, PH15 2EA

PAPERS SUBMITTED BY THE APPLICANT

CHIEF EXECUTIVES
DEMOCRATIC SERVICES
30 JUL 2012
RECEIVED

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name	MR CALUM McDIARMID
Address	MAINS OF MURTHLY FARM ABERFELDY
Postcode	PH15 2EA
Contact Telephone 1	
Contact Telephone 2	
Fax No	
E-mail*	

Agent *(if any)*

Name	BRITHEG SCOTLAND
Address	27 WOODSIDE PLACE GLASGOW
Postcode	G3 7QL
Contact Telephone 1	0141 237 4799
Contact Telephone 2	
Fax No	
E-mail*	Planning@brithieg.com

Mark this box to confirm all contact should be through this representative: ☑

* Do you agree to correspondence regarding your review being sent by e-mail? Yes ☑ No ☐

Planning authority	PERTH & KINROSS COUNCIL
Planning authority's application reference number	12/00273/FLL
Site address	MAINS OF MURTHLY FARM ABERFELDY, PH15 2EA
Description of proposed development	2 No. 20kW WIND TURBINES ON 20m MASTS

Date of application 17/02/12 Date of decision (if any) 20/06/12

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1. Application for planning permission (including householder application) ☑
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☑
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☑
3. Conditions imposed on consent by appointed officer ☐

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☑
2. One or more hearing sessions ☑
3. Site inspection ☑
4 Assessment of review documents only, with no further procedure ☐

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

VISUAL IMPACT: ADDITIONAL VISUAL IMPACT REPORT WILL CONFIRM NO ADVERSE IMPACT ON SURROUNDING AREAS & PROPERTIES.
TURBINE IMPACT ON SURROUNDING PROPERTIES: ADDITIONAL REPORTS ON NOISE EMISSIONS/ SHADOW FLICKER ETC. CAN BE PROVIDED TO CONFIRM THESE WILL HAVE NO IMPACT ON SURROUNDING PROPERTIES.

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

	Yes	No
1. Can the site be viewed entirely from public land?	☑	☐
2 Is it possible for the site to be accessed safely, and without barriers to entry?	☑	☐

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

SEE ATTACHED PAPER APART

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? Yes ☑ No ☐

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

VISUAL IMPACT ASSESSMENT: A DETAILED VIA REPORT IS ATTACHED WITH THIS REVIEW. A VIA WAS NOT SPECIFICALLY REQUESTED AT THE PLANNING STAGE, AND WE FEEL THAT THE SITE WAS NOT PARTICULARLY "SENSITIVE". WE STRONGLY FEEL HOWEVER THAT THIS REPORT WILL CLEARLY DEMONSTRATE THAT THE DEVELOPMENT WILL HAVE NO ADVERSE IMPACT ON THE SURROUNDING AREA.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

1. VISUAL IMPACT ASSESSMENT / PHOTO MONTAGES & REPORT

2. REPRESENTATIONS FROM VARIOUS PARTIES IN SUPPORT OF DEVELOPMENT (INCLUDING NEIGHBOURING PROPERTIES)

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- [x] Full completion of all parts of this form
- [x] Statement of your reasons for requiring a review
- [ ] All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the ~~applicant~~/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed [redacted] Date 27/07/12

PAPER APART

NOTICE OF REVIEW
SUPPORTING STATEMENT
RE: PLANNING APPLICATION REF: 12/00273/FLL

Timescale for Determining Application:

We believe we have a valid complaint in respect of the timescale in which the Application was Determined. The application was submitted on 17th February 2012 and a decision should have been received within two months of this date, or the planners should have contacted us requesting an extension of the period for determination or provided an explanation of the delay.

We contacted the planners on 30th April 2012 and were told that we would not have a decision for another 2 – 3 weeks as the planner dealing with the application was writing a special report. The decision was eventually determined on 20th June 2012 which was over two months late. No contact was received from the planners in respect of the application after the initial two months of the application process had expired.

Planning Policies contained within the Highland Area Local Plan 2000 (HALP 2000):

We disagree with the conclusion that the proposal is contrary to the Highland Area Local Plan 2000. In the attached document we have detailed extracts from the HALP 2000 and attached our comments (in red italics) at the appropriate section.

Adverse impact on the visual amenity of the area:

We have attached a Visual Impact Assessment (VIA) which was not requested by the planners after the submission of the ZTV assessment. Our conclusion from the VIA is as follows:

"We conclude that proposed erection of two 20kW wind turbines located at Mains of Murthly, by Aberfeldy will have a limited visual impact on the surrounding land and the surrounding area. The proposed turbines would only be visible from the base of the access road to Tombuie."

EXTRACT FROM HIGHLAND AREA LOCAL PLAN 2000

Policies Applicable to Entire Plan Area

Sustainable Development

Policy 1 The Council will seek to ensure, where possible, that development within the Plan area is carried out in a manner in keeping with the goal of sustainable development. Where development is considered to be incompatible with the pursuit of sustainable development, but has other benefits to the area which outweigh this issue, the developer will be required to take whatever mitigation measures are deemed both practical and necessary to minimise any adverse impact. The following principles will be used as guidelines in assessing whether projects pursue a commitment to sustainable development:-

(a) The consumption of non-renewable resources should be at levels that do not restrict the options for future generations.

(b) Renewable resources should be used at rates that allow their natural replenishment.

(c) The quality of the natural environment should be maintained or improved.

(d) Where there is great complexity or there are unclear effects of development on the environment, the precautionary principle should be applied.

(e) The costs and benefits (material and non-material) of any development should be equitably distributed.

(f) Biodiversity is conserved.

(g) The production of all types of waste should be minimised thereby minimising levels of pollution.

(h) New development should meet local needs and enhance access to employment, facilities, services and goods.

Development Criteria

Policy 2 All developments within the Plan area will be judged against the following criteria:-

(a) The site should have a landscape framework capable of absorbing, and if necessary screening the development, and where appropriate opportunities for landscape enhancement will be sought.

(b) In the case of built development, regard should be had to the scale, colour and density of development within the locality. *Although not a building we believe turbines are not too large a scale in relation to the site and locality and that the colours will blend into the local surroundings.*

(c) The development should be compatible with its surroundings in land use terms and should not result in a significant loss of amenity to the local

community. *We believe the development is compatible with its surrounds in land use terms as it utilises the advantage of being up high and therefore does not result in the loss of any local amenity.*

(d) The local read network should be capable of absorbing the additional traffic generated by the development and a satisfactory access onto that network provided. *No additional traffic will be created by the development. Some heavy vehicles will be involved during the construction period only, but no new routes required.*

(e) Where applicable, there should be sufficient spare capacity in drainage, water and education services to cater for the new development. *No spare capacities of services will be required, the development is self-sufficient.*

(f) The site should be large enough to accommodate the impact of the development satisfactorily in site planning terms. *We believe the site is large enough to safely accommodate the impact of the development and will not be dominated by the resulting visual impact.*

(g) Buildings and layouts for new development should be designed so as to be energy efficient. *Although not a building, the resulting development is primarily for the purpose of utilising and harvesting natural wind energy.*

(h) Built development should, where possible be located in those settlements which are the subject of inset maps. *This is non-applicable to our application.*

Landscape

Policy 3 Development proposals should seek to conserve landscape features and sense of local identity and strengthen and enhance landscape character. The Council will assess development that is viewed as having a significant landscape impact against the principles of the Tayside Landscape Character Assessment produced by Scottish Natural Heritage.

Policy 4 Details of landscape treatment should be submitted with development proposals including, where appropriate, boundary treatment, treatment of settlement edges, and impact on key views. Developers will be required to demonstrate that satisfactory arrangements will be made, in perpetuity, for the maintenance of areas of landscaping.

Design

Policy 5 The Council will require high standards of design for all development in the Plan Area. In particular encouragement will be given to:-

(a) The use of appropriate and high quality materials.

(b) Innovative modern design incorporating energy efficient technology and materials.

(c) Avoidance of the use of extensive underbuilding on steeply sloping sites.

(d) Ensuring that the proportions of any building are in keeping with its surroundings.

(e) Ensuring that the development fits its location.

The design principles set out in the Council's Guidance on the Design of Houses in Rural Areas will be used as a guide for all development proposals.

Private Drainage

Policy 6 Proposals for individual septic tanks, bio-disc units or similar treatment facilities will not normally be acceptable in unsewered settlements, sewered areas or immediately adjacent to sewered areas, except in the following circumstances:-

(1) Where development proposals are for up to a maximum of five houses or house equivalents in settlements identified in this Plan (except Aberfeldy, Balnaguard, Birnam/Dunkeld, Grandtully, Kenmore, Pitlochry nd Weem/Boltachan) a septic tank, bio-disc unit or similar will be acceptable providing all the following criteria are met:-

(a) There is no adjacent public sewerage system which is accessible at reasonable cost or the existing public sewerage system is operating at capacity and there is an embargo on further development, and there is no programmed improvement for it;

(b) The proposed septic tank, bio-disc or similar and associated soakaway may be within the application site and be no less than 15 metres from adjoining habitable properties and no less that 5 metres from the application site boundries for single houses; and ...

Telecommunications

Policy 10 The Council will give favourable consideration to telecommunications development if the operator can demonstrate to the satisfaction of the Council that the following criteria can be met:-

(a) There is an established operational need for development in the location proposed.

(b) There is no better alternative site available.

(c) There is no reasonable prospect of sharing existing facilities.

(d) In the case of radio masts there is no reasonable possibility of erecting antennas on any existing buildings or other structures.

(e) The proposed development complies with the terms of the relevant operating licence.

Renewable Energy

Policy 11 The Council will encourage, in appropriate locations, renewable energy developments. Once accepted for renewable energy purposes, sites and installations will be safeguarded from development that would prevent or hinder renewable energy projects and could be accommodated elsewhere. Renewable energy developments, including ancillary transmission lines and access roads, will be assessed against the following criteria:-

(a) The development will not have a significant detrimental effect on sites designated at national, regional or local level for nature conservation interest or archaeological interest; *the development does not fall within either of these areas.*

(b) The development will not result in an unacceptable intrusion into the landscape character of the area; *we feel enclosed Visual Impact Assessment demonstrates that the development does not result in an unacceptable intrusion into the landscape.*

(c) The development will not result in an unacceptable loss of amenity to the neighbouring occupiers by reason of noise emission, visual dominance, electromagnetic disturbance or reflected light. *We feel the development is a substantial distance from the nearest neighbouring and surrounding properties and will not cause any disturbances as outlined above whatsoever.*

Note: Developers will be required to enter into an agreement for the removal of the development and restoration of the site, following the completion of the development's useful life.

Light Pollution

Policy 12 The Council will not grant consent for proposals which would result in unnecessary and intrusive light pollution. The use of locations and lighting systems which limit light pollution together with conditions to control the period of usage will be encouraged.

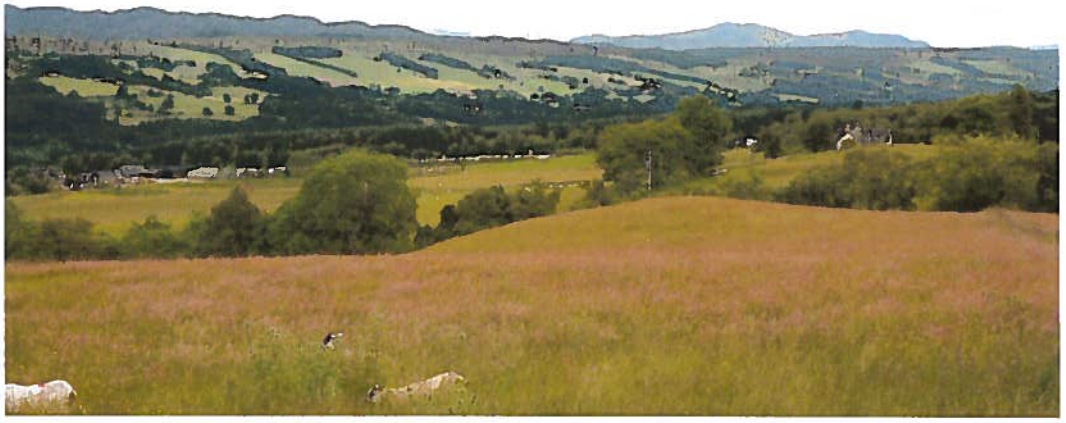
BRITISHECO
RENEWABLE ENERGY SOLUTIONS
SCOTLAND

VISUAL IMPACT ASSESSMENT

ERRECTION OF TWO 20kw WIND TURBINES

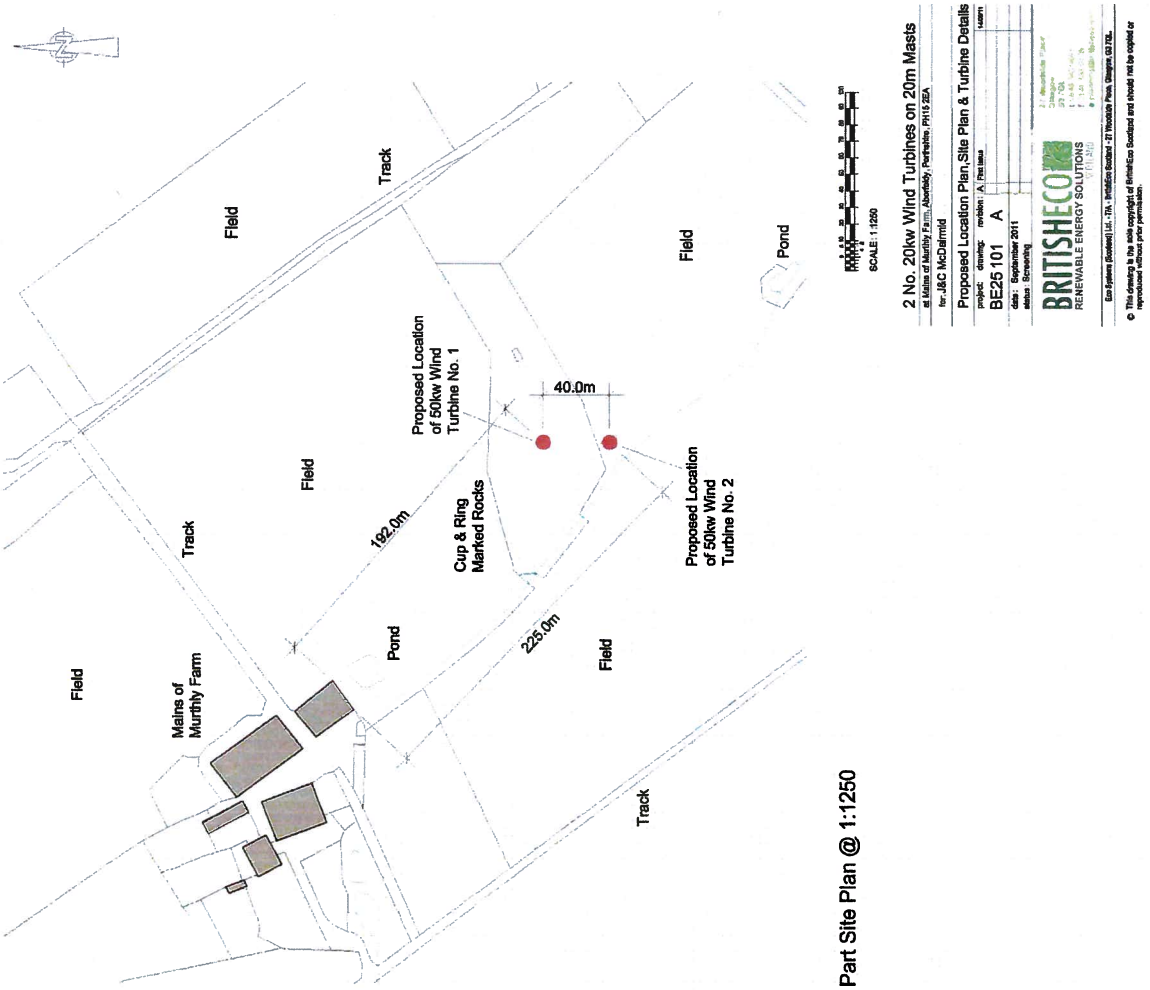
AT

Mains of Murthly
By Aberfeldy
PH15 2EA

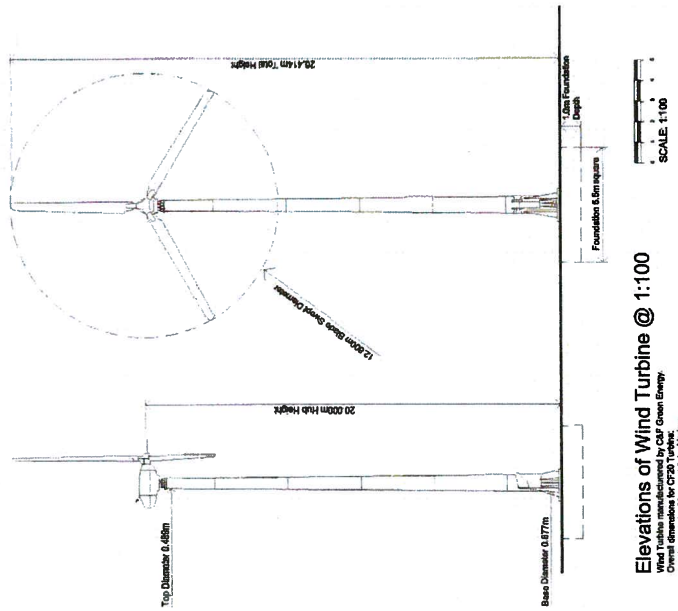


Report Date: 16th July 2012

Equipment	**Nikon D3**
Camera Settings	• Auto Setting • Auto White Balance • Auto Flash • Standard Colour Mode • ISO Speed 800 • F-Stop f7.1-14 • Exposure 1/200-1/640 • Focal Length 50mm (Fixed Lens)
Camera Lens Height	1.7m from ground
Software	Adobe Photoshop Elements 2.0
Weather Conditions	Dry and overcast.
Date and Time	14th July 2012 13.10-15.55hrs
Other Considerations	
	In order to provide a realistic assessment we have calculated the theoretical 'image height' for the turbine at various points of significance from the proposed location. This is based on the calculation cited below (derived from Can Vis Distance calculations and references a known height and image relative to the focal distance from the camera or observer, which can then be applied to determine an theoretical 'image' height for a specific distance. For example a 39.6m high wind turbine was photographed at a distance of 200m, This provided the reference height for visualisation, as the camera focal distance, and elevation will be essentially the same. The 'image height' of the 39.6m high turbine is 69mm. This provided some empirical guidance in relation to how 'large' the turbines would appear in any photomontage, assuming neither cropping nor zoom and would therefore provide more realistic Zone of Theoretical Visibility (ZTV) distances for consideration.

