

<p>TCP/11/16(193) Planning Application 12/00068/FLL – Erection of a wind turbine at Rosefield, Balbeggie, PH2 6AT</p>

**PAPERS SUBMITTED
BY THE
APPLICANT**

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 JOHN MILLER

Address MILLER FARMS
ROSEFIELD
BALBEGGIE

Postcode PH2 6AT

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name ROBIN THOMSON

Address LAURENCE GARD
PARTNERSHIP,
BUCHAN HOUSE, DUNFERMLINE

Postcode KY11 8PL

Contact Telephone 1 01383 730538

Contact Telephone 2

Fax No

E-mail* robinthomson@laurencegard.com

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

Yes ☒ No ☐

* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority

PERTH & KINROSS COUNCIL

Planning authority's application reference number

12/00068/FUL

Site address

ROSEFIELD, BALBEGGIE, PH2 6AT

Description of proposed
development

ERECTION OF WIND TURBINE.

Date of application

20/01/2012

Date of decision (if any)

20/03/2012

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) | <input checked="" type="checkbox"/> |
| 2. Application for planning permission in principle | <input type="checkbox"/> |
| 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) | <input type="checkbox"/> |
| 4. Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. Conditions imposed on consent by appointed officer | <input type="checkbox"/> |

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 | <input type="checkbox"/> |
| 2. One or more hearing sessions | <input type="checkbox"/> |
| 3. Site inspection | <input checked="" type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input checked="" type="checkbox"/> |

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:

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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 SEPARATE DOCUMENT.

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.

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.

SUPPORTING STATEMENT
VISUALISATIONS
DRAWINGS

} SUBMITTED WITH APPLICATION.

REASONS FOR REQUEST FOR REVIEW

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:

- ☒ Full completion of all parts of this form
- ☒ 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

Laurence Gould Partnership

Date

15 JUNE 2012



Erection of a wind turbine

**ROSEFIELD FARM,
BALBEGGIE,
PERTH,
PH2 6AT**

Reasons for Request for Review

June 2012

**Laurence Gould Partnership
Buchan House
Carnegie Campus
Dunfermline
KY11 8PL**

Contents

	Page
EXECUTIVE SUMMARY	3
INTRODUCTION	5
Background	5
The Site and Environs	5
Refusal of Application by Perth & Kinross Council	6
Reasons for request for Review	6
CONSULTATIONS AND REPRESENTATIONS	8
Internal consultations	8
Third Party Representations	8
POLICY REVIEW	9
National Policy	9
Strategic Policy	12
Local Policy	15
CONCLUSIONS	18

Executive Summary

This Notice of Local Review is submitted on behalf of John Miller ('the Appellant') against the decision of Perth and Kinross Council to refuse planning permission for the erection of one ACSA A27 225kW wind turbine on land within the ownership of the Appellant at Miller Farms, Rosefield, Balbeggie. The application reference is **12/00068/FLL**

This Written Statement sets out the background associated with the site and application, pertinent planning policy and other material considerations. The Appellant's Case is then set out in terms of challenge to the Council's grounds of refusal. The proposals are tested against planning policy and other material considerations and it is demonstrated that the Appellant's development proposals are shown to be compliant with national, strategic and local planning policy.

It is specifically demonstrated that the proposal complies with:-

- **Scottish Planning Policy (SPP), February, 2010**
- **Scottish Government's 2020 Routemap for Renewable Energy in Scotland**
- Perth and Kinross Structure Plan (2003) **Environment and Resource Policy 14**
- Perth and Kinross Structure Plan (2003) **Environment and Resource Policies 02, 04 and 08**
- Perth and Kinross Structure Plan (2003) **Sustainable Economy Policy 03**
- Perth Area Local Plan **Policies 1 and 6**
- Perth and Kinross Proposed Local Development Plan 2012 **Environmental Resources Policy 1 A**
- Supplementary Planning Guidance for Wind Energy Proposals in Perth & Kinross (1995)

Perth & Kinross Council has confirmed that there are **no noise, shadow flicker, wildlife or cultural heritage issues** which cause concern.