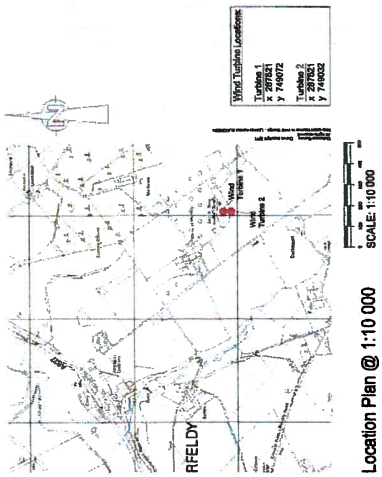


Part Site Plan @ 1:1250



Elevations of Wind Turbine @ 1:100

Wind Turbine manufactured by C&F Green Energy.
Overall dimensions for CF20 Turbine:
20 kW generator 20m mast 6.4m blades

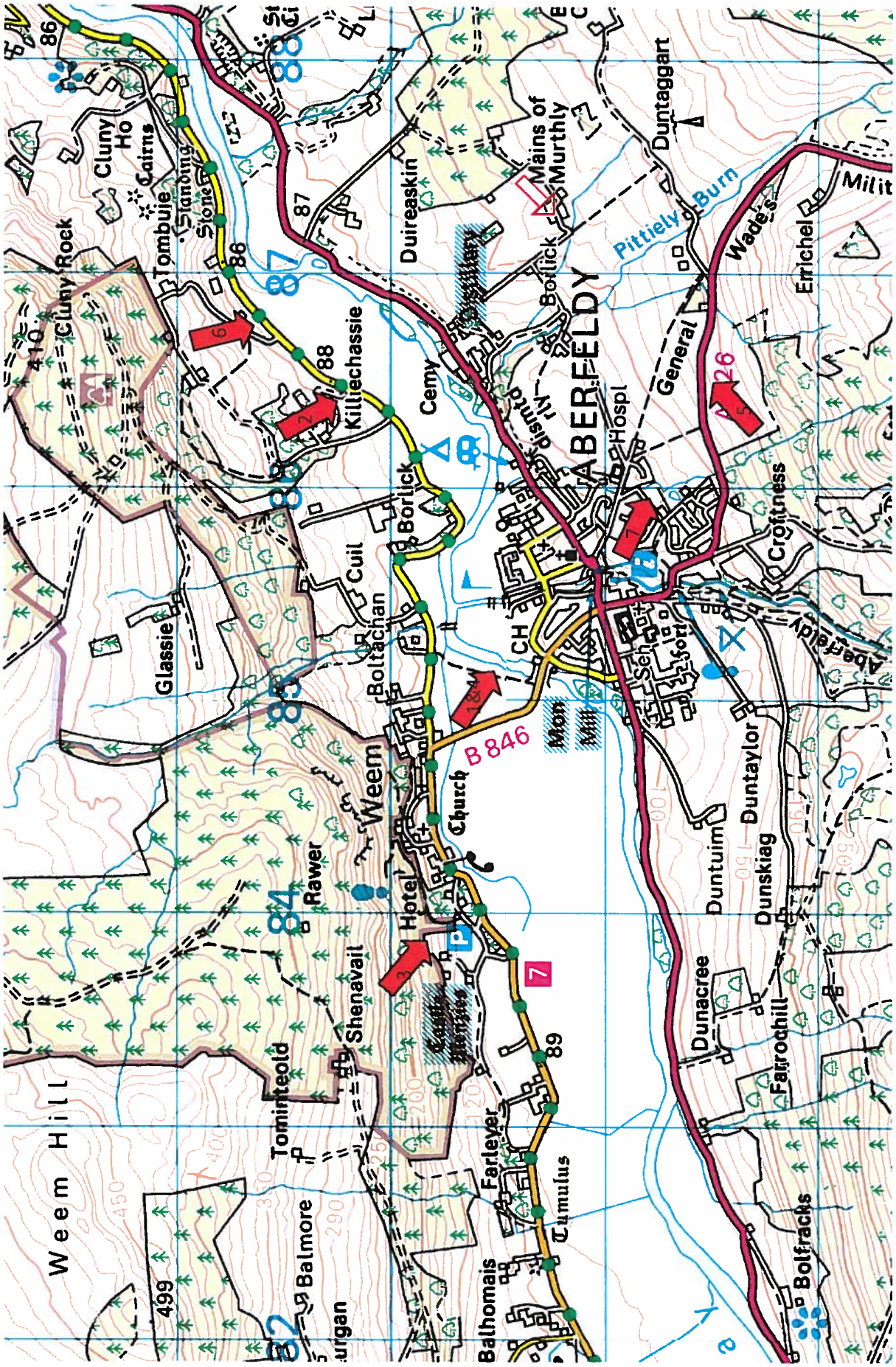


Location Plan @ 1:10 000

Prepared by BritishEco Scotland

Photographic Locations	
Image 1	Image 1- Photograph taken from Aberfeldy Golf Club. Proposed turbines are not visible from this location.
Image 2	Image 2- Photograph taken from Killiechase. Proposed turbines are not visible from this location.
Image 3	Image 3- Photograph taken from the top level of Castle Menzies walled garden. Proposed turbines are not visible from this location.
Image 4	Image 4- Photograph taken from Poplar Avenue, Aberfeldy. Proposed turbines are not visible from this location.
Image 5	Image 5- Photograph taken from the A826 heading to Gatehouse. 726m from proposed turbine No 1.
Image 6	Image 6- Photograph taken from bottom of access road to Tombuie. 1535m from proposed turbine No 1.
Image 7	Image 7- Photograph taken from Moness Crescent, Aberfeldy. Proposed turbines are not visible from this location.

Mains of Murthly, By Aberfeldy



Prepared by BritishEco Scotland

Image 1- Photograph taken from Aberfeldy Golf Club. Proposed turbines are not visible from this location.

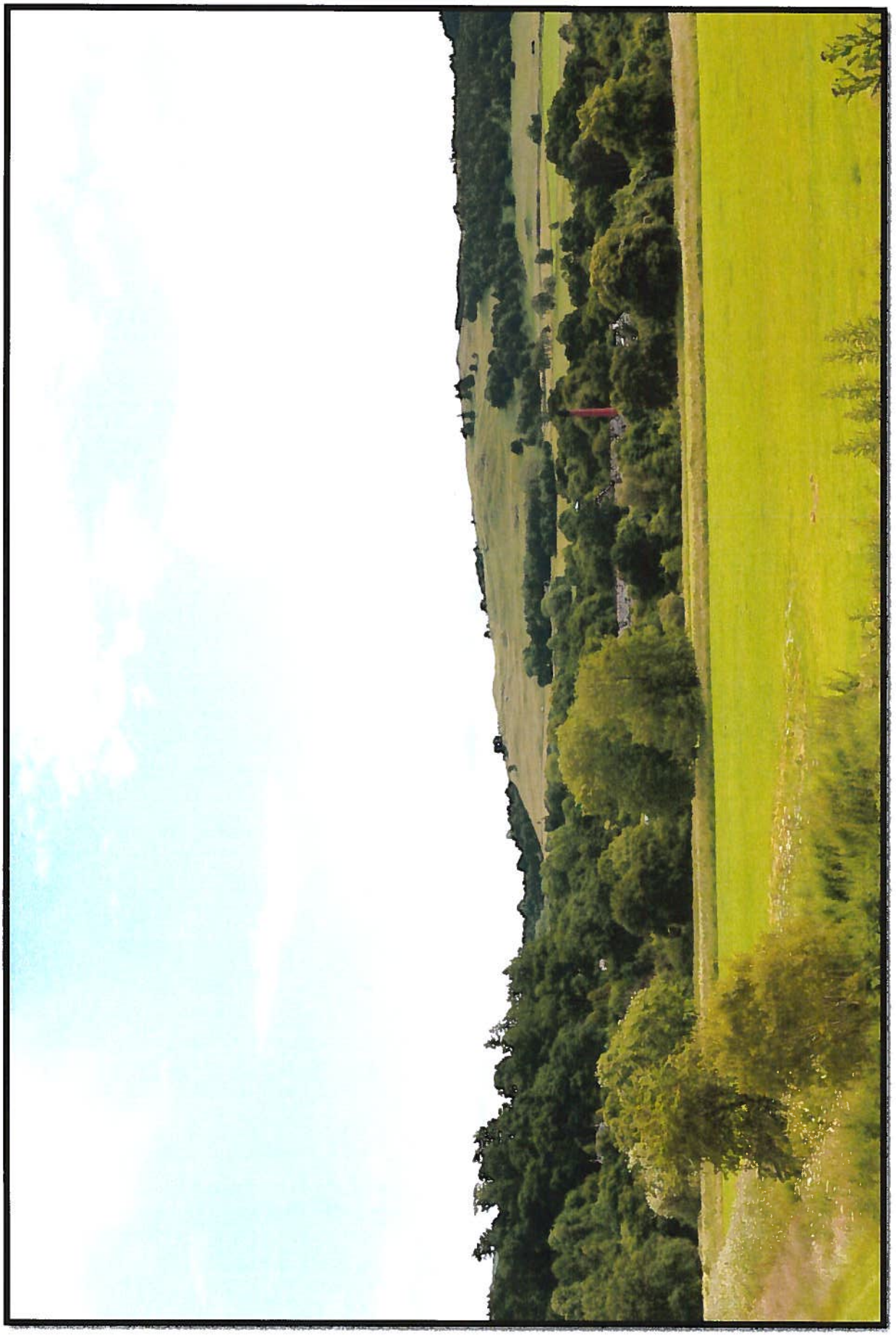


Image 2- Photograph taken from Killiechase. Proposed turbines are not visible from this location.

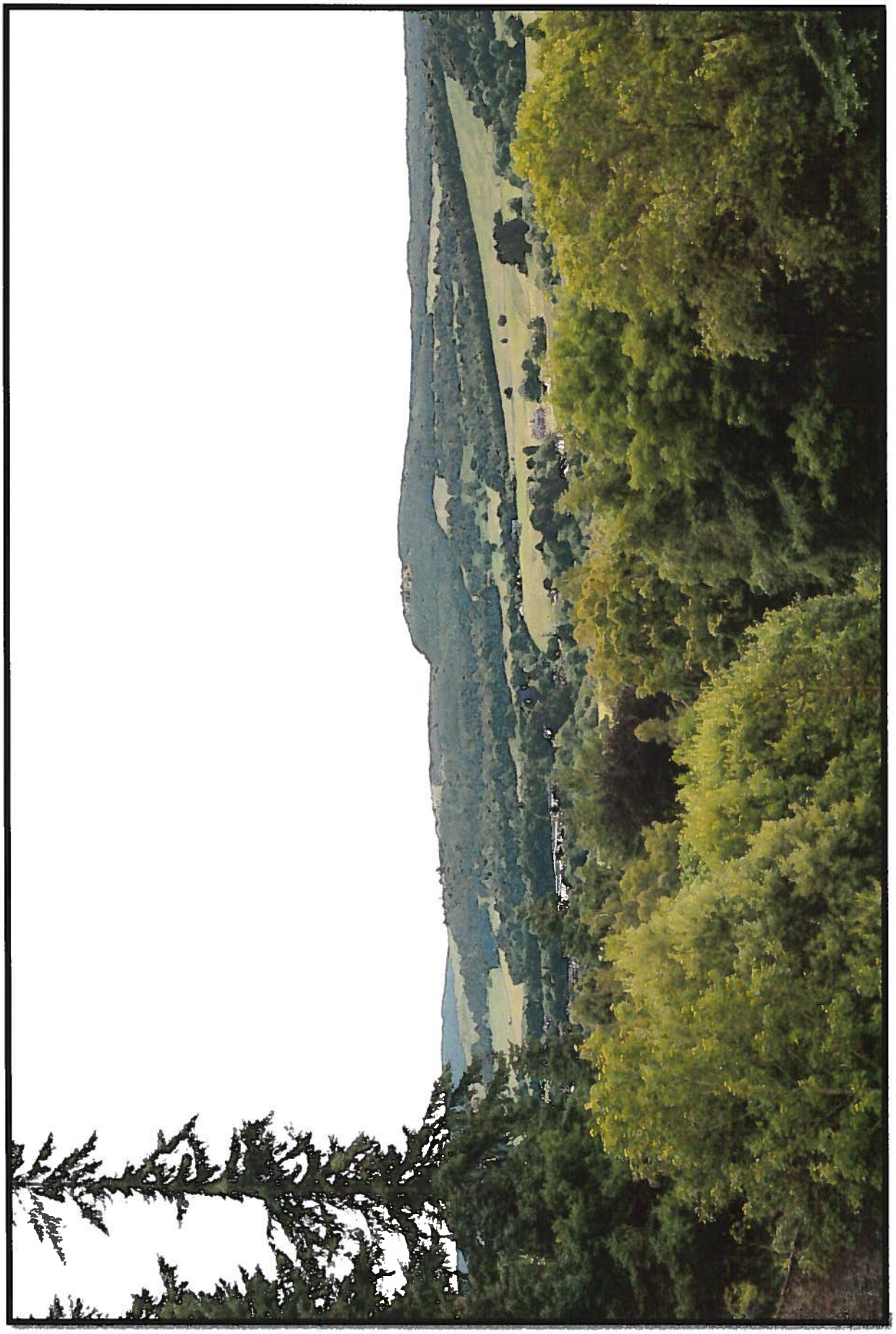


Image 3- Photograph taken from the top level of Castle Menzies walled garden. Proposed turbines are not visible from this location.

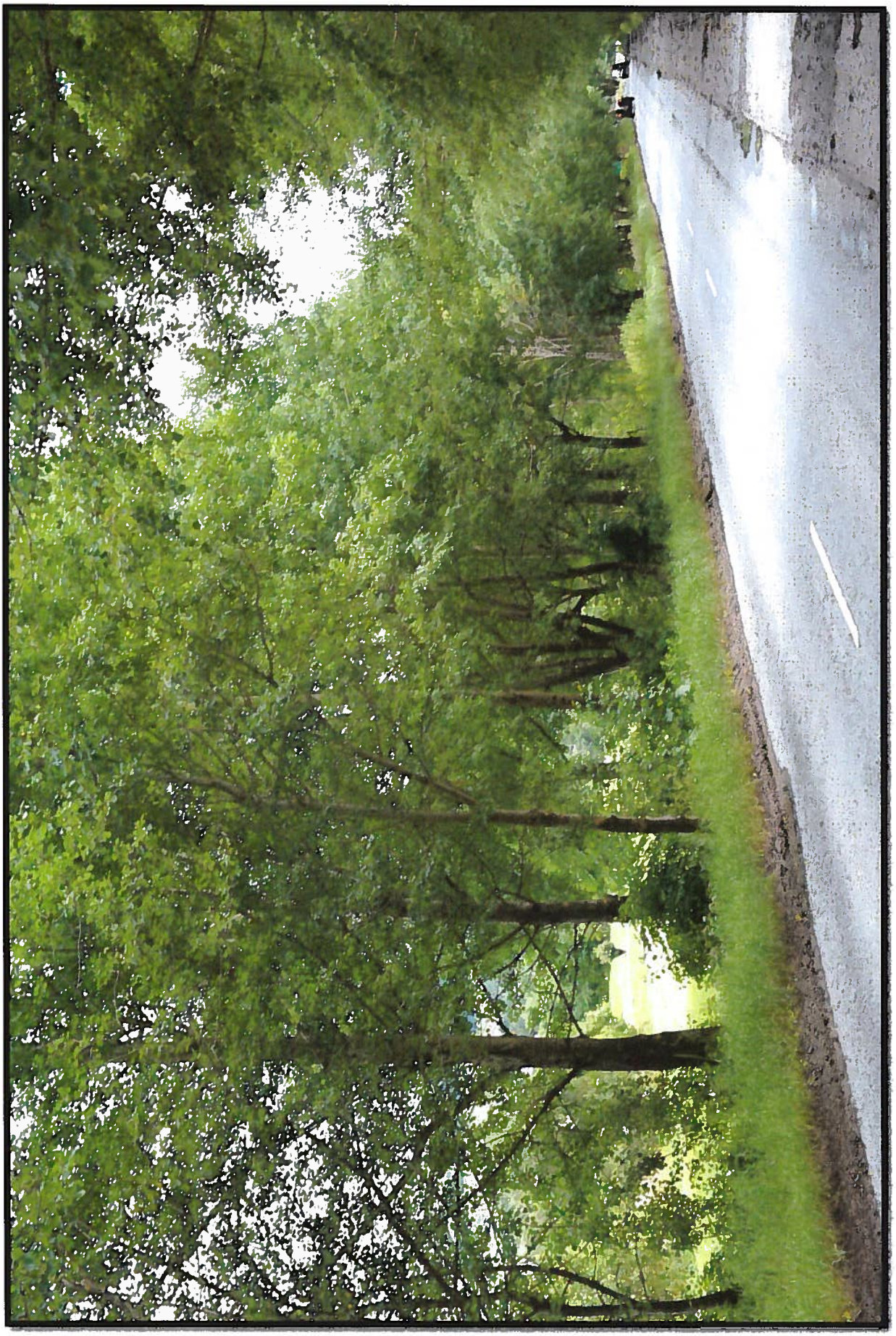


Image 4- Photograph taken from Poplar Avenue, Aberfeldy. Proposed turbines are not visible from this location.

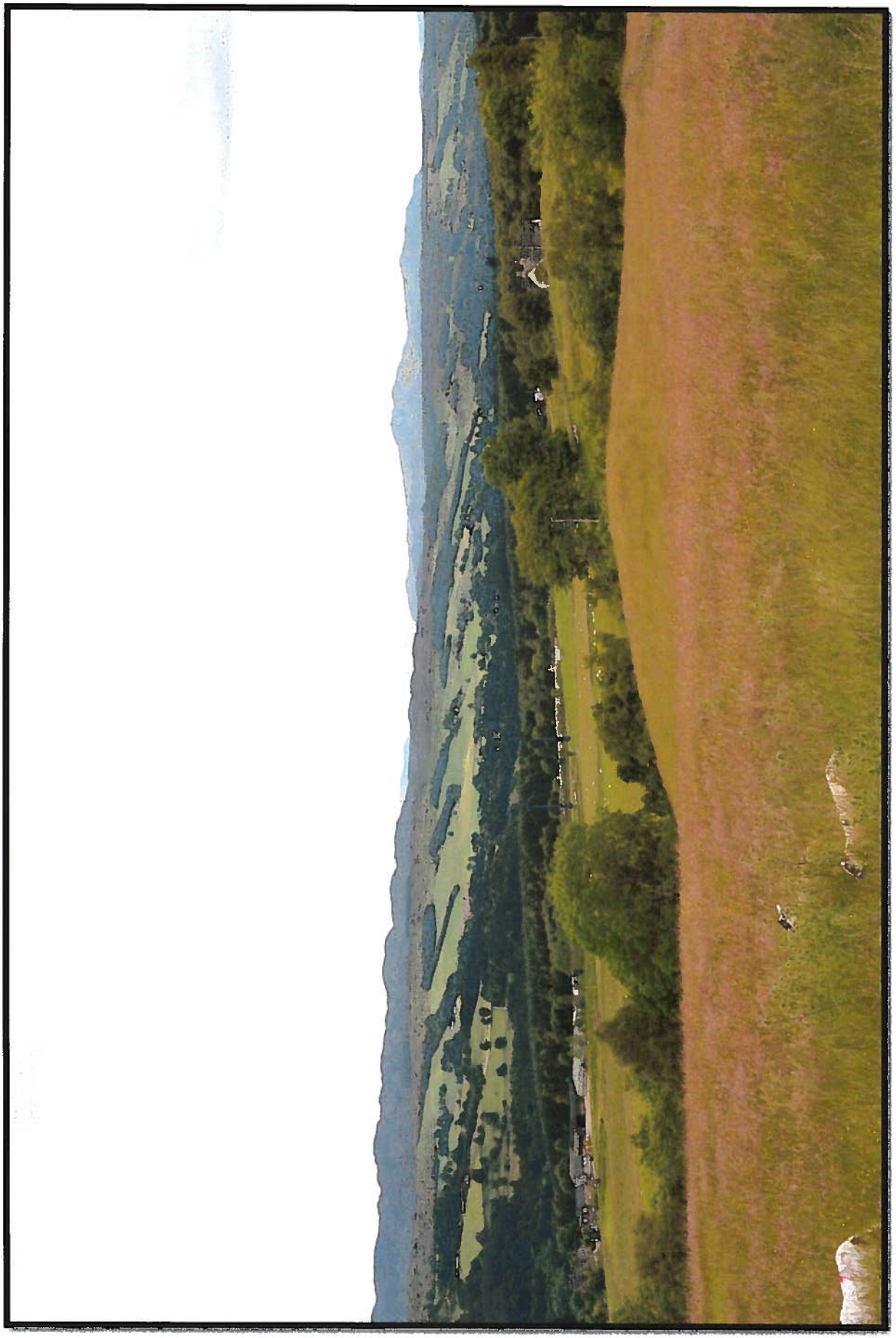


Image 5- Photograph taken from the A826 heading to Gatehouse. 726m from proposed turbine No 1.

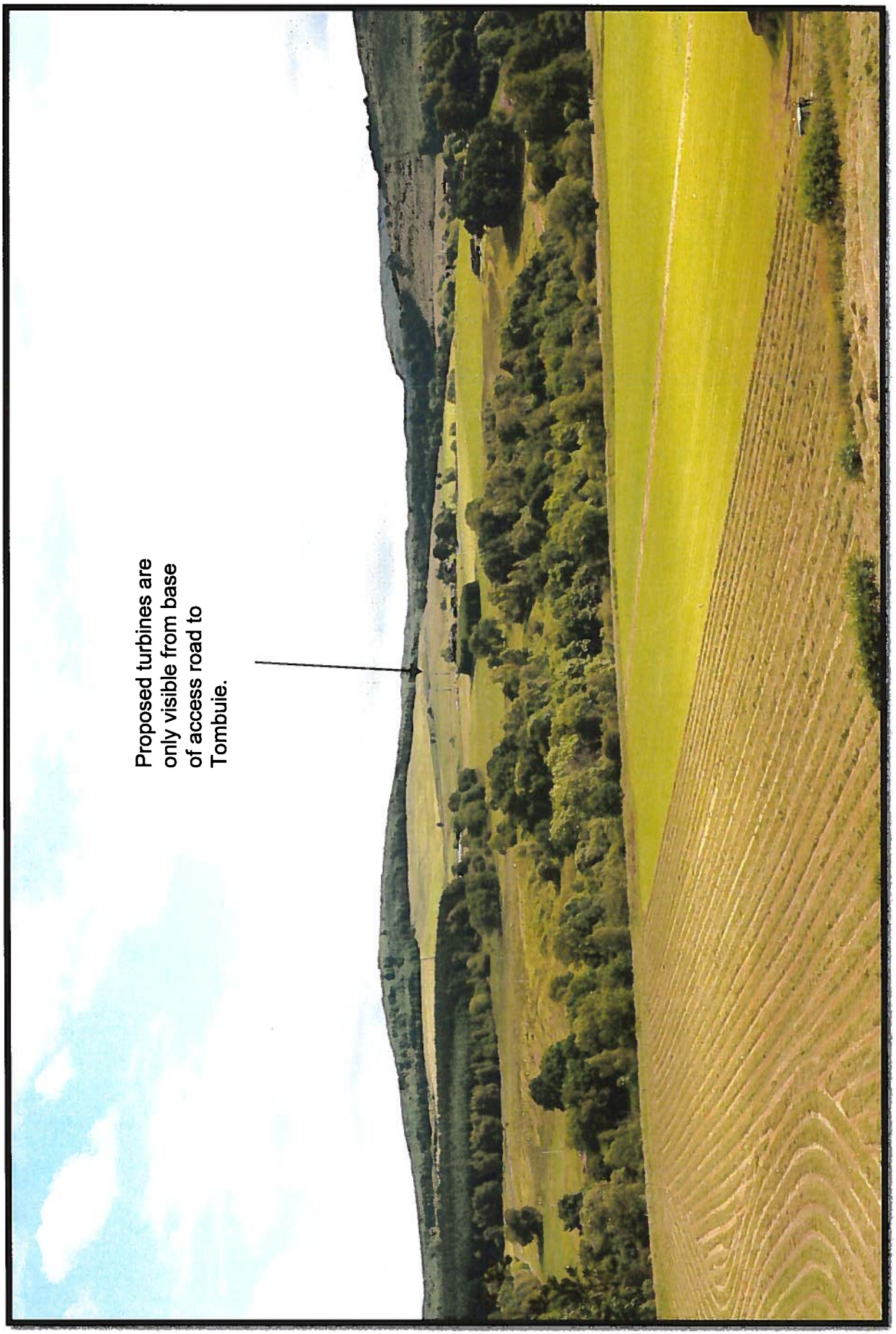


Image 6- Photograph taken from bottom of access road to Tombuie. 1535m from proposed turbine No 1.

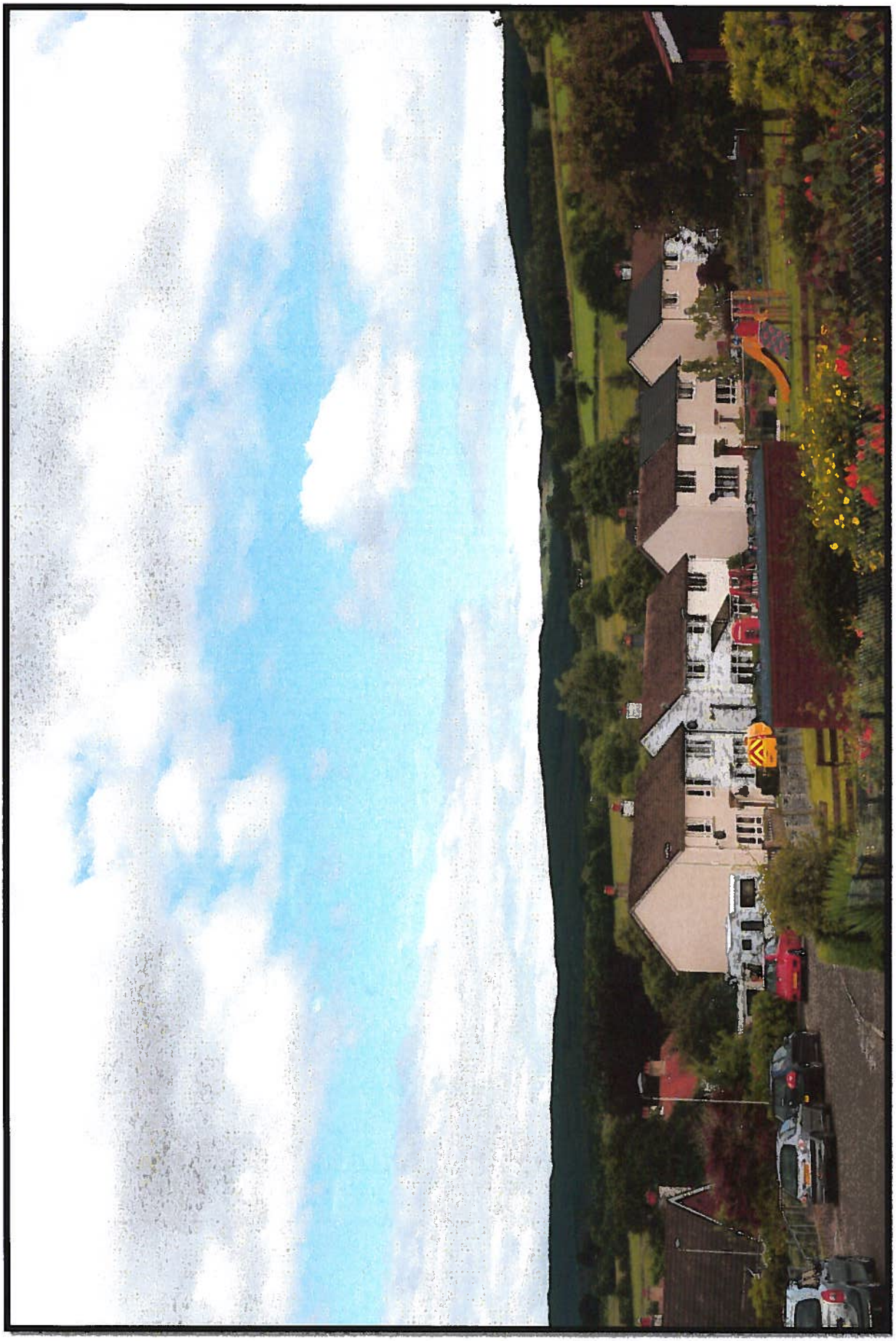


Image 7- Photograph taken from Moness Crescent, Aberfeldy. Proposed turbines are not visible from this location.

Summary Statement

With reference to various Local Authority Guidance for the preparation of and submission of photographs and photomontages to illustrate the impacts of wind energy development for inclusion in planning applications and environmental statements.

We conclude that the proposed erection of two 20kw wind turbines located at Mains of Murthly, By Aberfeldy will have a somewhat direct visual impact from surrounding land and surrounding area. The proposed turbines would only be visible from the base of the access road to Tombuie.

The proposed turbines will be visible from outlying locations and will be mainly noticeable when viewed from the A826.

The Scottish Parliament
Pàrlamaid na h-Alba

Calum McDiarmid
Mains of Murthly Farm
Aberfeldy
Perthshire
PH15 2EA

5th July 2012

Ref: JS/CS

Dear Calum,

It was good to see you and your dad on Monday and I write to confirm that I have been in touch with Perth & Kinross Council regarding your concerns and I hope that the application is able to be considered at the review stage.

If there is anything else I can be of help with on this matter please do not hesitate to contact me.

Yours sincerely,

[redacted]

JOHN SWINNEY
Member of the Scottish Parliament for Perthshire North

Parliamentary Office:
Scottish Parliament
Edinburgh, EH99 1SP
Tel: 0131 348 5717

Constituency Office:
35 Perth Street
Blairgowrie, PH10 6DL
Tel: 01250 876 576 Fax: 01250 876 99

Email: john.swinney.msp@scottish.parliament.uk Website: www.johnswinneymsp.com

From: "David Littlejohn" <DLittlejohn@pkc.gov.uk>
Date: 6 July 2012 11:40:14 GMT+01:00
To: [redacted]
Subject: RE: Mains of Murthly

Dear Callum

I've looked into this in more detail and discussed with Anne Condliffe, Team Leader in Development Management. I need to advise that I agree with the officer's assessment of the application and, therefore, support the decision.

However, the information you subsequently provided in your report is, I think, relevant and I would support the general principle of a wind turbine on the farm. Therefore, I wonder if there is merit in looking at an alternative location on the farm that would have an acceptable visual impact?

Alternatively you have the right to appeal our decision to the Local Review Body and information on how to do this will have been provided to you.

I've passed your note to my planning policy colleagues who are working on supplementary guidance on wind turbines to form part of the new Local Development Plan, so in that regard I welcome your input.

Kind regards

David

David Littlejohn
Head of Planning & Regeneration
Perth & Kinross Council
The Environment Service
Pullar House
35 Kinnoull Street
Perth PH1 5GD

Phone: 01738 475303
Mobile: 07917 215073
Email: dlittlejohn@pkc.gov.uk
Website: www.pkc.gov.uk
Twitter: Perth&KinrossCouncil@PerthandKinross

Fwd: Mains of Murthly Farm Turbine Application

From: [redacted]
Sent: Sun, 22 Jul, 2012 at 5:13 pm
To: suzanne.crimin@britisheco.com

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image009.png (3.6 KB) image010.jpg (9 KB) image003.jpg (1.5 KB) image004.jpg (1.5 KB)
image005.jpg (1.5 KB) image006.jpg (1.4 KB) image007.jpg (1.4 KB) image001.png (86.8 KB)
– Download all

-----Original Message-----
From: David England <david@highlandfayre.co.uk>
To: Calum McDiarmid [redacted]
CC: 'Pia England' [redacted]
Sent: Sat, 21 Jul 2012 14:18
Subject: Mains of Murthly Farm Turbine Application

Dear Calum,

Mains of Murthly Farm Turbine Application

Thank you for your email regarding the recent farm turbine application for Mains of Murthly and your time on site this morning.

The more popular wind turbines become in Scotland the more sensitive this issue becomes, and for good reason as some applications/installations are completely inappropriate and motivated purely by greed! I feel fortunate to live above the town of Aberfeldy and have a family home which is in an area of natural beauty, so would not support a poorly thought out application for wind turbines in the valley now or in the future.

However, your application for Mains of Murthly (which I have studied in great detail) seems entirely logical, well thought out and very sympathetic to your surrounds.

I regard myself as a neighbour who lives in close proximity to Mains of Murthly and therefore someone who's opinion should carry weight on this subject. We also have self catering cottages which overlook Mains of Murthly and therefore I would only support an application of this type if I was sure that it was in no way detrimental to our guests and local tourism.

I am also aware that the McDiarmid family have farmed here for many generations and that you in particular are extremely passionate about the area and would never do anything which would adversely affect the beauty around us.

I fully approve of this sensible farm turbine application and would be happy to act as a supporting reference (on the phone or otherwise) in your appeal to Perth & Kinross Council.

Good luck and please do not hesitate to contact me if I can be of any assistance on this subject.

Kind regards,

[redacted]

David England

Mains of Croftness
Aberfeldy
PH15 2DX

M: 07802 559 125
E: david@highlandfayre.co.uk

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HOME OF LUXURY HAMPERS

Fwd: Proposed wind turbines

From: [redacted]
Sent: Sun, 22 Jul, 2012 at 5:14 pm
To: suzanne.crimin@britisheco.com

-----Original Message-----
From: Stephen Macdonald [redacted]
To: Calum McDiarmid [redacted]
Sent: Thu, 19 Jul 2012 17:07
Subject: Proposed wind turbines

Calum

I am delighted to hear of your proposed wind turbines at Mains of Murthly. As a local resident of Aberfeldy, I am completely in agreement with such proposals to increase local, sustainable energy production.

Being such small scale there will be no visual impact on the community I reside in and therefore am delighted to support such a project.

All the best

Stephen
Stephen Macdonald
Eilean Riabhach
Alma Avenue
Aberfeldy
PH15 2BW

mac.steve@gmail.com
07590 051595

From: Rob Macpherson [redacted]
Date: 23 July 2012 15:22:02 GMT+01:00
To: Calum Mcdiarmid [redacted]
Subject: RE: wind turbine

HI Calum
I confirm that I am fully supportive of your application for two 20m high wind turbines. The turbines will have no effect on either my home or business premises and will not be visible from either of these. The VIA shows that there is either no or limited visual impact for the valley.
Your proposed inward investment in providing these turbines should be congratulated and other energy users encouraged to supply their own energy for their own needs.
I trust the council will support you.
Rob

Rob Macpherson
Partner
FearnMacpherson Chartered Architects
Unit 4 Dunkeld Road
ABERFELDY
Perthshire
PH15 2AQ
Mobile 07791564278
Phone (01887) 820098
Fax (01887) 829455
www.fearnmacpherson.com

TCP/11/16(203)
Planning Application 12/00273/FLL – Erection of 2 wind turbines at Farmhouse, Mains of Murthly, Aberfeldy, PH15 2EA

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Mr Calum McDiarmid
c/o BritishEco Scotland
FAO Jeremy Brough
27 Woodside Place
Glasgow
G3 7QL

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 20th June 2012

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **12/00273/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 1st March 2012 for permission for **Erection of 2 wind tubrines Farmhouse Mains Of Murthly Aberfeldy PH15 2EA** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. As the proposed turbines will have an adverse impact on the visual amenity of the area, which is presently enjoyed by a host of receptors including (but not exclusively) existing residential properties and visiting recreational users, the proposal is contrary to Policy 2 of the Highland Area Local Plan 2000, which seeks to protect existing (visual) amenity from new developments within the landward area.

2. As the proposed turbines will potentially have an adverse impact on the residential amenity of existing residential properties (by virtue of the turbines appearance and scale when viewed from their properties), the proposal is contrary to Policy 2 of the Highland Area Local Plan 2000, which seeks to protect existing amenity from new developments within the landward area.

3. The proposal is contrary to Policy 11 of the Highland Area Local Plan 2000 as the proposal would result in an unacceptable intrusion into the landscape character of the area.

4. The approval of this proposal would establish an undesirable precedent for similar sized developments within the local area, which would be to the detriment of the overall visual character of the area, and which in turn could potentially undermine (and weaken) the established Development Plan relevant policies.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

Notes

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

12/00273/1

12/00273/2

12/00273/3

12/00273/4

12/00273/5

12/00273/6

12/00273/7

12/00273/8

REPORT OF HANDLING

DELEGATED REPORT

Ref No	**12/00273/FLL**
Ward No	**N4- Highland**

PROPOSAL: Erection of 2 wind turbines

LOCATION: Farmhouse Mains Of Murthly Aberfeldy PH15 2EA

APPLICANT: Mr Calum McDiarmid

RECOMMENDATION: REFUSE THE APPLICATION

SITE INSPECTION: 14 March 2012

OFFICERS REPORT:

This application is for the erection of 2no. 20Kw turbines with a hub height of 20 metres and an overall blade tip height of 26.4 metres on land some 1.4km to the east of Aberfeldy and approximately 200m to the south east of Mains of Murthly Farm. The site lies some 300m to the north of Duntaggart dwellinghouse and some 460m to the north east of Pitilie farm.
There are numerous large turbines operational and others approved within the area including the Griffin and Calliacher windfarms. There are no turbines of the scale proposed approved within this area of the Tay valley to date though there is an application for a further two turbines some 1.1km to the south south west (12/00275/FLL).

Due to the development falling within schedule 2 of the Environmental Impact Assessment (Scotland) Regulations 1999 under Part 3 Energy Industry column 1 (i) column 2 (i) and (ii) the Planning Authority took account of the criteria contained within the EIA Regulations and adopted a screening opinion that an EIA was not required. This Screening Opinion should not be taken as implying that the planning authority considers this to be an acceptable development but that the environmental impacts for the scale of the development can be considered adequately in the assessment of the Planning Application.

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The adopted development plans that are applicable to this area are the TAYplan 2012 and the Highland Area Local Plan 2000.

The determining issues in this case are whether: - the proposal complies with development plan policy; the proposal complies with supplementary planning guidance; or if there are any other material considerations which justify a departure from policy.

Policy:

Within the text associated with Policy 6: Energy and Waste/Resource Management Infrastructure, TAYplan states that 'the issue is no longer about whether such facilities (renewable sources and resource recovery) are needed but instead about helping to ensure they are delivered in the most appropriate locations'. The responsibility for identifying areas suitable for different forms of renewables infrastructure lies with the Local Plans though development proposals are required to have considered the anticipated effects of construction and operation on air quality, emissions, noise, odour, surface and ground water pollution, drainage, waste disposal, radar installations and flight paths, and, of nuisance impacts on of-site properties; sensitivity of landscapes (informed by landscape character assessments and other work), the water environment, biodiversity, geo-diversity, habitats, tourism, recreational access and listed/scheduled buildings and structures; and impacts of associated new grid connections and distribution or access infrastructure.

Although not adopted the Proposed Local Development Plan 2012 is a material consideration and Policy ER1A is relevant. It generally supports appropriate development and identifies the factors which will be considered in proposals' considerations. This includes both individual and cumulative effects on landscape character, visual integrity, tranquil qualities, wildness areas and the residential amenity of the surrounding area in addition to other criteria. As the PLDP is only just through public consultation and the representations have yet to be assimilated, the PLDP has limited weight. The Development Plan retains precedence.

Policy 11 of the HALP encourages renewable energy developments in appropriate locations. The development is required not to have significant detrimental effect on sites designated for nature conservation or archaeological interests, to not result in an unacceptable intrusion into the landscape character of the area and not to result in an unacceptable loss of amenity to neighbours by reason of noise emission, visual dominance, electromagnetic disturbance or reflected light.

The proposed site does not lie within a designated conservation or archaeological site though there is archaeology in close proximity. This however could be protected by appropriate condition. The site does lie within the Breadalbane Environmentally Sensitive Area. The ESA Scheme was introduced in Scotland to help conserve specially designated areas of the countryside where the landscape, wildlife or historic interest is of particular importance and where these environmental features could be affected by farming operations. Although the Scheme has been superceded, the designation of the land as an ESA shows that the landscape was valued and farming practices should continue to be respectful of the natural resource, for the benefit of the land and the wider population.

The submitted zones of turbines' visibility clearly show that both turbines will be readily visible from a very significant proportion of the surrounding countryside including from Castle Menzies Historic Garden/Designed Landscape, parts of Aberfeldy, the north side of the valley and the A827, a major tourist route. No photomontages have been submitted.

Given the potential visibility of the turbines and the quality of the surrounding landscape, I consider that the turbines would result in an unacceptable intrusion into the landscape character of the area and would cause an undue visual dominance for neighbouring properties, resulting in an unacceptable loss of visual amenity. I therefore conclude that the proposal is contrary to HALP 11.

Wildlife/Protected Species:

Local Plan Policies 14, 16 and 17 seek to protect areas supporting protected species, local nature conservation or geological interest and local habitats. I have used the Council's Sustainable Mapping System to ascertain whether protected species are in close proximity to the site. In this case records have been returned noting that brown hares are in close proximity to the site. Based on my assessment I am satisfied that I would not be precluded from granting planning permission for this development in terms of the Habitat Regulations.

Noise:

Planning Advice Note 1/2011 confirms that the planning system has an important role to play in preventing and limiting noise pollution and that noise implications of development can be a material consideration in determining applications for planning permission. The Council's Environmental Health Division has been consulted on the application and offers no objection. It is highlighted that noise from the turbine is not anticipated to adversely affect neighbouring noise sensitive premises however conditions to control potential noise should be incorporated into any approval.

Tayside Landscape Character Assessment: (TLCA):

The Tayside Landscape Character Assessment 1999 (TLCA) is a material consideration in the assessment of development proposals. The application site lies within the Highland Glens Landscape Unit and close to the boundary with Highland Summits and Plateaux Landscape Unit.

The TCLA states that 'the Lower Highland Glens are subject to a range of pressures for tall structures such as pylons and masts, reflecting the more settled nature of these areas, and their suitability as routes for electricity transmission cables. Particular concerns relate to the provision of mobile communication infrastructure along routes such as the A9 which can result in the proliferation of telecommunications masts. Within this landscape type there is unlikely to be significant pressure for wind turbine construction. However, the effect of proposals on higher ground which are visible from within the glens (particularly some of the more historic areas of designed landscape) should be considered carefully'. As wind turbines have developed since the production of the TLCA, smaller turbines have become more efficient and we now see proposals for turbines in locations which previously would not have been considered. Given that the TCLA raised concerns regarding the development of telecommunications masts, the majority of which are smaller than the turbines currently proposed and have a lesser visual impact by virtue of their static nature, etc, it is reasonable to consider the proposed turbines would have a greater impact in the landscape than telecommunications masts.

Landscape Character, Visual and Cumulative Assessment:

It is likely that any renewable energy scheme will meet some environmental requirements and not others and the overall judgement to be made on the weight to be given to the 'positives' and 'negatives' will determine whether the scheme has environmental acceptability. Even if the development is likely to have an adverse local environmental effect on the negative side of the equation a further balancing exercise must be undertaken taking account of the energy contribution and the pollution reduction benefits of the scheme.

Having had the opportunity to undertake a site visit and take cognisance of the supporting information it is considered that the landscape impact will be significant as the turbines will be visible from all directions at both near and distant viewpoints. The

ZTV and site visit confirms that the two turbines at an overall tip height of 26.4 metres on rising land will be readily visible from parts of the A827 (which accommodates a lot of tourist traffic), parts of the Aberfeldy Conservation Area, residential areas and many rural locations. It is not clear from the supporting information whether the ZTV plans are based on hub height or tip height.