It is also demonstrated that:

- The turbine will be visible from a very limited number of viewpoints within a 5km radius and this unremarkable landscape has the capacity to easily absorb the single slim structure.
- The site is not within any designated landscape. The site lies outwith any Area of Great Landscape Value (AGLV).
- The proposed scale of the turbine **can** be absorbed by the existing landscape framework surrounding the site,
- The turbine **would not** be a dominant feature within the landscape, especially when travelling on the local road network,

- The proposal **can be economically and socially justified** and represents a locally owned diversification project in full compliance with Perth & Kinross' Sustainable Economy policies.
- The proposal **would not** result in an adverse landscape impact. In lowland landscapes wind turbines are less likely to be visible over a wide area. A further factor is the degree of existing development and impact less where the landscape has already been affected by masts, pylons and other structures.
- The Delegated Officer states that at this site **wind turbines are unlikely to present a significant threat to the landscape and is not convinced that the proposal around the height submitted would have an adverse impact** on this Landscape Character Type'

Other key issues:

The proposal is located within the area referred to as '**Broad Valley Lowlands**' within the *Tayside Landscape Character Assessment (TLCA)*, which states that in lowland landscapes wind turbines are less likely to be visible over a wide area. A further factor is the degree of existing development and impact less where the landscape has already been affected by masts, pylons and other structures.

Within the delegated Officer's Report, however, the officer agrees with this stating '*The TLCA identifies the tall structures such as masts or wind turbines are unlikely to present a significant threat to the landscape within the Broad Valley Lowlands. Whilst I have concerns regarding the visual impact of the proposal, I am not fully convinced that a proposal around the height submitted would have an adverse impact on this Landscape Character Type*'

The Local Review Body, having considered the detail contained within this Report, will be respectfully requested to allow the Review and permit the development of one ACSA wind turbine on the Appellant's land at Miller Farms in keeping with national, strategic and local planning and energy policy.

1.0 Introduction

1.1 Background

- 1.1.1 Laurence Gould Partnership act on behalf of John Miller in relation to the farm at Rosefield, Balbeggie. The farm lies 1.8km north of Balbeggie.
- 1.1.2 An application for the erection of one ACSA A27 225kW wind turbine with a hub height of 32.0 metres and a blade tip height of 45.5 metres on land at Miller Farms, Rosefield, Balbeggie was submitted to Perth & Kinross Council on 20th January 2012. Perth & Kinross Council refused the application on 20th March 2012. The Appellant's original Planning Supporting Statement is attached at Appendix 1 which contains the full details of the application.

1.2 The Site and Environs

- 1.2.1 The location of the proposed turbine is centred on Grid reference Easting 317832, Northing 731170. The site lies at a height of 130 metres AOD.
- 1.2.2 The general topography at this location is that of low, flat plains with rising slope of Bandirran Hill (275m AOD), improved pastureland, semi natural woodland areas and small coniferous plantations. The land rises up slightly from the A94 road at about 122 metres to the farm house and steading at 124 metres, and the location of the proposed turbine at 130 metres.
- 1.2.3 The area is close to several settlements but there are only a few scattered dwelling houses within a 1 kilometre radius. Apart from the farm house at Rosefield Farm which lies at a distance of 408 metres from the site of the proposed turbine, the nearest houses are Rashiehall house lies some 440 metres to the south and Auchmague Cottages which lies 450 metres to the north east. The site of the turbine is well screened from the main road to the north by trees and hedges along the roadside.
- 1.2.4 Vehicular access to the site is presently obtained via a farm access road through the farmhouse off the A94.

1.3 **Refusal of Application by Perth & Kinross Council**

- 1.3.1 The application was refused by Perth & Kinross Council on the basis set out below. The Decision Notice is provided at Appendix 3.
- 1.3.2 *'As the proposed turbine is considered to 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 1 of the Perth Area Local Plan 1995, which seeks to protect existing (visual) amenity from new developments within the landward area, and Environmental and Resource Policy 14 of the Perth and Kinross Structure Plan 2003 which seeks to protect existing local environmental quality from inappropriate renewable energy developments'.*
- 1.3.3 Further, the Decision notice states that *'The proposed turbine is deemed contrary to policy ER1 A of the Perth and Kinross Proposed Local Development Plan January 2012, in failing to comprehensively satisfy the associated policy considerations, through the quality of the associated supporting information supplied'.*

1.4 **Reasons for Request for Review**

- 1.4.1 The Local Authority's decision to refuse the application is challenged on the basis of the points set out below. It will thus be asserted that the proposed development does accord with the relevant policies and intentions of the Perth & Kinross Structure Plan 2003 and the Perth Area Local Plan 1995.
- 1.4.2 The Appellant challenges the Council's decision for the following reasons:-