In this case I consider the turbines will be dominant features within this landscape when viewed from numerous aspects. The turbines will be larger than many of the surrounding landscape features. This form of development in this location would contravene the recommendations contained within the Tayside Landscape Character Assessment and policy 11 of the Local Plan.

Having considered the potential impact of the development on its own I consider it prudent to address the cumulative landscape assessment and effects of similar developments on the local area.

A key issue for the assessment of the impact of a number of wind farms and energy infrastructure on landscape character is the extent to which they become characteristic features of that landscape. In some cases, wind farms may become a defining characteristic of a landscape because of their number and spacing, such that it may be described as a “landscape with wind farms”. The addition of more wind farms/energy infrastructure may lead to them becoming the dominant characteristic in the landscape so that it can be described as a “wind farm landscape”. The degree to which the landscape will be changed by the addition of wind farms will inevitably be affected by the size of the area being considered and how they interact with each other. This is not exclusive to inter-visible turbines but also needs to take into account the experience of travelling through the landscape and the perception that is given.

Evaluation of cumulative impact assessment should be limited to those proposals which are constructed, approved, submitted for scoping, Section 36 application or planning applications.

In this case I consider a cumulative impact would occur with the two turbines proposed at Errichel. The constructed turbines at Griffin and potentially the proposed turbines at Calliacher in conjunction with those under consideration here would contribute to the perception of a turbine-dominated landscape particularly if the proposed turbines at Errichel were also to be developed. This would be to the severe detriment of the valued landscape character of the area.

While the proposal would contribute to the aim of the Scottish Government to increase the amount of electricity generated from renewable energy sources the benefits associated must be balanced against any adverse impacts. In this instance the power generation and reduction of CO2 emissions are limited, they do not outweigh the adverse landscape and visual impacts which have been discussed in detail above and consequently the development fails to meet the requirements of Policy 11.

The application is therefore recommended for refusal.

DEVELOPMENT PLAN

Tayplan Strategic Development Plan 2012-2032 June 2012
Policy 3 : Managing Tayplan’s Assets

Understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through:
-ensuring development likely to have a significant effect on a designated or proposed Natura 2000 sites (either alone or in combination with other sites or projects), will be subject to an appropriate assessment. Appropriate mitigation requires to be identified where necessary to ensure there will be no adverse effect on the integrity of Natura 2000 sites in accordance with Scottish Planning Policy;
-and safeguarding habitats, sensitive green spaces, forestry, wetlands, floodplains (in-line with the water framework directive), carbon sinks, species and wildlife corridors, geodiversity, landscapes, parks, townscapes, archaeology, historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets;

Policy 6: Energy and Waste/Resource Management Infrastructure

Local Development Plans should be based on a number of considerations, including:
- Anticipated effects of construction and operation on air quality, emissions, noise, odour, surface and ground water pollution, drainage, waste disposal, radar installations and flight paths, and, of nuisance impacts on of-site properties;
- Sensitivity of landscapes (informed by landscape character assessments and other work), the water environment, biodiversity, geo-diversity, habitats, tourism, recreational access and listed/scheduled buildings and structures;
- Impacts of associated new grid connections and distribution or access infrastructure;
- Cumulative impacts of the scale and massing of multiple developments, including existing infrastructure.

Highland Area Local Plan 2000

Policy 1 Highland Sustainable Development

The Council will seek to ensure, where possible, that development within the Plan area is carried out in a manner in keeping with the goal of sustainable development. Where development is considered to be incompatible with the pursuit of sustainable development, but has other benefits to the area which outweigh this issue, the developer will be required to take whatever mitigation measures are deemed both practical and necessary to minimise any adverse impact. The following principles will be used as guidelines in assessing whether projects pursue a commitment to sustainable development: -
(a) The consumption of non-renewable resources should be at levels that do not restrict the options for future generations.
(b) Renewable resources should be used at rates that allow their natural replenishment.
(c) The quality of the natural environment should be maintained or improved.
(d) Where there is great complexity or there are unclear effects of development on the environment, the precautionary principle should be applied.
(e) The costs and benefits (material and non-material) of any development should be equitably distributed.
(f) Biodiversity is conserved.
(g) The production of all types of waste should be minimised thereby minimising levels of pollution.
(h) New development should meet local needs and enhance access to employment, facilities, services and goods.

Policy 2 Highland Development Criteria

All developments within the Plan area will be judged against the following criteria:-

(a) The site should have a landscape framework capable of absorbing, and if necessary, screening the development, and where appropriate opportunities for landscape enhancement will be sought.

(b) In the case of built development, regard should be had to the scale, form, colour, and density of development within the locality.

(c) The development should be compatible with its surroundings in land use terms and should not result in a significant loss of amenity to the local community.

(d) The local road network should be capable of absorbing the additional traffic generated by the development and a satisfactory access onto that network provided.

(e) Where applicable, there should be sufficient spare capacity in drainage, water and education services to cater for the new development.

(f) The site should be large enough to accommodate the impact of the development satisfactorily in site planning terms.

(g) Buildings and layouts for new development should be designed so as to be energy efficient.

(h) Built development should, where possible be located in those settlements which are the subject of inset maps.

Policy 3 Highland Landscape

Development proposals should seek to conserve landscape features and sense of local identity, and strengthen and enhance landscape character. The Council will assess development that is viewed as having a significant landscape impact against the principles of the Tayside Landscape Character Assessment produced by Scottish Natural Heritage.

Policy 4 Highland Landscape

Details of landscape treatment should be submitted with development proposals including, where appropriate, boundary treatment, treatment of settlement edges, and impact on key views.

Developers will be required to demonstrate that satisfactory arrangements will be made, in perpetuity, for the maintenance of areas of landscaping.

Policy 5 Highland Design

The Council will require high standards of design for all development in the Plan Area. In particular encouragement will be given to: -

(a) The use of appropriate and high quality materials.

(b) Innovative modern design incorporating energy efficient technology and materials.

(c) Avoidance of the use of extensive underbuilding on steeply sloping sites .

(d) Ensuring that the proportions of any building are in keeping with its surroundings.

(e) Ensuring that the development fits its location.

The design principles set out in the Council's Guidance on the Design of Houses in Rural Areas will be used as a guide for all development proposals.

Policy 11 Highland Renewable Energy

The Council will encourage, in appropriate locations, renewable energy developments. Once accepted for renewable energy purposes, sites and installations will be safeguarded from development that would prevent or hinder renewable energy projects and could be accommodated elsewhere. Renewable energy

developments, including ancillary transmission lines and access roads, will be assessed against the following criteria:
(a) The development will not have a significant detrimental effect on sites designated at national, regional or local level for nature conservation interest or archaeological interest;
(b) The development will not result in an unacceptable intrusion into the landscape character of the area;
(c) The development will not result in an unacceptable loss of amenity to neighbouring occupiers by reasons of noise emission, visual dominance, electromagnetic disturbance or reflected light.
Note: Developers will be required to enter into an agreement for the removal of the development and restoration of the site, following the completion of the development's useful life.

Policy 13 Highland Nature Conservation

Development will only be permitted on a site designated or proposed under the Habitats or Birds Directives (Special Areas of Conservation and Special Protection Areas) or a Ramsar Site where the appropriate assessment indicates that the following criteria can be met:-
(a) The development will not adversely affect the integrity of the site.
(b) There are no alternative solutions.
(c) There are imperative reasons of overriding public interest.

Policy 14 Highland Nature Conservation

The Council will not normally grant consent for any development which would have an adverse affect on:-
(a) Sites supporting species mentioned in Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 as amended; Annex II or IV of the European Community Habitat Directive; or Annex 1 of the European Community Wild Birds Directive.
(b) Those habitats listed in Anne x 1 of the European Community Habitats Directive.
Note: The list of protected habitats and species is contained in the Technical Appendix.

Policy 26 Highland Archaeology

The Council will seek to protect unscheduled sites of archaeological significance and their settings. Where development is proposed in such areas, there will be a strong presumption in favour of preservation in situ and where in exceptional circumstances preservation of the archaeological features is not feasible, the developer, if necessary through appropriate conditions attached to planning consents, will be required to make provision for the excavation and recording of threatened features prior to development commencing.

Perth and Kinross Proposed Local Development Plan 2012

On the 30 January 2012 the Proposed Plan was published. The adopted Local Plan will eventually be replaced by the Proposed Local Development Plan. The Council’s Development Plan Scheme sets out the timescale and stages leading up to adoption. It has recently undergone a period of representation, the Proposed Local Development Plan may be modified and will be subject to examination prior to adoption. This means that it is not expected that the Council will be in a position to adopt the Local Development Plan before December 2014. It is therefore a material consideration in the determination of this application.

OTHER POLICIES

NATIONAL GUIDANCE

Scottish Planning Policy 2010

This SPP is a statement of Scottish Government policy on land use planning and contains:

- the Scottish Government's view of the purpose of planning,
- the core principles for the operation of the system and the objectives for key parts of the system,
- statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
- concise subject planning policies, including the implications for development planning and development management, and
- the Scottish Government's expectations of the intended outcomes of the planning system.

SITE HISTORY

00/01674/FUL Conversion of byre to farm workers bothy and farm office at 8 January 2001 Application Permitted

91/01879/FUL CONVERSION OF FARM STEADING TO 2 HOLIDAY HOUSES AT 24 December 1991 Application Permitted

98/00252/FUL Erection of an agricultural building at 6 April 1998 Application Permitted

99/00660/FUL Erection of a telecommunications mast 24.0m high with associated antennae and equipment cabin on site within 12 July 1999 Application Permitted

CONSULTATIONS/COMMENTS

Ministry Of Defence	MOD has no objection to the proposal.
Transport Planning	No objections.
Environmental Health	The applicant proposes to erect 2x 20KW wind turbines each with a rotor diameter of 26.4 metres and a hub height of 20 metres. The proposed site is located approximately 225 metres to the nearest residential property. In view of the above and the manufactures supporting evidence I do not anticipate that neighbouring residents will be disturbed by noise generated by the turbines. However to maintain a level of consistency with similar applications I recommend that conditions relating to noise are included on any permission.

Aberfeldy Community Council	No response at time of report.
Perth And Kinross Area Archaeologist	Four cup marked stones (MPK965) are located in close proximity to the development area (please see map below). These cup marked stones include a boulder with 45 cup marks, including 1 ringed and one co-joining pair, a large fragmented piece of rock measuring with 7 small cup marks, 2 possible small cup marks and what is possibly a large badly weathered cup, a boulder with at least 25 cup marks including 4 ringed and 2 co-joining pairs, a rock high with one cup and ring mark and three possible cup marks. It is recommended that these archaeological features be preserved in situ and that temporary fencing is erected during the construction period to make the monument highly visible and to avoid accidental damage to the stones.
Scottish Water	No objections.

TARGET DATE: 1 May 2012

REPRESENTATIONS RECEIVED:

Number Received: 6

Summary of issues raised by objectors:

6 representations have been received, raising the following matters:

- views from the north side of the Tay valley will be significantly disrupted - very disappointing after Griffin has been so successful in hiding the turbines from the area
- tourist viewpoint of Crieff Road would be affected, to its detriment
- questions over effectiveness of turbines are on-going, perhaps applicant would be better considering hydro scheme
- will set unacceptable precedent for similar structures in this area and similar important tourist destination areas
- concerns regarding impact on local archaeology
- these turbines will be clearly visible when so much effort was made at Griffin
- many tourism developments are underway in the upper Tay area and this development will wreck the natural beauty of the valley
- these turbines will be a blot on the landscape of area of significant natural beauty
- economic viability of turbines is questionable
- detrimental impact on residential amenity of nearby houses
- turbines will compromise agricultural viability of surrounding land
- public walking routes pass within 150m of proposed site
- local tourism related businesses will suffer if tourist numbers decrease because of developments such as proposed
- site is close to telephone mast and any effect on telecommunication for whole glen should not be discounted

- wider area is used for breeding and releasing game birds which is essential to local economy. Effects of such developments have not been established and could pose considerable risk to local economy
- noise disturbance which would be detrimental to established residential amenity

Response to issues raised by objectors:

All planning issues raised are covered in the report.

Additional Statements Received:

Environment Statement	Not required
Screening Opinion	undertaken
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement or Design and Access Stater	Not required
Report on Impact or Potential Impact eg Flood Assessment	Not required

Legal Agreement Required: no
Summary of terms: N/A

Direction by Scottish Ministers: no

Reasons:-

1 As the proposed turbines will have an adverse impact on the visual amenity of the area, which is presently enjoyed by a host of receptors including (but not exclusively) existing residential properties and visiting recreational users, the proposal is contrary to Policy 2 of the Highland Area Local Plan 2000, which seeks to protect existing (visual) amenity from new developments within the landward area.

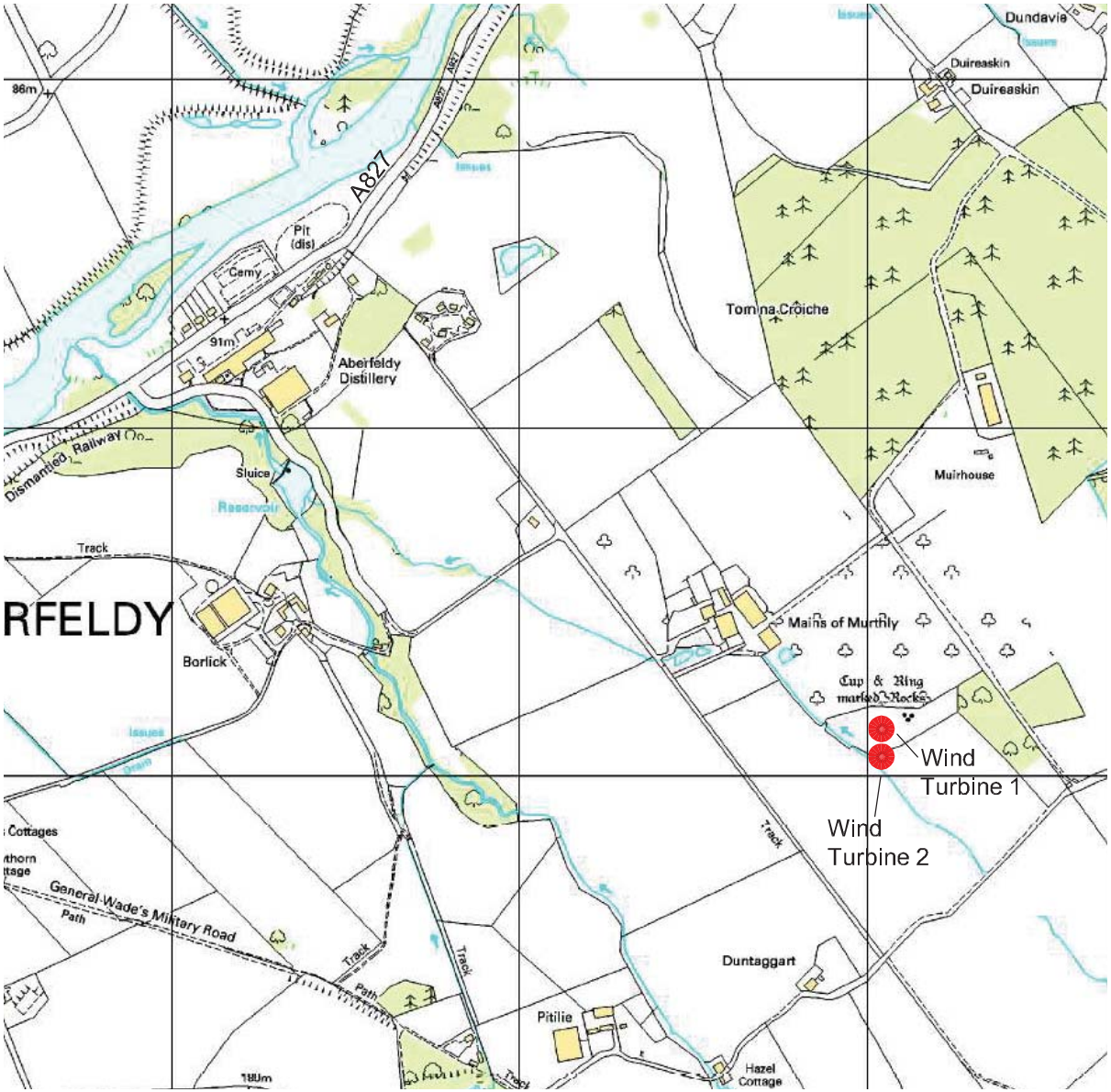
2 As the proposed turbines will potentially have an adverse impact on the residential amenity of existing residential properties (by virtue of the turbines appearance and scale when viewed from their properties), the proposal is contrary to Policy 2 of the Highland Area Local Plan 2000, which seeks to protect existing amenity from new developments within the landward area.

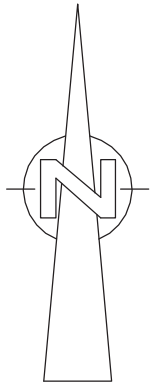
3 The proposal is contrary to Policy 11 of the Highland Area Local Plan 2000 as the proposal would result in an unacceptable intrusion into the landscape character of the area.

4 The approval of this proposal would establish an undesirable precedent for similar sized developments within the local area, which would be to the detriment of the overall visual character of the area, and which in turn could potentially undermine (and weaken) the established Development Plan relevant policies.

Justification

1 The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan





Ordnance Survey Crown copyright 2012
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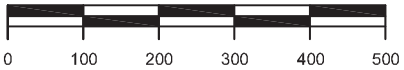
Map under license to HAB Design - Licence number BLK4350004

Wind Turbine Locations:

Turbine 1
x 287521
y 749072

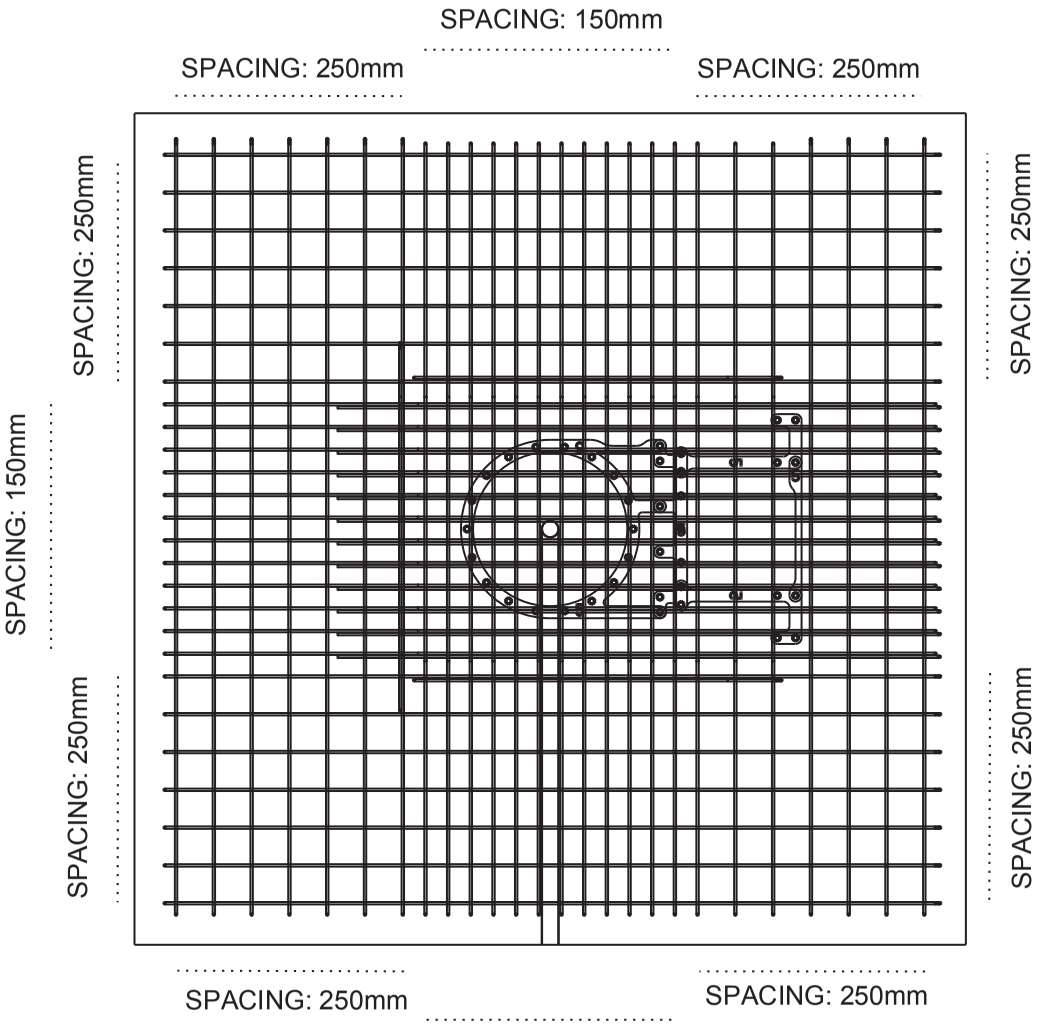
Turbine 2
x 287521
y 749032

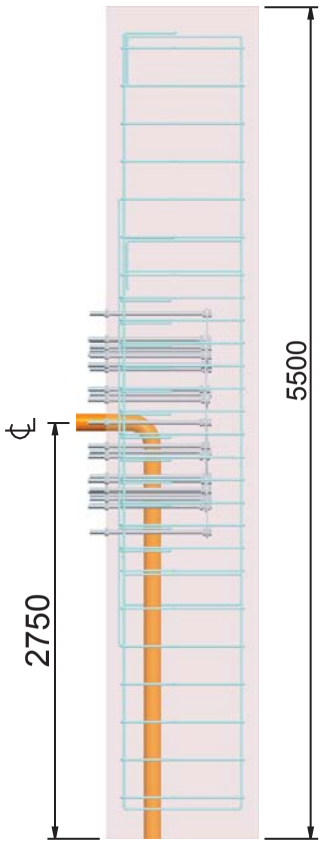


Location Plan @ 1:10 000

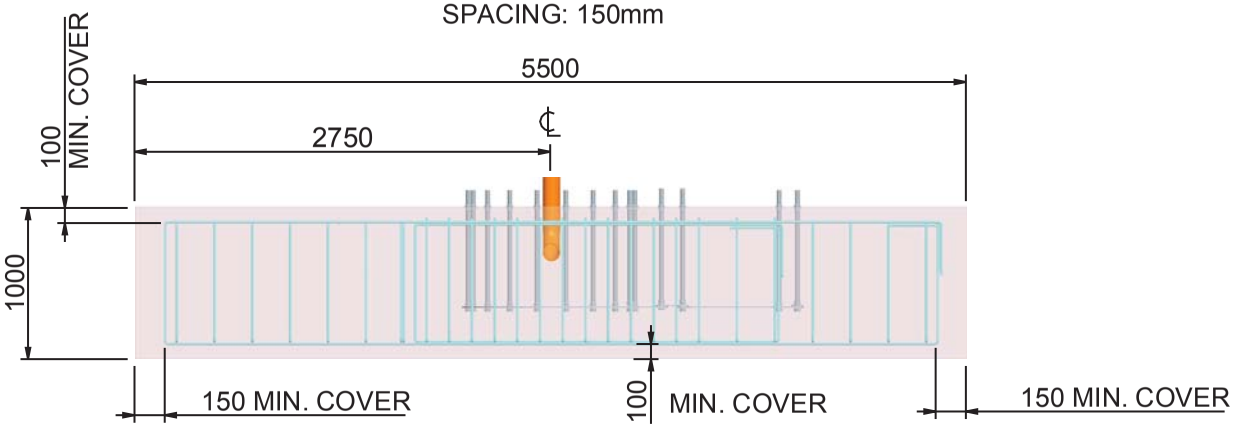
SCALE: 1:10 000

REV	NPI #	SUMMARY OF CHANGES	DATE	BY	CHK'D
A	-	PRODUCTION RELEASE	21-Jan-11	CO'N	-
B	-	CHANGED QUANTITES OF REBARS 23, 24, 26	01-Feb-11	CO'N	





1. FOUNDATION DESIGN BASED UPON ALLOWABLE NET SOIL BEARING PRESSURE OF MIN. 100kN/sq.m
2. MINIMUM COVER TO BE 100mm.
3. CONCRETE TO BE C35 TO BS8110 USING OPC AND 20mm MAX. AGGREGATE SIZE.
4. MAX. FREE WATER/CEMENT RATIO 0.55.
5. MINIMUM CEMENT CONTENT OF 325 Kg/m.
6. MONOPOLE BASEPLATE, TEMPLATES, DUCTING AND BOLTING ARRANGEMENT DETAILED SEPARATELY.
7. DUCTING TO BE A MAXIMUM OF 110mm DIAMETER
8. FOUNDATION SIZE FOR 15kW AND 20kW TURBINES:
   5.5x5.5x1.0m (30 CU. METRES)
   Vref=50m/s --> FoS > 1.5
   Vref=42.5m/s --> FoS > 2.0



C&F Green-Energy

PART NUMBER: A-0920

DESCRIPTION: 5.5 SQ. FOUNDATION

QTY PER UNIT: 1

SCALE: -

MATERIAL: -

DWG SIZE: A4

THIRD ANGLE PROJECTION

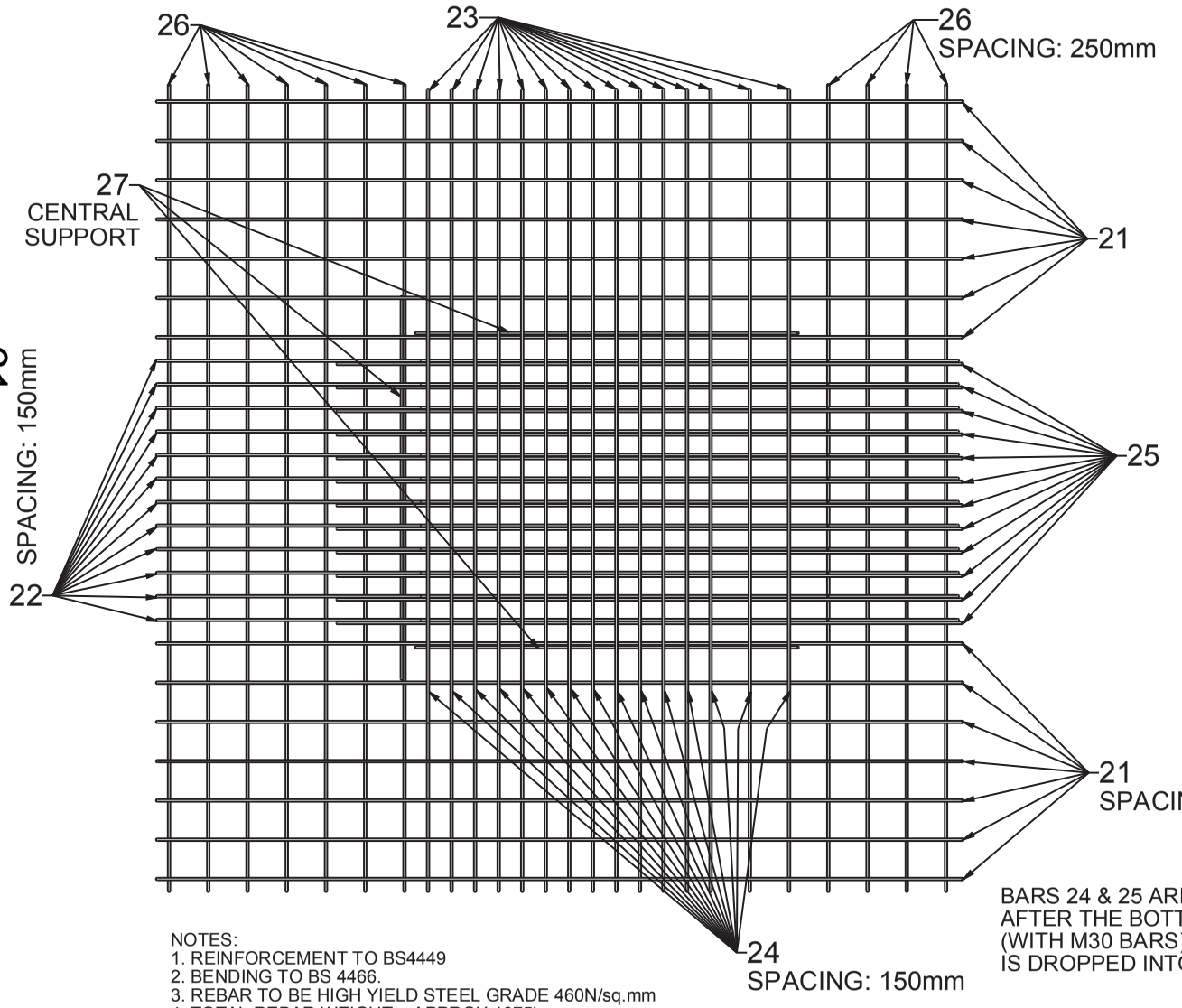
DRAWING CONFORMS TO ANSI Y14.5.1M-1994

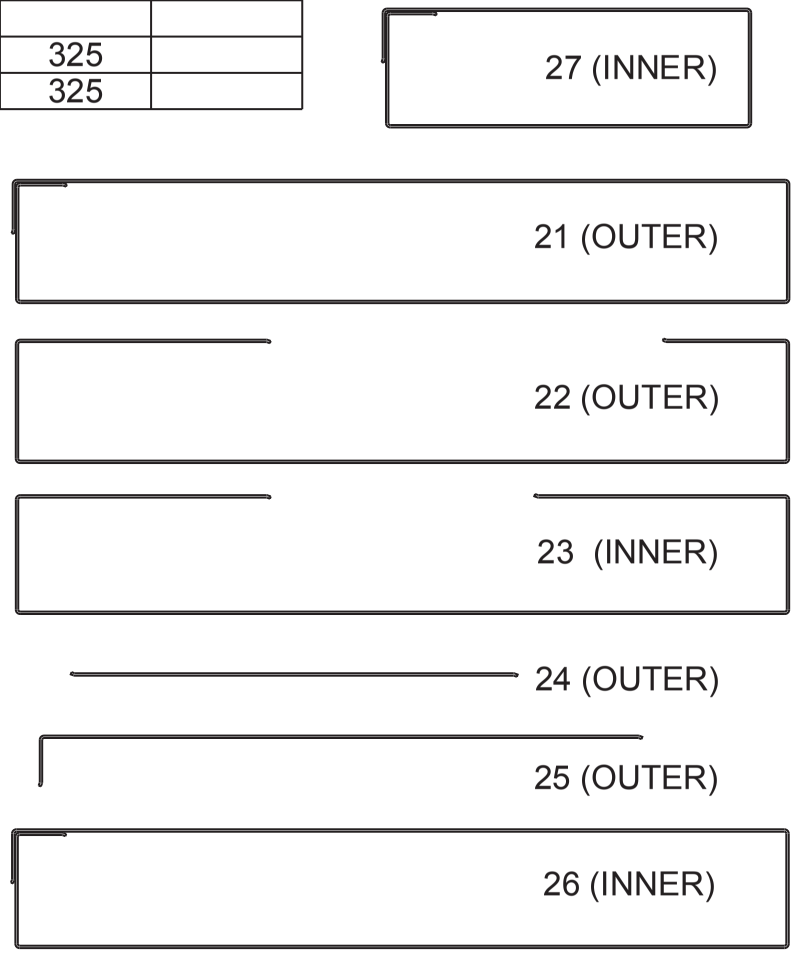
DRAWN:	C O'Neill	PAINT:	-
CHECKED:	-	FINISH:	-
DATE:	21-Jan-11	SHEET:	1 OF 1

THIS DRAWING CONTAINS PROPRIETARY INFORMATION OF C&F WIND ENERGY. IT IS TRANSMITTED TO YOU IN CONFIDENCE AND TRUST - AND IS TO BE RETURNED UPON REQUEST. ITS CONTENTS MAY NOT BE DISCLOSED IN WHOLE OR IN PART TO OTHERS, OR USED FOR OTHER THAN THE PURPOSE FOR WHICH TRANSMITTED WITHOUT THE WRITTEN PERMISSION OF C&F WIND ENERGY.

C&F WIND ENERGY

P/N	Bar Mark	Type & Size	Total No.	Length	Shape Code	A	B	C	D	E
K-1241-1	21	T16	14	12300	51	5100	800	325	325	
K-1241-2	22	T16	12	9075	41	1675	800	5100	800	825
K-1241-3	23	T16	15	9875	41	1675	770	5100	770	1675
K-1241-4	24	T16	15	2950	20	2950				
K-1241-5	25	T16	12	4275	11	325	3975			
K-1241-6	26	T16	11	12150	51	5100	770	325	325	
K-1241-7	27	T16	3	6700	51	2400	770	325	325	





NOTES:
1. REINFORCEMENT TO BS4449
2. BENDING TO BS 4466.
3. REBAR TO BE HIGH YIELD STEEL GRADE 460N/sq.mm
4. TOTAL REBAR WEIGHT = APPROX 1075kg

BARS 24 & 25 ARE SPLICED IN AFTER THE BOTTOM TEMPLATE (WITH M30 BARS) IS DROPPED INTO THE CAGE

C&F Green-Energy

DESCRIPTION: 5.5m REBAR SCHEDULE			PART NUMBER: A-0920
			QTY PER UNIT: 1
			SCALE: -
MATERIAL: -			DWG SIZE: A4
DRAWN: C O'Neill	PAINT: -		THIRD ANGLE PROJECTION / DRAWING CONFORMS TO ANSI Y14.5.1M-1994
CHECKED: -	FINISH: -		
DATE: 21-Jan-11	SHEET: 1 OF 1		

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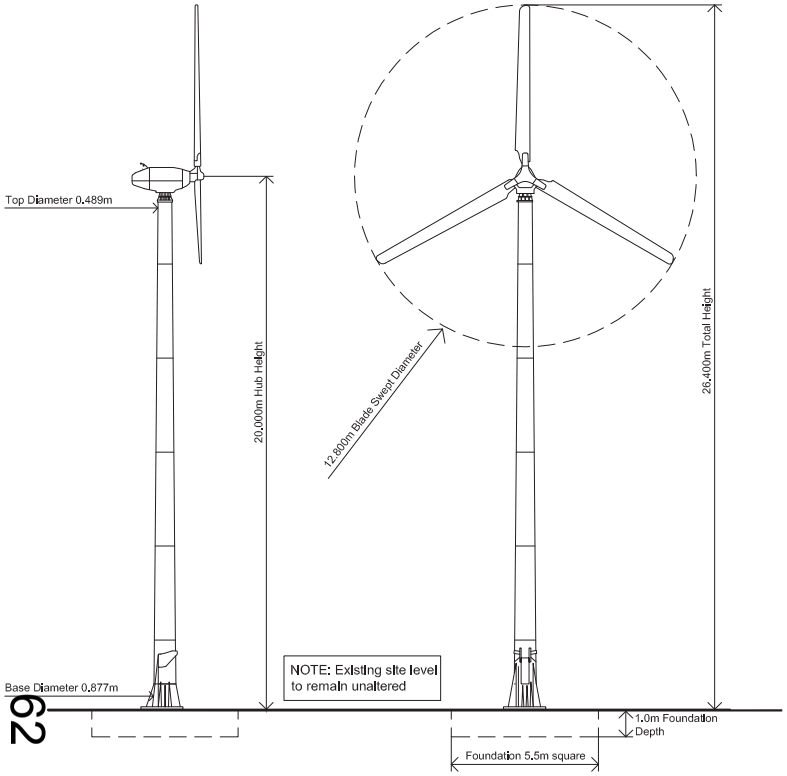
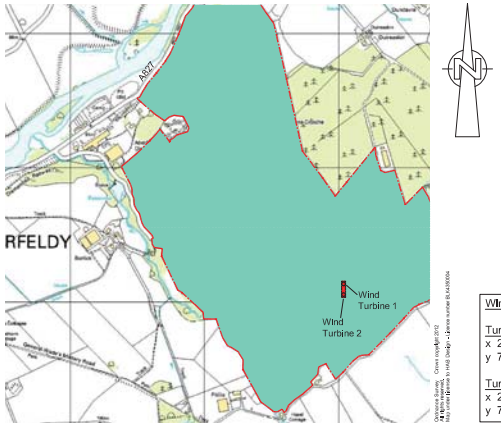
C&F WIND ENERGY



Elevations of Wind Turbine @ 1:100

Wind Turbine manufactured by C&F Green Energy.
Overall dimensions for CF20 Turbine;
20 kW generator 20m mast 6.4m blades

SCALE: 1:100

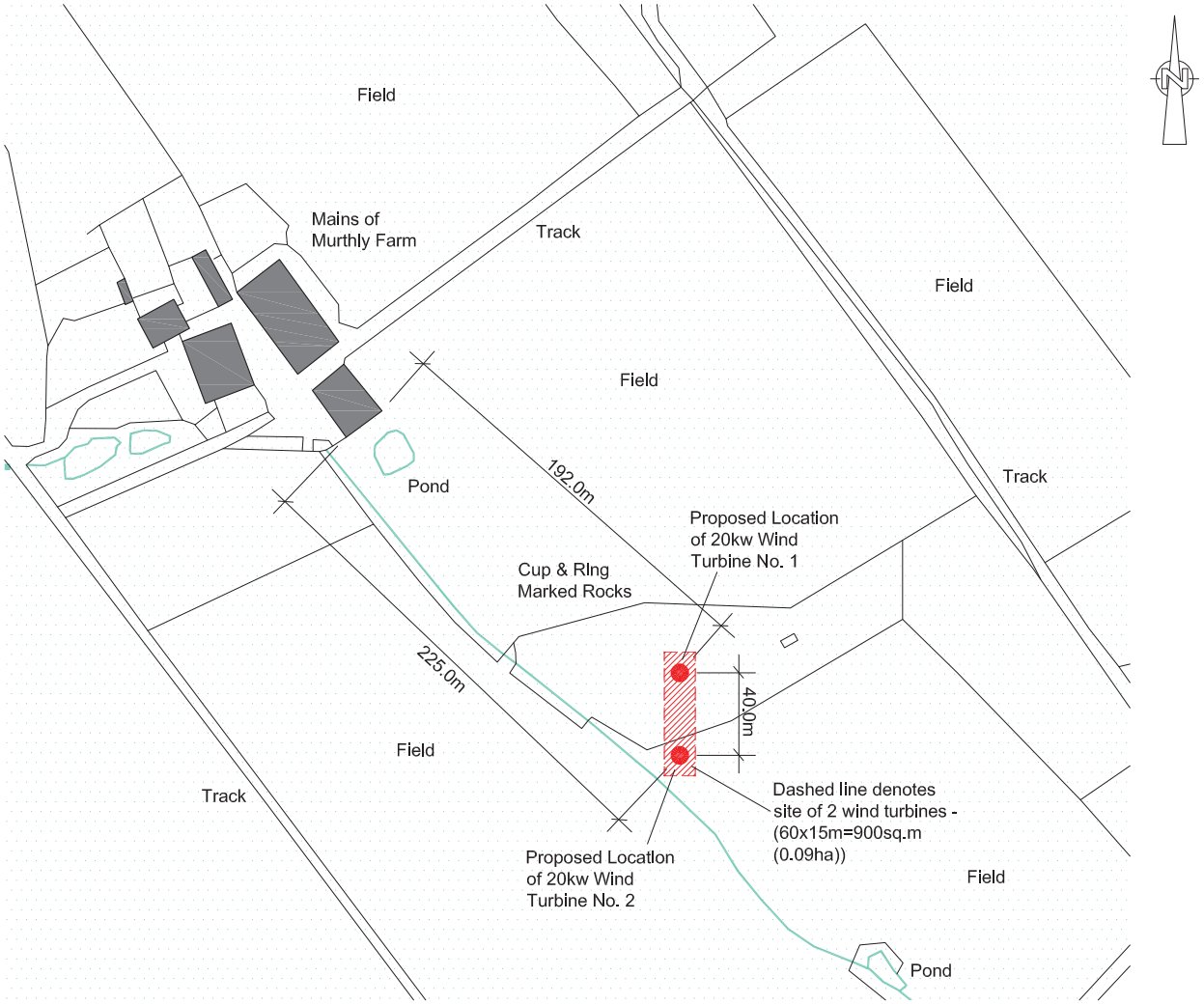


Wind Turbine Locations:
Turbine 1
x 287521
y 749072
Turbine 2
x 287521
y 749032

NOTE: Blue denotes extent of land owned by client.

Location Plan @ 1:10 000

SCALE: 1:10 000



NOTE: Blue denotes extent of land owned by client.

NOTE: No new access track to be formed to turbine locations.
4x4 vehicle access already exists to field which will be used should there be any turbine maintenance required.

Part Site Plan @ 1:1250

SCALE: 1:1250

2 No. 20kw Wind Turbines on 20m Masts

at Mains of Murthly Farm, Aberfeldy, Perthshire, PH15 2EA

for: J&C McDairmid

Proposed Location Plan, Site Plan & Turbine Details

project:	drawing:	revision:			
BE25	1000	B	A	First Issue	10/02/12
			B	Revised as per planners comments of 21/02/12	29/02/12

date: February 2012
status: Planning

BRITISHECO RENEWABLE ENERGY SOLUTIONS SCOTLAND
27 Woodside Place
Glasgow
G3 7QL
t 0845 543 9501
f 0141 353 0178
e planning@britisheco.com

Eco Systems (Scotland) Ltd. - T/A - BritishEco Scotland - 27 Woodside Place, Glasgow, G3 7QL.

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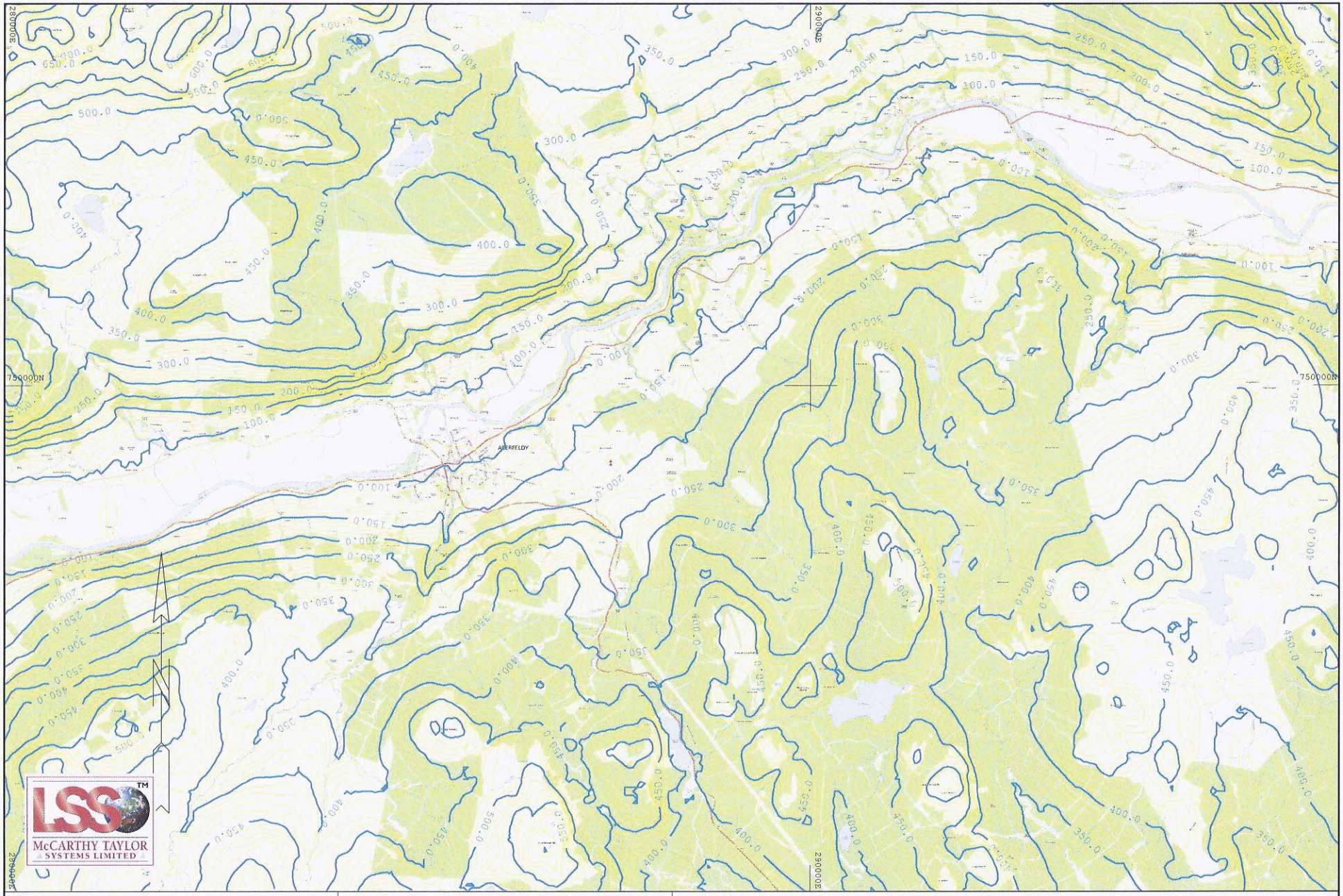


LEGEND

△ Turbine

Vegetation

BRITISHECO SCOTLAND

27 WOODSIDE PLACE

GLASGOW

G3 7QL

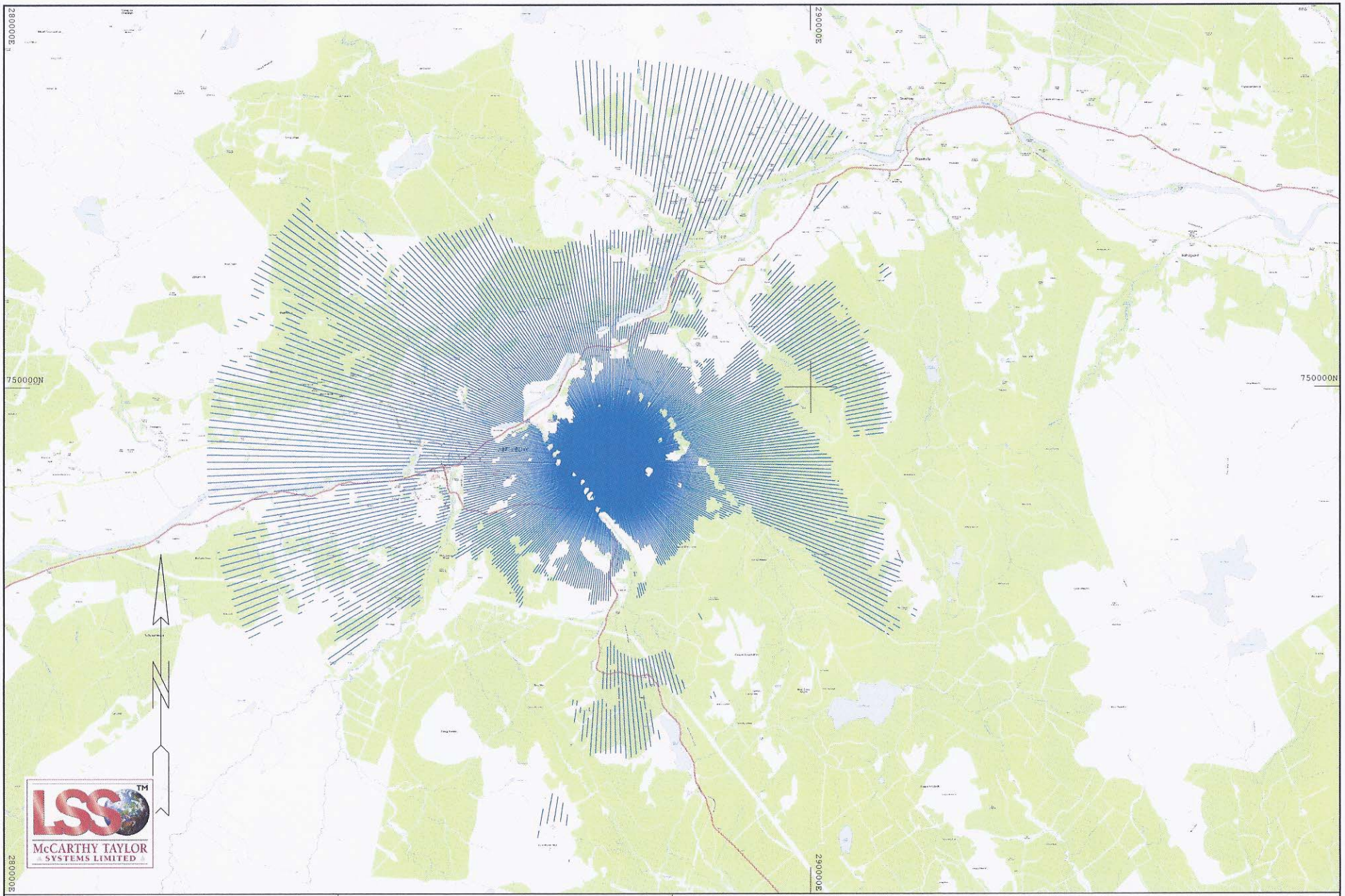
Tel. 0141 2374799

J & C McDairmid

Mains of Murthly By Aberfeldy

Turbine location map

Printed 31 JAN 12 16:46	Scale 1:65000		A4 paper



LEGEND

Turbine visible

Vegetation

BRITISHECO SCOTLAND

27 WOODSIDE PLACE

GLASGOW

G3 7QL

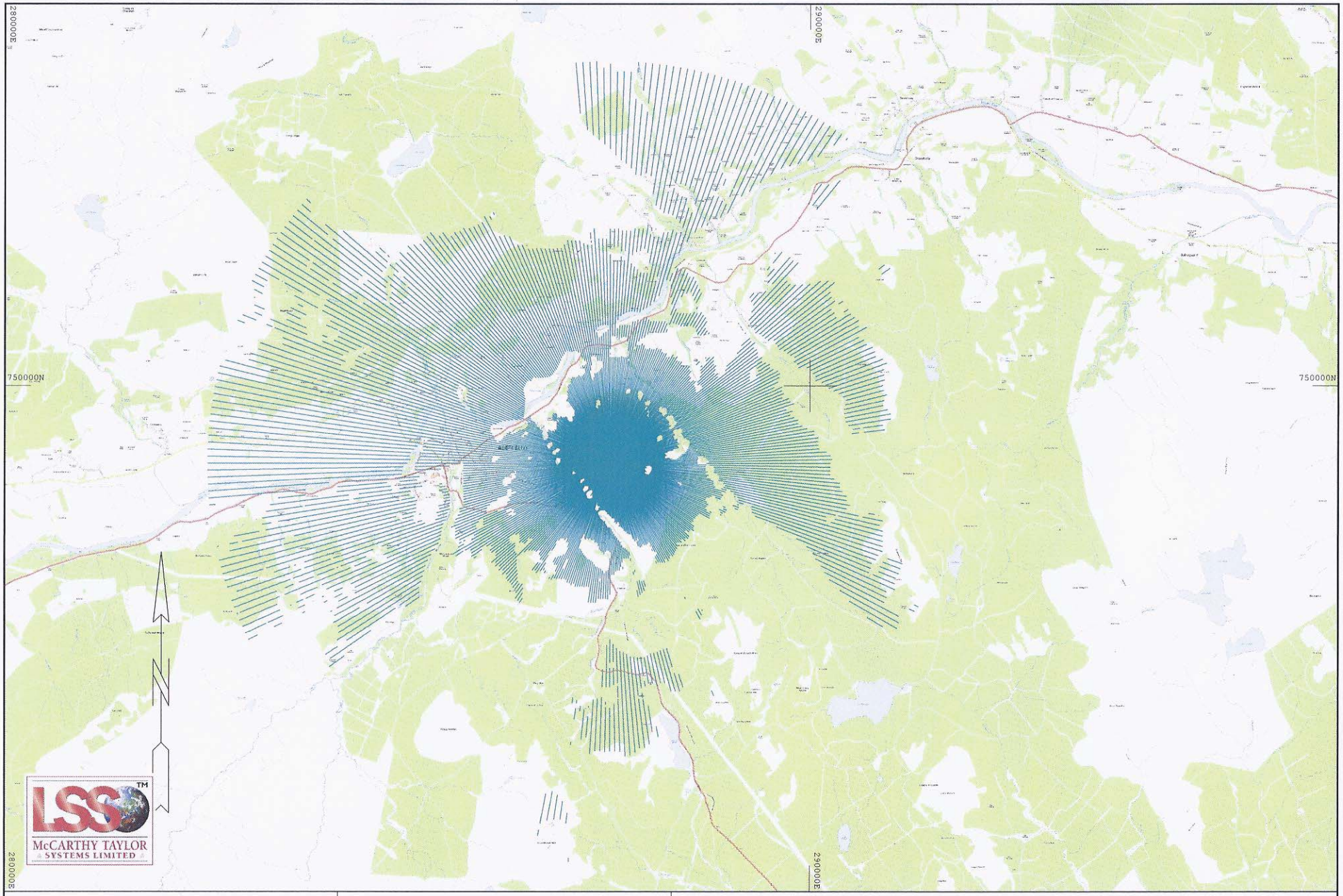
Tel. 0141 2374799

J & C McDairmid

Mains of Murthly By Aberfeldy - ZTV

Turbine (1) location: 287521E 749072N

Printed 31 JAN 12 15:38	Scale 1:65000	5km visibility radius	A4 paper



LEGEND

Turbine visible

Vegetation

BRITISHECO SCOTLAND

27 WOODSIDE PLACE

GLASGOW

G3 7QL

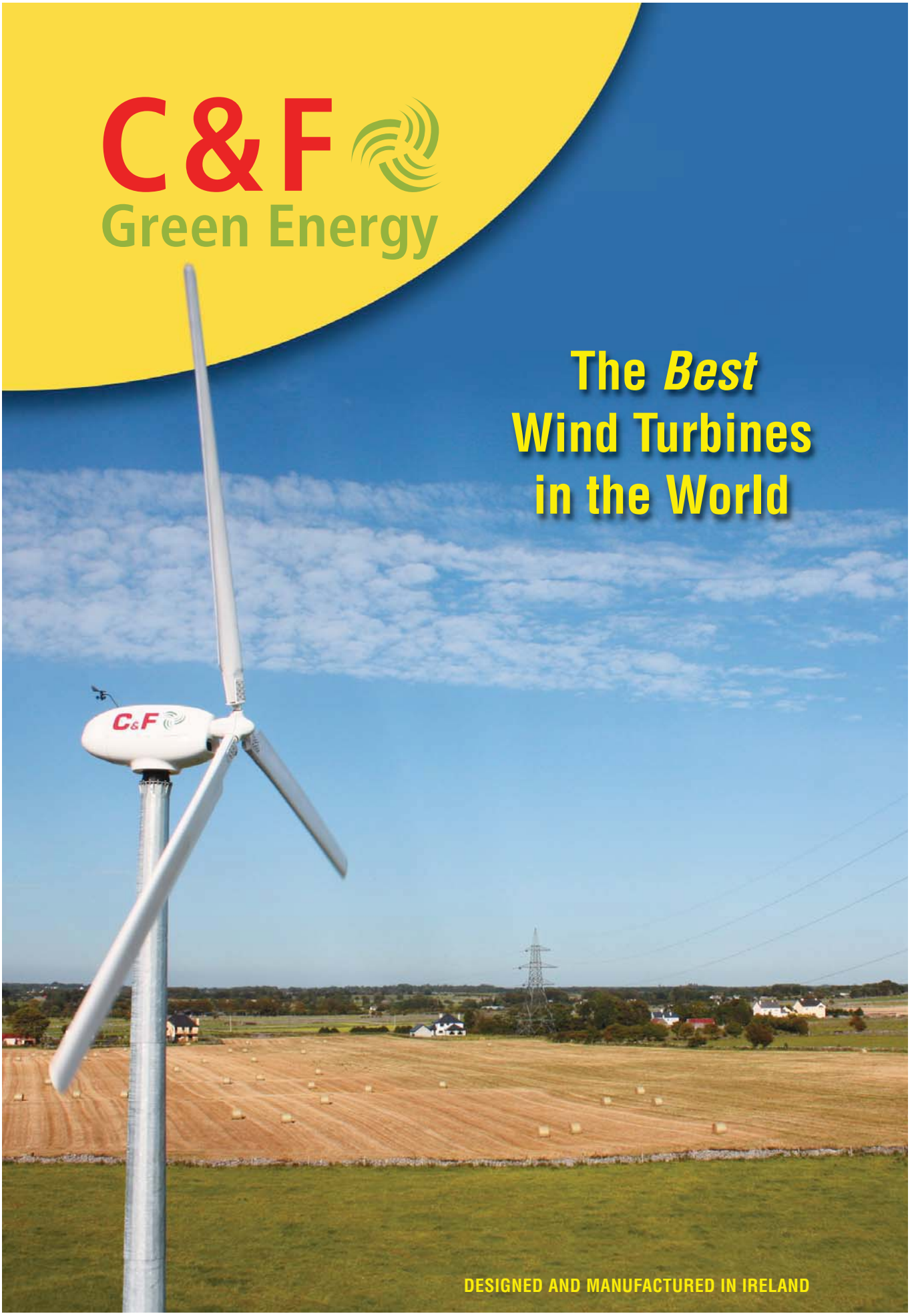
Tel. 0141 2374799

J & C McDairmid

Mains of Murthly By Aberfeldy - ZTV

Turbine (2) location: 287521E 749032N

Printed 31 JAN 12 15:55	Scale 1:65000	5km visibility radius	A4 paper


C&F
Green Energy
The Best
Wind Turbines
in the World
C&F
DESIGNED AND MANUFACTURED IN IRELAND

Generator

Designed and built at C&F in Athenry, Co. Galway Ireland. This axial flux permanent magnet air cooled multiple generator will give a lifetime of efficient, trouble-free electrical production.

This is achieved through multi plate axial configuration which also facilities modular construction with multiple independent outputs. This feature gives us the ability to design turbines to specific customer needs.

Blade Pitch Control

(Pitch Actuator)

The blades are automatically controlled to optimise aerodynamic performance under different operating conditions. Bigger blades give more power but demand a more sophisticated control mechanism. C&F have adopted mega turbine pitch control technology, giving us perfect control over each model.

This guarantees power production at the lowest wind speed as well as at the highest wind speeds. The overall result is the most efficient micro turbine available in the world today.

Wind Vane Cup Anemometer

(Yaw Actuator)

A wind direction vane is monitored by the turbine microprocessor which then activates the yaw motor to align the turbine into the wind. This feature, usually employed on large turbines, improves performance and energy yield.

Electro Mechanical Brake

An electro mechanical brake is employed as a failsafe back-up to the blade pitch brake. This is an essential safety feature usually employed on large turbines and it acts in such a way that the brake automatically engages should a fault be detected.

Blades

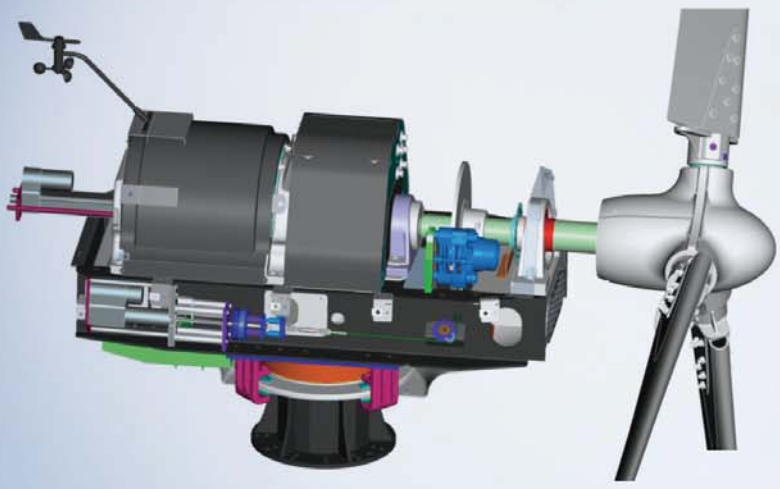
Our blades are manufactured from aerospace type composite materials which are stronger than steel. The CF6/11 turbines use carbon fibre reinforced polypropylene while the larger machines use glass fibre reinforced vinyl ester.

Mast

All C&F turbines employ a monopole mast which can withstand hurricane force winds. The mast is erected using a hydraulic ram which enhances operator safety and facilitates ongoing safety.

Controller/GSM

C&F have developed their own microprocessor to control their range of turbines. The microprocessor is GSM enabled allowing the machine to be remotely monitored and controlled over the internet or even by mobile phone. This facility allows us to monitor your turbine and ensure that it is operating to its full potential at all times. This provides the customer with peace of mind that their investment is continuously working for them.



Connection Options (Grid Tie or Off Grid Connections)

We offer a complete hybrid solution including backup DC power, battery storage and control systems.

CARBON CREDITS

Leading the way in the green energy field, C&F Green Energy is currently establishing a carbon credits system for its customers. Once your turbine has been installed, the turbines output will be monitored on an ongoing basis. C&F will then issue the customer with an accredited certificate detailing the carbon credits produced each year. This can, in turn, be offset against a carbon tax.