The proposal complies with:-

- Environmental Resource policy ER1 A of the Perth and Kinross Proposed Local Development Plan January 2012
- Environment and Resource Policy 14 of the Perth and Kinross Structure Plan 2003
- Policies 1 and 6 of the Perth Area Local Plan
- Scottish Planning Policy

and in doing so:

- The proposed scale of the turbine **can** be absorbed by the existing landscape framework surrounding the site.
- The turbines **would not** be a dominant feature within the landscape, including when travelling on the local road network.
- The proposal **would not** contravene the recommendations contained within the Tayside Landscape Character Assessment.
- The proposal **would not** result in an adverse landscape impact.
- The turbine will be visible from a very limited number of viewpoints within a 5km radius and this unremarkable landscape has the capacity to easily absorb the single slim structure.
- The site is not within any designated landscape. The site lies outwith any Area of Great Landscape Value (AGLV).
- The proposal **can be economically and socially justified** and represents a locally owned diversification project in full compliance with Perth & Kinross' Sustainable Economy policies.
- The proposal **would not** result in an adverse landscape impact. In lowland landscapes wind turbines are less likely to be visible over a wide area. A further factor is the degree of existing development and impact less where the landscape has already been affected by masts, pylons and other structures.
- The Delegated Officer states that at this site **wind turbines are unlikely to present a significant threat to the landscape and is not convinced that the proposal around the height submitted would have an adverse impact** on this Landscape Character Type'

2.0 Consultations and Representations

2.1 Internal Consultations

Consultation responses relating to the proposal are summarised below.

2.1.1 Environmental Health raised no objections, subject to standard conditions.

2.1.2 Ministry of Defence raised no objections, subject to standard conditions.

2.1.3 Scottish Water raised no objections.

2.2 Third Party Representations

2.2.1 No letters of representation were received.

3.0 Policy Review

3.1 National Policy

3.1.1 The proposal complies with Scottish Planning Policy (SPP) February, 2010

- 3.1.1.1 SPP provides a statement of the Scottish Government's policy on nationally important land use matters and reaffirms, within paragraphs 182-191 that **'electricity generated from renewable sources is a vital part of the response to climate change'**. SPP encourages planning authorities **'to support the development of a diverse range of renewable energy technologies'**.
- 3.1.1.2 SPP requires planning authorities to *'support the development of wind farms in locations where technology can operate efficiently and environmental and cumulative impacts can be satisfactorily addressed'*. Decision making in the planning system should *'contribute to the reduction in greenhouse gas emissions,.....contribute to reducing energy consumption and to the development of renewable energy generation opportunities'*.
- 3.1.1.3 Paragraph 183 specifically states that planning authorities should **'support communities and small businesses in developing renewable energy projects'**.
- 3.1.1.4 Paragraph 184 states that *Planning Authorities should 'support a diverse range of renewable energy technologies. Development Plans should support all scales of development associated with the generation of energy and heat from renewable sources, ensuring that an area's renewable energy potential is realised and optimised in a way that takes into account relevant economic, social, environmental and transport issues and maximises benefits'*. Paragraph 187 states that *'Planning Authorities should support the development of wind farms in locations where the technology can operate efficiently and environmental and cumulative impacts can be satisfactorily addressed'*.
- 3.1.1.5 In terms of rural development, SPP states that *'the planning system has a significant role in supporting sustainable economic growth in rural areas, including development linked to farm diversification'*. In this respect, the wind turbine will provide direct and indirect employment opportunities during both the construction and operational phases and will provide revenue to the landowner in the diversification of his farming enterprise. A significant proportion of this income will be spent locally. The aspect of 'diversification' is considered under Structure Plan Policy ERP 14, criteria 3, at section 3.2.2.9-3.2.2.14.

3.1.2 **The proposal complies with National Energy Policy ‘2020 Routemap for Renewable Energy in Scotland’,**

- 3.1.2.1 Feed in tariffs came in to operation in April, 2010 and provide significant incentives for smaller renewable energy developments in order that they can contribute to the ambitious renewable energy generation targets and carbon dioxide reduction targets set by Government, as well as enabling farmers and landowners to diversify their operations. Government renewable energy policy includes a specific aim of promoting the interests of the rural economy; these interests include the farming industry. Every wind farm in a rural area contributes to the farming economy with the provision of additional income.
- 3.1.2.2 In July, 2011, the Scottish Government published the document ‘**2020 Routemap for Renewable Energy in Scotland**’, which comprises an update and extension to the Scottish Renewables Action Plan 2009. This key document sets out a new target of **100% electricity demand equivalent from renewables by 2020**. This will be met through deploying all forms of renewable technologies. A further target states that **500MW of community and locally-owned renewable energy is sought by 2020**. This most recent and up to date expression of Government policy thus explicitly acknowledges the role that **locally-owned generation** can play and that the time is right for rural businesses to take advantage of the revenue streams offered by feed-in-tariffs. The document sets out how Councils and the planning system can facilitate renewable energy developments, which will be essential if this ambitious target is to be met.
- 3.1.2.3 Section 2.3 of the Routemap highlights that from a planning perspective it is necessary to ensure that there is the right level of direction and support for renewables at planning authority level in timeously providing spatial guidance for developers and/ or policies to **steer and stimulate the correct types of development activity in the most suitable locations**. Section 2.3.4 states that in order to meet the 2020 target for 100% of electricity consumption from renewables, **a further increase in** consenting and deployment rates will be required.
- 3.1.2.4 Through the Routemap, the Scottish Government is committing to develop new strategies for micro-generation and for agri-renewables, to reflect the growing significance of **small scale generation** and opportunities **for local and rural ownership of energy**. One of the key actions identified in the Routemap is the proposal to develop an **agri-renewables strategy** to ensure that agriculture businesses are able to benefit from the renewables revolution.
- 3.1.2.5 In setting the target of 500MW from locally owned generation at section 1.1.5, the document states that the Scottish Ministers are determined to see the benefits from Scotland’s indigenous energy resources flow to the people of Scotland through, in particular, a transformation in the level of **local ownership** of energy.

- 3.1.2.6 This Government policy document thus sets out explicit policy support for locally owned turbines to contribute to the generation target of 500 MW of community and locally-owned renewable energy as part of the overall ambitious target of 100% renewable energy generation by 2020. The turbine at Miller Farms, Balbeggie is a small, but essential, contribution towards this target if it is to be met. Perth & Kinross is relatively favourably placed for renewable energy development in terms of wind energy resource and therefore is capable of making further contribution towards national targets. This highly relevant national policy is an important material consideration which, it is robustly asserted, **has not been fully taken into account** in the determination of the application.

3.2 Strategic Policy

3.2.2 The proposal is not contrary to Structure Plan Policy Environment and Resources Policy 14

The policy states that *‘Proposals for the development of renewable energy schemes will be supported where they are considered environmentally acceptable and where their energy contribution and benefits in reducing pollution outweigh any significant adverse effects on local environmental quality. Community based renewable energy developments in particular will be encouraged. Proposals for renewable energy schemes will be assessed against the following criteria:*

1. *the immediate and wider impact of the proposed development on the landscape and wildlife resource;*
2. *the need to protect features and areas of natural, cultural, historical and archaeological interest;*
3. *the specific benefits that the proposal would bring to the local community and/or Perth and Kinross;*
4. *the cumulative effects of similar developments on the local area.*

An environmental assessment will normally be required for large-scale schemes and Local Plans will provide more detailed locational guidance particularly for wind farm developments and other renewable energy technologies’.

Criterion 1

- 3.2.2.1 In terms of the first criterion, the Officer’s Report states that there are no protected species in close proximity to the site. To this end, the proposal also complies with **Structure Plan Policy ERP 2** which seeks to protect and conserve wildlife, habitat and other natural features, as well as **Local Plan Policy 20** which contains similar criteria.
- 3.2.2.2 The Officer states that the proposal would result in an *‘adverse impact on the visual amenity of the area’* but does not provide detail on the way in which this is considered to come about.
- 3.2.2.3 The site has no international or national landscape designations. The general topography of this area is that of low, flat plains with rising slope of Bandirran Hill, improved pastureland, semi natural woodland areas and small coniferous plantations.
- 3.2.2.4 Zones of Visual Impact (ZVI) or Zone of Theoretical Visibility (ZTV) maps can be viewed within the original Planning Supporting Statement. They represent the worst case scenario because they exclude any localised screening such as buildings and woodlands. They also assume perfect atmospheric conditions, something which rarely occurs in this country.