SPECIFICATION SHEET

Rotor Diameter	6 m
Tower	10 m Monopole
Max. Power	6 kW
An. Yield @ 5 m/s av.	11,300 kWh
Rated Wind Speed	9 .5 m/s
Min active wind speed	1.2 m/s
Cut out wind speed	NONE
Annual Carbon Savings	8 - 14 Tonnes
Noise @ 5 m/s at 60m	40dBA
Rated RPM	220 rpm
Method of Installation	Hydraulic Tilt Installation

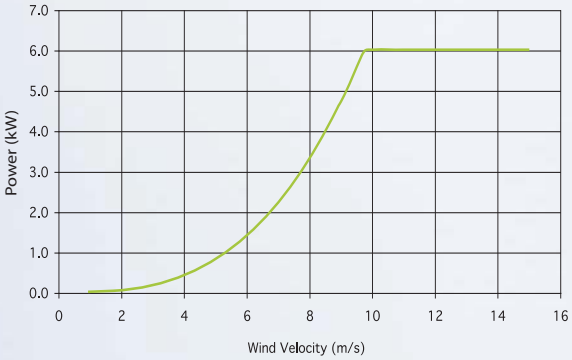
GSM CONTROLLED AS STANDARD

Annual Average Wind Speed in m/s	Annual Yield kWh
4.5	8,670
5	11,290
5.5	13,978
6	16,570
6.5	18,932
7	20,969
8	23,915

Single Phase

CF 6d

Power Curve: CF6



SPECIFICATION SHEET

Rotor Diameter	8 m
Tower	15 m Monopole
Max. Power	6 kW
An. Yield @ 5 m/s av.	17,000 kWh
Rated Wind Speed	8.0 m/s
Min active wind speed	1.2 m/s
Cut out wind speed	NONE
Annual Carbon Savings	8 - 14 Tonnes
Noise @ 5 m/s at 60m	42 dBA
Rated RPM	220 rpm
Method of Installation	Hydraulic Tilt Installation

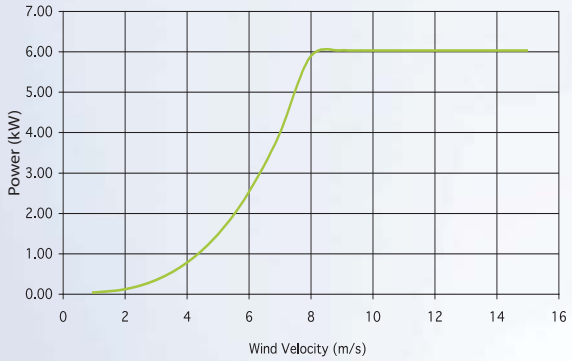
GSM CONTROLLED AS STANDARD

Annual Average Wind Speed in m/s	Annual Yield kWh
4.5	13,761
5	17,065
5.5	20,188
6	23,000
6.5	25,400
7	27,356
8	29,905

Single Phase

CF 6e

Power Curve: CF6e



SPECIFICATION SHEET

Rotor Diameter	9 m
Tower	15 m Monopole
Max. Power	11 kW
An. Yield @ 5 m/s av.	24,000 kWh
Rated Wind Speed	9 m/s
Min active wind speed	1.2 m/s
Cut out wind speed	NONE
Annual Carbon Savings	14 - 19 Tonnes
Noise @ 5 m/s at 60m	42 dBA
Rated RPM	220 rpm
Method of Installation	Hydraulic Tilt Installation

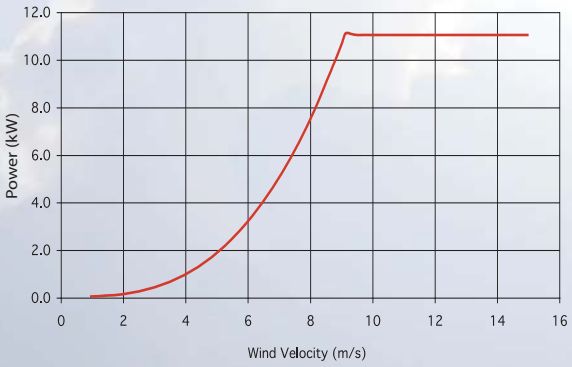
GSM CONTROLLED AS STANDARD

Annual Average Wind Speed in m/s	Annual Yield kWh
4.5	18,880
5	24,170
5.5	29,450
6	34,400
6.5	38,820
7	42,550
7.5	45,530
8	47,765

Single or Three Phase

CF11/ CF11i

Power Curve: CF11



SPECIFICATION SHEET

Rotor Diameter	10.8 m
Tower	15 m Monopole
Max. Power	15 kW
An. Yield @ 5 m/s av.	34,400 kWh
Rated Wind Speed	9 m/s
Min active wind speed	2.2 m/s
Cut out wind speed	NONE
Annual Carbon Savings	19 - 23 Tonnes
Noise @ 5 m/s at 60m	40 dBA
Max RPM	110 rpm
Method of Installation	Hydraulic Tilt Installation

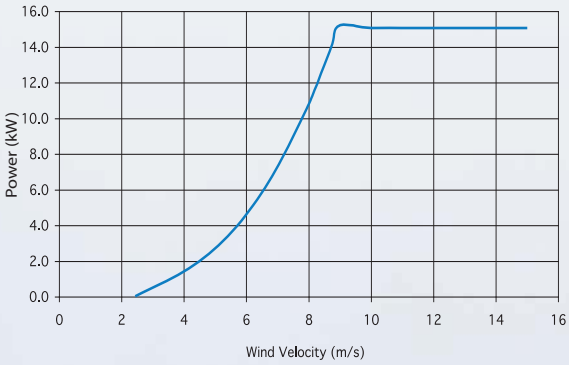
GSM CONTROLLED AS STANDARD

Annual Average Wind Speed in m/s	Annual Yield kWh
4.5	26,980
5	34,400
5.5	41,730
6	48,570
6.5	54,630
7	59,700
7.5	63,750
8	66,750

Single or Three Phase

CF15/ CF15i

Power: CF15



SPECIFICATION SHEET

Rotor Diameter	12.8 m
Tower	20 m Monopole
Max. Power	20 kW
An. Yield @ 5 m/s av.	47,750 kWh
Rated Wind Speed	9 m/s
Min active wind speed	2.2 m/s
Cut out wind speed	NONE
Annual Carbon Savings	26 - 30 Tonnes
Noise @ 5 m/s at 60m	40 dBA
Rated RPM	110 rpm
Method of Installation	Hydraulic Tilt Installation

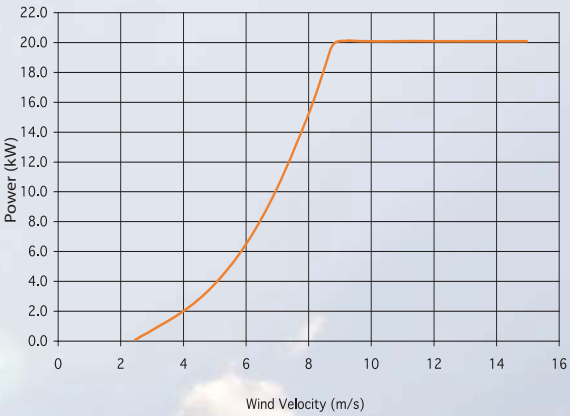
GSM CONTROLLED AS STANDARD

Annual Average Wind Speed in m/s	Annual Yield kWh
4.5	37,600
5	47,750
5.5	57,700
6	66,930
6.5	75,050
7	81,820
7.5	87,160
8	91,100

Single or Three Phase

CF 20

Power: CF20



SPECIFICATION SHEET

Rotor Diameter	20 m
Tower	29 m Monopole
Max. Power	50 kW
An. Yield @ 5 m/s av.	117,250 kWh
Rated Wind Speed	9 m/s
Min active wind speed	2.2 m/s
Cut out wind speed	NONE
Annual Carbon Savings	70 - 80 Tonnes
Noise @ 5 m/s at 60m	TBA
Rated RPM	50 rpm
Method of Installation	Crane

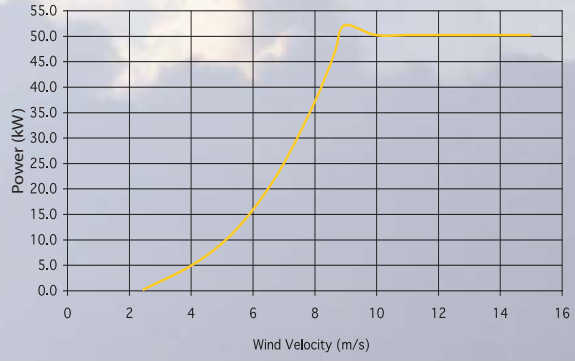
GSM CONTROLLED AS STANDARD

Annual Average Wind Speed in m/s	Annual Yield kWh
4.5	92,150
5	117,250
5.5	141,940
6	164,900
6.5	185,160
7	202,100
7.5	215,500
8	225,400

Single or Three Phase

CF 50

Power: CF50



C&F Green Energy

Cashla, Athenry, Co. Galway, Ireland
Tel: + 353 91 790868
Email: info@cfgreenenergy.com
Web: www.cfgreenenergy.com

C&F GROUP
Global Contract Manufacturers

C&F Green Energy is part of the globally renowned Irish owned C&F Group. C&F was first established in 1989 in Galway, Ireland and now employs over one thousand people in over six sites worldwide. With manufacturing locations in Ireland, Germany, the UK, The Czech Republic, the Philippines and China. C&F is a global company with a local face.

The proof of our engineering capabilities can be seen from our customer list which includes IBM, EMC, BMW, Mercedes, Ford, VW, Thermo King to name but a few, all of which have awarded us multiple global contracts.

C&F Green Energy was officially established by the C&F Group in 2006. The group recognized the need to provide a more powerful and safer wind energy solution for the home, farm and business owner. With its experience in the manufacturing area, C&F set about designing an innovative wind turbine that would combine unrivalled performance and power with clean aesthetics and reliability.

With this in mind the company has assembled a world class team of industrial design experts in this field to deliver solutions based on innovation and engineering excellence. The group's success is attributed to its unrivalled levels of workmanship quality, streamlined manufacturing processes and un-surpassed levels of customer care and retention. This team has developed an innovative range of medium-sized turbines that incorporate the same advanced technologies that are used in Mega-Watt sized machines. Leveraging off the company's expertise in manufacturing and design and its global reach, has enabled C&F Green Energy to offer this advanced technology at very competitive prices.

Our commitment to customer service and our confidence in our products are evident in the fact that all customer contracts will be directly with C&F Green Energy and all warranties will be carried by C&F Green Energy. This includes the full parts, labour and service warranty that is available for 10 years. As founder and CEO of the C&F Group I am determined to make C&F Green Energy the world leader in small and medium sized generation. We build the best turbines in the world.

John Flaherty
CEO C&F Group

- C&F Tooling Ltd., Ireland
- C&F Green Energy, Ireland
- C&F Automotive Trading as Iralco, Ireland
- C&F Manufacturing (UK) Ltd.
- C&F Automotive Germany GmbH
- C&F Manufacturing CR. S.R.O., Czech Republic
- C&F Manufacturing Philippines Corporation, Philippines
- C&F Manufacturing China

IT Industry
Automotive Industry
Refrigeration Industry
Air Conditioning Industry
Wind Energy Industry

Delivering world class manufacturing processes all over the world

ESTABLISHED IN 1989. IRISH OWNED.

C&F GROUP Global Contract Manufacturers
guaranteed irish™ promoting irish excellence
IWEA Irish Wind Energy Association
CE
nsai ISO 9001:2000 QUALITY

C&F Screening Supporting Statement

Proposal to supply and install 2 No. small 20Kw C&F wind turbines at:

Mains of Murthly Farm, by Aberfeldy, Perthshire, PH15 2EA

by BritishEco Scotland for J&C McDairmid

Summary

It is proposed to install 2 No. small wind turbines on land to the immediate South of Mains of Murthly Farm, by Aberfeldy.

The small scale 20kw wind turbines are designed for grid-connected electricity generation and will be mounted on 20m masts. The turbines have a maximum rotor radius of 6.4 metres and a rated output of 20kw. The turbines are to be connected to the national grid to enable surplus energy generated to be fed onto the grid.

Each C&F 20kw turbine is expected to generate in excess of 66,930 kWh - of electricity each year at an average wind speed of 6m/s. This installed capacity will also help to contribute towards the targets for renewable energy generation for 2020 (40% of Scotland's electricity to be generated from renewable sources). The turbines have been specifically designed for low noise operation and minimal visual impact, and have exceptional performance within its class. The turbines are constructed of high tech composite materials & the towers are finished fully in galvanised steel.

The proposed locations of the wind turbines is shown on the attached location plan.

Wind Resource

The proposed site has been evaluated thoroughly and in line with the national wind speed database for the UK (NOABL) – refer to separate details. This average wind reading for the proposed site is above average and is comfortably within recommended guidelines for wind turbine sitting.

Background and Policy Context

Wind energy is an abundant natural resource. It is non-polluting, clean and sustainable. The UK has one of Europe's windiest climates and therefore wind energy is expected to be an important element in achieving the UK government's commitment to reduce CO^2 emissions to 12.5% below 1990 levels by 2010. More specifically it is Government policy to achieve 10% of the nation's electrical requirements from renewable sources by 2010.

Scottish Planning Policy – SPP 6 Renewable Energy (March 2007) and Planning advice Note – PAN 45 – Renewable Energy Technologies (revised 2002) and Planning for Micro Renewables (annex to PAN 45) cover aspects of renewable energy including considerations for the sitting of wind turbines and encourages favourable views towards small scale renewable power sources.

Extracts:

“Increased use of renewable energy, including micro-renewables, can make an important contribution to efforts to reduce carbon emissions in support of climate change and renewable energy objectives. The Scottish Executive is committed to making an equitable contribution to the UK Kyoto target to reduce 1990 levels of greenhouse gas emissions by 12.5% by 2008-12, and has set a target that 40% of electricity generated in Scotland should come from renewable sources by 2020.”

“There is potential for communities and small businesses in urban and rural areas to invest in ownership of renewable energy projects or to develop their own projects for local benefit. Planning authorities should support communities and small businesses in developing such initiatives in an environmentally acceptable way.”

Environmental Impact

Sitting and the Landscape

It has been normal practice to site utility scale wind turbines on elevated and exposed ground in order to achieve the highest possible energy capture and optimise the economics of the project. This has led to considerable opposition to wind power projects wherever they have been proposed.

It is important to appreciate that the C&F turbines proposed here are of a completely different scale to the now familiar utility scale turbines which may have tower heights of 100m and rotor diameters of 80m or more

By comparison the C&F turbines have a tower height of 20m and rotor radius of just 6.4m.

Standard and Certification

The turbine is currently being assessed under the rigorous MCS 006 Microgeneration Certification Scheme product accreditation scheme under which C&F have already been approved as certified grant installer.

Proximity to Power Lines

There are no power lines in the immediate vicinity of the proposed wind turbine.

Proximity to Airports

The nearest airport is Dundee airport over 45 miles away. Due to its size this scale of turbine will not have any impact on air traffic.

Proximity to Railways

There are no railway lines in the vicinity of the proposed wind turbine.

Shadow Flicker

Shadow flicker is a rare event which sometimes can occur when the shadow of the turbine blades play on the windows of nearby buildings at certain times of day and days of the year. In the UK it may affect buildings located 130 degrees to either side of North from the turbine. The national guidance on Shadow Flicker (PAN 45) recommends that wind turbines are separated from buildings with windows by a distance at least ten times the rotor diameter. With regards to this application there will be no neighbouring properties affected by the turbines proposed.

Scattering Signal

This is a phenomenon that very occasionally may affect large turbines. It is not considered to be relevant to a turbine as small as the C&F turbine.

Specialist Consultation

This is not believed to be appropriate for a small turbine such as the C&F in the proposed location.

Ecology

It is not believed that the proposed site is in any way a protected habitat or area of outstanding natural beauty. As stated in Annex to PAN 45 - “it is unlikely that micro-wind turbines will cause a significant increase in bird strike, beyond those already arising from birds flying into existing buildings, windows and other obstacles”, this is borne out by C&F experience.

Listed buildings and conservation areas

There are not believed to be any known archaeological remains at the proposed location. In any case, the foundations required for each C&F turbine involve minimal disturbance of the ground beneath the tower and each anchoring point and are removable in the event of future decommissioning of the turbines.

The proposed location is not in the vicinity of any known listed buildings or conservation areas.

Construction Disturbance

The amount of additional traffic and need for construction machinery to erect the C&F turbine is negligible. No road closures or hindrances to access will be necessary.

Conditions

Due to the minimal foundations required for the C&F turbine, restoration of the site following possible de-commissioning is particularly simple.

No ancillary structures or buildings are required to house electrical equipment or controllers, which will be located in the applicants building.

TCP/11/16(203)
Planning Application 12/00273/FLL – Erection of 2 wind turbines at Farmhouse, Mains of Murthly, Aberfeldy, PH15 2EA

REPRESENTATIONS

- Objection from S Crystal, dated 9 March 2012
- Representation from Perth and Kinross Heritage Trust, dated 14 March 2012
- Representation from Environmental Health Manager, dated 14 March 2012
- Objection from C Woolff, dated 22 March 2012
- Objection from F Crystal, dated 22 March 2012
- Objection from Mr and Mrs Mair, dated 26 March 2012
- Objection form J Crystal, dated 27 March 2012
- Objection from S Abrams, dated 28 March 2012
- Representation from F Crystal, dated 16 August 2012
- Representation from S Crystal, dated 17 August 2012
- Representation from J Crystal, dated 22 August 2012
- Representation from S Abrams, dated 23 August 2012
- Representation from C Woolff, dated 23 August 2012
- Agent's response to representations, dated 5 September 2012

Mrs Sally H Crystal (Objects)

Comment submitted date: Fri 09 Mar 2012

Residents on the North side of the Tay overlooking Mains of Murthly will have what is a classic view interupted by these wind mills. It would be a travisty to allow this application to go ahead, especially after Griffen Wind Farm has been so successful in hiding the wind turbines from view in the Aberfeldy area.

The current view point on the Crieff overlooking the Strath would also be affected and I believe would not be welcome by tourists.

At the moment there is much debate as to the effectivness of wind Turbines, perhaps Mains of Taymouth should be applying for a water turbine for their burn which would be much more efficient and have no visual for those of us facing south. Please could you draw my objection to the Planning Committee

Memorandum

To: Christine Brien, TES

From: Sarah Malone, PKHT

Date: 14 March 2012

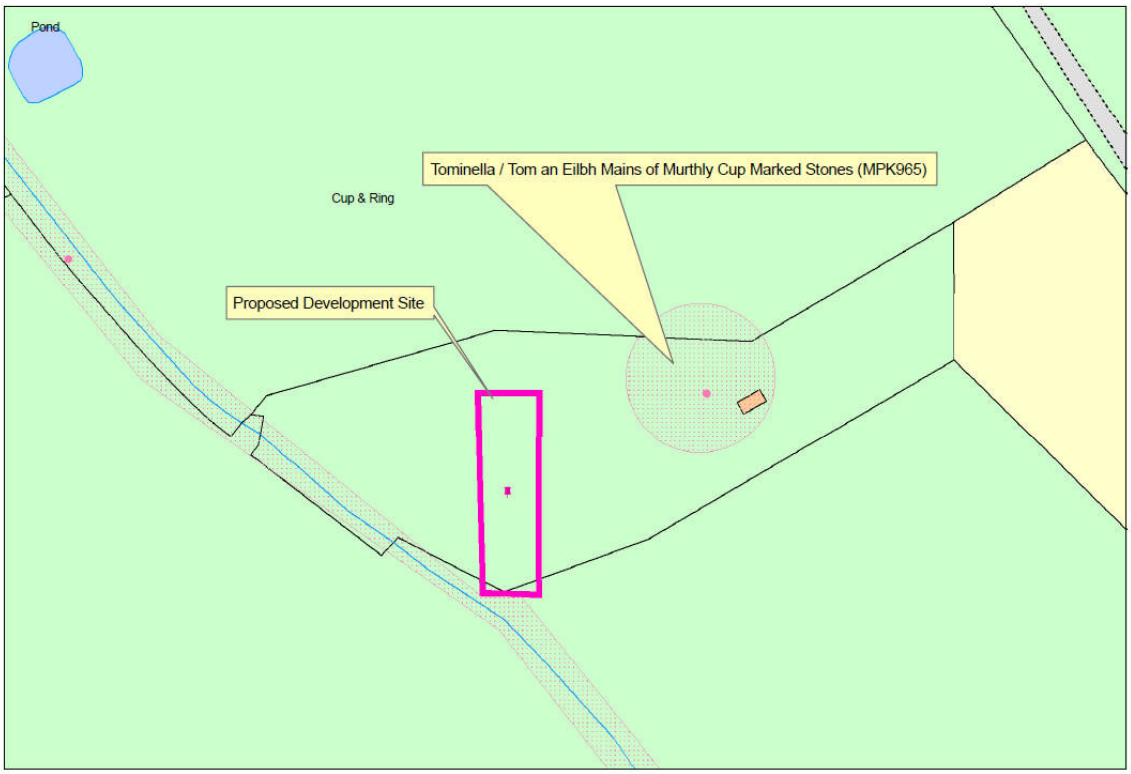
Ext: 01738 477080

Perth and Kinross Heritage Trust.
The Lodge, 4 York Place, Perth
PH2 8EP.

12/00273/FLL: Erection of 2 wind turbines at Farmhouse, Mains of Murthly, Aberfeldy, PH15 2EA.

Thank you for consulting PKHT on this application. Four cup marked stones (MPK965) are located in close proximity to the development area (please see map below). These cup marked stones include a boulder with 45 cup marks, including 1 ringed and one co-joining pair, a large fragmented piece of rock measuring with 7 small cup marks, 2 possible small cup marks and what is possibly a large badly weathered cup, a boulder with at least 25 cup marks including 4 ringed and 2 co-joining pairs, a rock high with one cup and ring mark and three possible cup marks. It is recommended that these archaeological features be preserved in situ and that temporary fencing is erected during the construction period to make the monument highly visible and to avoid accidental damage to the stones.