- 3.2.2.5 Even from closer quarters, many views of the turbine would be partially screened by intervening buildings, trees and the undulating landscape.

Criterion 2

- 3.2.2.6 In terms of the **second criterion**, the Officer's Report states that in terms of cultural heritage and resources, designations have been taken account of and it is considered that cultural heritage will not be adversely affected. The proposal also therefore complies with **Structure Plan Policy ERP8** which also seeks to protect natural, cultural heritage, historical and archaeological interest.

Criterion 3

- 3.2.2.7 In terms of the **third criterion**, in considering the benefits of the proposal, we consider that it is important to have regard to Strategy 2 of the Structure Plan's Spatial Strategy which deals with the Lowland Area, within which the proposal is situated. This seeks to promote greater social and economic self-sufficiency and **facilitate diversification of the rural economy** by a number of factors including 'encouraging economic use of minerals, **renewable energy** and forestry **in support of rural diversification**'. In determining the benefits of the proposal, it is important to have regard to the principles of 'diversification' and 'innovation', principles which are also dealt with by the Structure Plan's **Sustainable Economy Policy 3** which provides that:

'Support will be given to measures which promote an integrated flexible and innovative approach to rural development which encompass economic, social and environmental considerations which:

- *Maintain or enhance local employment opportunities*
- *Promote diversification*
- *Help sustain viable rural communities and services*
- *Introduce new technologies to rural areas (including information and telecommunications and technology and **renewable energy schemes**)'*

- 3.2.2.8 Diversification refers to use of farm resources for a non-agricultural purpose for commercial gain. On-site generation of electricity is thus firmly a diversification activity. Renewable energy developments can assist with the diversification of the rural economy, providing a new source of income and employment. The Officer notes, within the Report that the proposal is wholly **consistent with the above-noted Structure Plan Policy SEP 3**, it is therefore **unclear as to how it is possible for the Officer to assert that the proposal is not compliant with the third criterion within Structure Plan Policy ERP14**.

- 3.2.2.9 Every wind turbine in a rural area contributes to the farming economy with the provision of additional income. The income generated from this project during the construction,

operation (including maintenance) and decommissioning phases will feed directly and indirectly back into the local economy, particularly as the rural farming business is the developer on this occasion.

- 3.2.2.10 Wind turbines provide a source of income whilst co-existing with farming practices. Farming income is forecast to fall beyond 2012 as the present subsidy in the form of the Single Farm Payment is to be reviewed. It is widely expected within the farming community that income from subsidies will fall by as much as 20%. In order to try to offset the risk of this reduction in income and potential downturn in market condition, alternative income sources need to be developed. The turbine will benefit the business in the form of guaranteed payments for exported power under the feed-in-tariff, thus securing the future of the farm.
- 3.2.2.11 The income generated from the locally owned turbine will be recycled into the local economy. A proportion will doubtless be spent locally and help to generate employment (direct, indirect or induced). Income will be spent in local shops and services and result in increased investment in activities including farming, property renovation and other diversified business.
- 3.2.2.12 One of the 'Key Themes' in the Structure Plan is 'Sustaining the Environment and Resources' within which the Council seeks to 'Protect and enhance the environment', as a Council Corporate Priority. One of the Strategic Planning Objectives therein is the '**need to provide locations for renewable energy schemes** and minimise their impact'. In this regard, on a more strategic level, the turbine will also make a contribution to national and local targets for renewable energy generation and climate change goals.

Criterion 4

- 3.2.2.13 In terms of the **fourth criterion**, the limited scale of the proposal and the distance from other wind turbine schemes mean that no adverse cumulative impacts are likely to arise. Positively, **the Officer, within the delegated Report, raises no concerns** on this aspect.
- 3.2.2.14 On account of the comments made within this section, it is asserted that the proposal fully complies with Policy ERP14.