The site requiring fencing-off is Tominella / Tom an Eilbh Mains of Murthly Cup Marked Stones (MPK965). Grid reference centred on NN 8755 4908– see map below.



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0 10 20 40 60 80 Meters

N

Recommendation
Following Scottish Planning Policy Historic Environment sections 110 and 124, it is recommended that an archaeological condition for fencing-off of archaeological sites should be attached to permission if given:

No development shall take place until fencing has been erected, in a manner to be agreed with Perth and Kinross Heritage Trust and the Planning Authority, to protect site MPK965. Also, no works shall take beyond the fencing without the prior agreement of the Planning Authority and Perth and Kinross Heritage Trust.

Notes:

1. This advice is based on information held on the Perth and Kinross Historic Environment Record. This database of archaeological sites and historic buildings is regularly updated.

2. Historic Scotland may need to be consulted on the potential implications of the development on the settings of Scheduled Ancient Monuments, as required by Article 15 (1) of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 and recommended by PAN 2/2011.

3. Should permission be granted, the developer should contact me as soon as possible to discuss fulfilment of the archaeological condition.

M e m o r a n d u m

To Manager	Development Quality	From	Environmental Health Manager
Your ref	PK12/00273/FLL	Our ref	JC
Date	14 March 2012	Tel No	(01738) 476 464

The Environment Service **Pullar House, 35 Kinnoull Street, Perth PH1 5GD**

Consultation on an Application for Planning Permission
12/00273/FLL RE: Erection of 2 wind turbines Farmhouse Mains of Murthly Aberfeldy PH15 2EA

I refer to your letter dated 05 March 2012 in connection with the above application and have the following comments to make.

Recommendation

I have no objections to the application but recommend the undernoted conditions be included in any given consent

The applicant proposes to erect 2x 20KW wind turbines each with a rotor diameter of 26.4 metres and a hub height of 20 metres.

The proposed site is located approximately 225 metres to the nearest residential property. In view of the above and the manufactures supporting evidence I do not anticipate that neighbouring residents will be disturbed by noise generated by the turbines.

However to maintain a level of consistency with similar applications I recommend that the following condition is included in any given consent.

I note no letters of objections have been received in regards to the application.

Conditions

1. Noise arising from the wind turbines shall not exceed an L_{A90}, 10 min of 35 dB at the nearest noise sensitive premises at wind speeds not exceeding 10m/s, and measured at a height of 10m above ground at the wind turbine site, all to the satisfaction of the Council as Planning Authority. In the event of that audible tones are generated by the wind turbine, a 5dB(A) penalty for tonal noise shall be added to the measured noise levels.

2. On a formal written request by the Council as Planning Authority, appropriate measurements and assessment of the noise arising from the wind turbine (carried out in accordance with ETSU report for the DTI - The Assessment and Rating of Noise from Wind Farms (ETSU-R-97) shall be submitted for the approval in writing by the Council as Planning Authority.

Mrs Catherine Woolff (Objects)

Comment submitted date: Thu 22 Mar 2012

My husband and I regularly visit and holiday in this beautiful area. We are truly horrified that consideration could ever be given to erecting 2 wind turbines on that spot. These wind turbines would be visible for miles around!
Please stop trying to spoil the countryside and views that so many of us enjoy.

Mr Fergus Crystal (Objects)

Comment submitted date: Thu 22 Mar 2012

I object strongly to this application as I believe that passing it will pave the way for the landowner and other neighbours to go ahead with the erection of these visually and environmentally polluting structures. In 20 years time, when the full scale of the wind turbine fiasco of the early 2000s becomes clear, many Scottish people will be angry at the amount of public funds that will have to be diverted for the removal of the obsolete turbines and particularly their cumbersome plinths.

It is particularly distressing to see that although the Perth and Kinross archaeologist seems to have a document in the documents tab attached to this planning proposal, no such document is publically viewable. One of the 30m2 plinths appears to be proposed for location within 10m of some cup and ring marked rocks, yet there is no survey, consultation or comment from the Scottish survey team for monuments. The siting of these windmills is totally insensitive to the national monument of these stones- essentially the landowners want to situate the structures as close as possible to the stones because they can't use the surrounding land for anything else. There is no inquiry or comment on the damage to the stone site that might occur when the turbines are positioned nearby.

Apart from this, as a neighbour overlooking the area I am distressed that these turbines will be clearly visible when so much effort was made by Griffin further up the hill to posit their giant turbines away from the skyline. With so many tourism developments currently underway in the upper Tay catchment, I am appalled at the possibility the local council in Aberfeldy and the Perth and Kinross District council might be happy to pass hundreds of wind turbine applications which will wreck the natural beauty of a valley which should be being developed and preserved sensitively so that it becomes one of Scotland's prime holiday destinations. Inattentive passing of these applications to suit one or two landowners in the area is going to impact negatively on the views around Aberfeldy for the forseeable future.

CB

CUSTOMER SERVICE POINT
28 MAR 2012
RECEIVED

The Development Quality Manager,
Environment Services,
Perth & Kinross Council,
Pullar House,
35 Kinnoull Street,
Perth PH1 5DG

29 MAR 2012
RECEIVED

Brae of Cultullich Farm,
Crieff Road,
Aberfeldy,
Perthshire PH15 2EN

Monday 26th March 2012

Dear Sir,

Re: Planning Application No. 12/00273/FLL – Erection of Wind Turbines 1 and 2 at Mains of Murthly Farm, Aberfeldy

I write in regard to the above Planning Application, and wish to tender my objections to the approval of the plan, based on the following points which I believe to be of material consideration.

- The turbines would be directly in line with the main view from my house, from my main lawned garden area, and from all 5 front facing windows and 3 doors, leading to a loss of outlook to the detriment of my residential amenity.
- I am also very concerned, that if planning is granted, that other places of scenic value and areas of historical interest to local people and very importantly to tourists who are the mainstay of local economy, may also be affected if 'other' turbines are granted wherever else in this glen. From Loch Tay to Logierait there are NO turbines within the glen and we do not wish to make this a precedence.
- The proposed site of erection is currently designated and employed as agricultural / horticultural land, as is all of the surrounding area, including my own land: erection of the turbines would necessitate that grazing in the near vicinity would have to be ceased; likewise the production of soft fruits nearby would no longer be viable.
- The Local Area Development Plan has designated this an area of Tourist interest, and have erected signage advising walkers and hikers of Public Footpaths etc., and some of these would pass within approx. 150 metres from the proposed turbines.
- The area has also been of noted historical and archaeological interest, due to the presence of a large number of 'Cup and Ring' stones, some of which are situated immediately behind the proposed site of erection. The presence of the turbines would render it difficult, (and perhaps dangerous?) for the steady numbers who visit the general area each year to examine the stones.
- There are Pictish ruins of a fort and lime-kiln on my property, which in conjunction with the cup and ring stones ensure an ongoing archaeological interest in this area.
- This area is also a flight path for low flying military aircraft during exercises, this being an obvious hazard to both the aircraft and residents and livestock of the immediate vicinity should there be a collision.
- Within the general vicinity, there are businesses which rely on tourist income, such as Farm Shops, Coffee shops etc., which may suffer a decrease in income should the turbines lead to a fall in the number of tourists / walkers etc.
- The proposed site is also only a few hundred metres from a large phone mast, and the effect of the possible loss of tele-communication on the whole glen should not be discounted.

- This area is also a breeding and releasing ground for thousands of game birds, which are essential to the economy of the locality. The effect of wind turbines on the breeding and emigration patterns of wildlife and birds has not yet been established, and as such this could pose a considerable risk to the local economy.
- If the turbines were erected on the proposed site, there would be bound to be a noise disturbance to the area, and freedom from traffic noise etc. is one of the most appealing factors of living here. This would certainly count as a detriment to residential amenity.

I enclose some photographic evidence which will show the site of the proposed turbines as seen from the shared road approaching my property, and also from my property.
In the background you can also see a few of the many residential properties, along all local and tourist routes, all facing towards the proposed turbines.

I trust that these considerations will be considered on their individual merits. However I would like to point out that there has been little public awareness of this application, and it may be that other residents of this area would have made comment had the Planning Department sent out notification of the application to those of us whose properties adjoin the site concerned. In the past it was a common practise, if only for courtesy, to inform neighbours if there was to be a major development in such close proximity to their own property and land.

I await your acknowledgement of these points, and look forward to hearing from you in due course.

Yours faithfully,

Mr and Mrs Leslie Mair

Copy to:

[redacted]

Kate Howie, Local Councillor, Grandtully

Ian Campbell, Local Councillor, Stanley

Mr James Crystal (Objects)

Comment submitted date: Tue 27 Mar 2012

Dear Sir / Madam, As a regulat visitor to Strathtay, I am writing to object to the above application for a couple of specific reasons.

Firstly, these wind turbines will be a blot on the landscape in an area of significant natural beauty. I am also concerned that the awarding of planning permission will lead to similar requests throughout the surrounding area, further impacting the visual aspect of Strathtay.

Secondly, I remain to be convinced as to the economic viability of installing such turbines in such small numbers. Is it really economically viable to connect such turbines to the national grid or is the actual electrical benefit of the wind turbines solely in the hands of the landowner?

Regards,
Jamie

Mr Stephen Abrams (Objects)

Comment submitted date: Wed 28 Mar 2012

To whom it may concern
I am writing to you as a regular visitor to the area and to raise my strong objections to these wind turbines and the detrimental effect I believe they will have on an incredibly beautiful and serene part of the world.
I feel that any development should be most carefully considered, holistic and sympathetic to the landscape and the people who live and visit there.
I am far from convinced that the turbines will serve the local community effectively and efficiently and indeed would certainley disuade future tourists from visiting and hence have a negative impact on the local economy.

Audrey Brown - Democratic Services

From: fergus crystal [redacted]
Sent: 16 August 2012 08:27
To: CHX Planning Local Review Body - Generic Email Account
Subject: RE: TCP/11/16(203) - Mains of Murthly REPRESENTATION

My comment originally posted about the planning application TCP/11/16(203) for the erection of 2x 20m wind turbines at Mains of Murthly farm near Aberfeldy still stands in light of an appeal to the refusal of the application by the owner of the property. I feel the turbines would be located too close to ancient stones and the erection of a fence around the stones would further disrupt the site. My main reason for protesting this application is the negative visual impact this will have in what is one of the most beautiful highland areas in Scotland. My fear that, if this application is granted, many more applications for wind turbines at individual farms will follow all over the upper Tay valley, ruining scenic views. I protest that wind turbines have not yet shown to be more energy efficient than, say, thermal solar panels on the roof of the nearby farm house. The owner of Mains of Murthly has recourse to at least one burn with flowing water which could be harnessed for hydro energy. I feel that these two latter ways of increasing energy efficiency are much more sensible given that they create far less negative visual impact. The local authority and indeed the Scottish government have already gone some way in deteriorating the visual beauty of the Aberfeldy area in allowing the erection of large turbines at the Griffin Estate, which fortunately cannot be seen in their colossal entirety by most visitors to the area. In my opinion, wind turbines should be kept to special wind farms kept out of sight on hill ground (and particularly areas that have already been significantly depleted in natural value by block planting of alien conifer species)- turbines should not be permitted on lower ground visible from the valley and from scenic viewpoints. This is particularly important in such a richly scenic area such as Aberfeldy.

I would also like to comment on the failure to include a Visual Assessment Report on the original application, and on the rather belated attachment of a report on the proximity of the cup and ring-marked stones adjacent to the proposed site (on 12th June 2012, at least two months after the my original comment complaining of the lack of consideration for ancient sites was posted). As all of the comments protesting the application expressedly stated the negative visual impact on the area as being a clear reason for contesting the application, a visual impact assessment report would seem o be essential. I am concerned that the public will never get to see this report before the review of TCP/11/16(203), which will be submitted (and probably accepted) by the review body. I believe this to be a failure to produce vital information prior to making a decision, and this would open Perth and Kinross Council planning to accusations of failure to provide transparency in its review process.

Thank you for your consideration,

Yours sincerely,

Fergus Crystal

CHX Planning Local Review Body - Generic Email Account

From: Sally Crystal [redacted]
Sent: 17 August 2012 10:15
To: CHX Planning Local Review Body - Generic Email Account
Subject: Planning Appeal Mains of Murthly

Town & Country Planning (Scotland) Act 1997The Town & Country Planning (Schemes of Delegation & Local Review Procedure) (Scotland) Regulations 2008 Application Ref: 12/00273/FLL – Erection of 2 wind turbines at Farmhouse, Mains of Murthly, Aberfeldy, PH15 2EA – Mr C McDiarmid

Representation - Sally H Crystal

I believe that Mr C McDiarmid has appealed the decision of the Council to refuse this application. Having originally written to you objecting to this proposal, I am surprised that I have not received notification of Mr McDairmid appeal application. As I have just changed my email this I appreciate could be the reason for not being notified.

My views re this subject have not changed it is very important that we protect the visual aspect of the Strath from Logierait to Killin and that we should not allow a precedent to be set that would encourage a flood of similar applications.

Wind Turbines in areas of great natural beauty should be very carefully reviewed and as in this case where great care has been taken to sight the wind farms so that we in the Strath cannot see the turbines on the skyline it would be a travesty to allow individual turbines in units if twos and three which would be in full view.

Mr McDairmid should consider putting PV panels on his farm building roofs and harnessing the water in the two burns he owns which would give just as good a return and be much more in keeping, after all the Scottish Government has spent millions promoting the film Brave to encourage tourists throughout the world to visit Scotland and see our natural beauty, it would be disastrous if the most scenic east/west route in Scotland was blighted by wind turbines.

Regards

Sally Crystal
Little Tombuie
Killiechassie
Aberfeldy
Perthshire
PH15 2JS

CHX Planning Local Review Body - Generic Email Account

From: James Crystal [redacted]
Sent: 22 August 2012 18:08
To: CHX Planning Local Review Body - Generic Email Account
Subject: Fwd: Fw: TCP/11/16(203) - Mains of Murthly
Attachments: Decision Notice.pdf

Town & Country Planning (Scotland) Act 1997
The Town & Country Planning (Schemes of Delegation & Local Review Procedure) (Scotland) Regulations 2008
Application Ref: 12/00273/FLL – Erection of 2 wind turbines at Farmhouse, Mains of Murthly, Aberfeldy, PH15 2EA– Mr C McDiarmid

Dear Sir / Madam,
I am writing to confirm my objection to the above application, as per my previous communications when this application was originally submitted.

I object to this application for 2 reasons:

1) The erection of 2 wind turbines at this location will be a significant blot on the landscape in a beautiful part of Perthshire. I believe there are many more suitable locations for such turbines that do not impact such a picturesque area

2) I do not believe that the ecomonics of installing 2 wind turbines at this location and connecting them to the National Gricd stack up, as the cost of connection will not result in a beneficial return for the community. Connecting only a couple of turbines in individual locations costs a significant amount, and there is no benefit whatsoever for the community

Please do not hesitate to contact me to discuss further.
Regards,
Jamie

CHX Planning Local Review Body - Generic Email Account

From: steve abrams [redacted]
Sent: 23 August 2012 14:01
To: CHX Planning Local Review Body - Generic Email Account
Subject: fao Audrey Brown TCP/11/16(203) - Mains of Murthly REPRESENTATION

Thank you for your communication with me regarding the erection of the wind turbines at the Mains of Murthly farm.
In the light of the the applicants appeal I feel that is important for me to reiterate the concerns that I had made to the original application.
As a long standing and frequent visitor I have always been uplifted by the natural beauty of this area as it is one of an ever decreasing number of places which I visit which has not been blighted by modern man made structures such as wind turbines. The visual impact of the wind turbines would I feel be devastating so I urge you please to preserve the stunning natural beauty of this area for locals and visitors alike and for future generations who may by then have very few such places to visit.

Yours faithfully,

Stephen Abrams

CHX Planning Local Review Body - Generic Email Account

From: catherine woolff[redacted]
Sent: 23 August 2012 16:28
To: CHX Planning Local Review Body - Generic Email Account
Subject: TCP/11/16(203) - Mains of Murthly

Town & Country Planning (Scotland) Act 1997
The Town & Country Planning (Schemes of Delegation & Local Review Procedure) (Scotland) Regulations 2008
Application Ref: 12/00273/FLL – Erection of 2 wind turbines at Farmhouse, Mains of Murthly, Aberfeldy, PH15 2EA– Mr C McDiarmid

Dear Sir / Madam,
I am writing to confirm my objection to the above application, as per my previous communications when this application was originally submitted.
I object to this application due to the impact that this will have on Strathtay, an area of outstanding natural beauty. I believe there are many more suitable locations for such turbines that do not impact such a picturesque area.

I also do not believe that wind turbines are as efficient and therefore cost effective as we are led to believe. I do not understand how these 2 turbines will be beneficial to the local community in Strathtay.
Please do not hesitate to contact me to discuss further.
Regards,
Catherine

Catherine Woolff
[redacted]

BRITISHECO
RENEWABLE ENERGY SOLUTIONS
SCOTLAND

Ms Gillian A Taylor
Clerk to the Local Review Body
Local Review Body
Perth & Kinross Council
2 High Street
Perth
PH1 5PH

CHIEF EXECUTIVES
DEMOCRATIC SERVICES
6 SEP 2012
RECEIVED

5 September 2012

Your Ref: TCP/11/16 (203)

Dear Ms Taylor

Town and Country Planning (Scotland) Act 1997
The Town & Country Planning (Schemes of Delegation & Local Review Procedure) (Scotland) Regulations 2008
Application Ref: 12/00273/FLL – Erection of 2 wind turbines at Farmhouse Mains of Murthly Farm, Aberfeldy, PH15 2EA – Mr C McDiarmid

Thank you for your letter dated 28th August, and for the opportunity to respond to the enclosed representations. Please accept my response as follows:

Fergus Crystal:
In reply to Fergus Crystal; the McDiarmids have had a full survey carried out by Green Highland to explore the possibilities of them constructing a hydro scheme. Unfortunately, they do not have enough flow of water in relation to the steepness of the slope of the farm, and therefore the construction costs are prohibitive.

With regards to Mr Crystal's suggestion of putting thermal solar panels on the house; Mr McDiarmid has considered a solar panel (PV) solution but a suitably sized system is not as cost effective as a wind turbine. The turbine in question is approved by the MCS certification scheme and is authorised under the government sponsored FiT's programme, specifically to encourage small scale wind turbine installations.

27 Woodside Place
Glasgow
G3 7QL
t 0845 543 9501
f 0141 353 0178
e infoscotland@britisheco.com

In relation to the submission of the VIA in our appeal, we would have been happy to include one with our first application, but during the screening process (which showed up no concerns) the planning department advised that we would not need to submit a VIA, as there would be no major visual impact, which is clearly borne out from the VIA

James Crystal:
In reply to Jamie Crystal we would like to mention that we are not planning to put up a white turbine, which does stand out, the proposed turbine is grey galvanised steel which loses its shine quickly and becomes dull grey which is a much more discreet colour, and blends in more with the sky. The McDiarmids have studied turbines for the past 3 years and have chosen the most efficient small scale brand. Due to the farm currently having 3 phase already in place the connection charge from SSE is £500 + vat. We do not consider this to be a considerable cost, as suggested.

Sally Crystal:
In reply to Sally Crystal we would argue that these turbines will not break the horizon from any direction, and they will not been able to be seen from anywhere near Logierait nor Killin. Having done a VIA, it can now be said that really these will not been seen from many places at all; and due to the colour and location choice the visual impact will be very minimal.

Steve Abrams:
In response to the letter from Stephen Abrams; please note that the McDiarmids at Mains of Murthly have owned and farmed their farm for nearly 70 years. Having been one of the initial instigators of the ESA scheme they have spent a lifetime protecting and enhancing the landscape. If there was any feeling that this development would damage the valley then they would not proceed. They have looked at various locations and this is the most suitable spot.

Catherine Woolff:
In reply to Catherine Wolf, we would like to point out that the C&F wind turbines seem to be the most efficient and having spoken to other farmers who have this type at the same size are very pleased and impressed by the performance, therefore finding them very cost effective.

Summary:
Finally, we would like to point out that all the 5 objection letters have come from the same family and friends, whereas we have around 6 letters of support from various

non connected people and business within the area. There are currently 19 people employed on the farm at the present (plus 20 seasonal workers) and all their jobs demand electricity as their main power source. [redacted]

We sincerely hope you will accept our responses, [redacted] and crucially the Visual Impact Assessment which we believe will clearly demonstrate that the development will have no adverse impact on the surrounding area. As noted earlier, there was no demand for a Visual Impact Assessment as part of the submission process otherwise we would have included it with the original submission.

I hope the concerns regarding the development have now been clearly addressed and you will consent to the turbine erection. I look forward to your verdict.

Yours sincerely

[redacted]

Jeremy Brough
Director
BritishEco Scotland
jeremy.brough@britisheco.com

[redacted]