3.3 Local Policy

3.3.1 The proposal is not contrary to Perth Area Local Plan Policy 1

This policy states that *‘Developments in the landward area, as shown in Proposals Map A on land which is not identified for specific policy, proposal or opportunity will generally be restricted to agriculture, forestry or recreational and tourism projects and operational developments including telecommunications development for which a countryside location is essential. Developments will also be judged against the following criteria:*

- a The site should have a landscape framework capable within which the development can be set and, if necessary, screened completely.*
- b In the case of built development the scale, form, colour and design of development should accord with the existing pattern of building.*
- c The development should be compatible with its surroundings in land use terms and should not cause unacceptable environmental impact*
- d The local road network should be capable of absorbing the development and a satisfactory access onto that network provided.*
- e Where applicable, there should be sufficient spare capacity in local services to cater for new development.*
- f The site should be large enough to accommodate the development satisfactorily in site planning terms.*
- g the need to accommodate development as part of the ongoing requirements of existing commercial land uses in the countryside.*

3.3.1.1 The Delegated Officer states that at this site **wind turbines are unlikely to present a significant threat to the landscape and is not convinced that the proposal around the height submitted would have an adverse impact** on this Landscape Character Type’

3.3.3 The proposal is not contrary to Perth and Kinross Proposed Local Development Plan ER1 A - Renewable and Low Carbon Energy Generation

This policy states that *‘Proposals for the utilization, distribution and development of renewable and low carbon sources of energy, including large-scale free standing installations, will be supported where they are well related to the resources that are needed for their operation. In assessing such proposals, the following factors will be considered:*

- a. The individual or cumulative effects on biodiversity, landscape character, visual integrity, the historic environment, cultural heritage, tranquil qualities, wildness qualities, water resources and the residential amenity of the surrounding area.*

- b. The contribution of the proposed development towards meeting carbon reduction targets.*
- c. The connection to the electricity distribution or transmission system.*
- d. The transport implications, and in particular the scale and the nature of traffic likely to be generated, and its implications for site access, road capacity, road safety, and the environment generally.*
- e. The hill tracks and borrow pits associated with any development.*
- f. The effects on carbon rich soils.*
- g. Any positive or negative effects they may have on the local or Perth and Kinross economy either individually or cumulatively.*
- h. The reasons why the favoured choice over other alternative sites has been selected.*

Proposals for the development of renewable or low carbon sources of energy by a community may be supported where the development does not meet all of the above requirements, provided it has been demonstrated that there will not be significant environmental effects and the only community significantly affected by the proposal is the community proposing and developing it.

- 3.3.3.1 Criteria (a) has been discussed under Policy ERP 14, above, and the Officer confirmed that there are no issues which arise.
- 3.3.3.2 Criteria (b), and the ‘visual dominance’ element of criteria (c), has been discussed under Policy ERP 14 above and it has been explained in detail that the proposal will not result in an unacceptable intrusion on the intrinsic landscape quality of the area on account of the ability of the landscape framework to absorb the turbine. Reference should also be made to the photomontages and associated documentation.
- 3.3.3.3 Full details of potential shadow flicker were modelled and provided within the original planning supporting statement. There are no dwellings that could potentially be affected by shadow flicker.
- 3.3.3.6 The issue of visual dominance, noted within (c) of the policy, is dealt with under Structure Plan Policy ERP 14.
- 3.3.5 **The proposal complies with Supplementary Planning Guidance for Wind Energy Proposals in Perth & Kinross (1995)**

- 3.3.5.1 This SPG contains two policies and eleven guidelines. In broad terms, the policies support community and commercial wind energy developments within a “Broad Area of Search” defined on a map, where they are consistent with the detailed guidelines and it has been demonstrated that they utilise turbines of a size and scale appropriate to their location; are in locations least damaging to settlements, landscape character, visual

amenity and habitats; and will not have unacceptable cumulative impacts. The guidelines set out more detailed criteria that wind farm developments will generally be expected to meet.

- 3.3.5.2 Although the Council recognises that this policy is now contrary to National policy, it is instructive to consider the document's paragraph 5.1 in relation to commercial and community wind energy schemes. This recognises that there is '*an important distinction to be made between developments that are primarily intended to service a local demand or need, such as a farm or business, and those that are primarily intended to supply electricity to the national distribution network. In planning policy terms, it is generally expected that proposals for local users will be for **small scale schemes** (in terms of numbers, size of turbines and output), **which are much more likely to be acceptable visually**, even in areas which may be sensitive to large wind farms*'. This is in line with Structure Plan Environment and Resources Policy 14 which gives specific support to community based renewable energy schemes.
- 3.3.5.3 Paragraph 5.2 goes on to state that '*Locally owned wind turbines, whether as individual installations or as clusters, offer communities, co-operatives, small businesses and families the opportunity to harness the wind, and thereby generate electricity, protect the environment and stimulate the local economy*'..

4.0 Conclusions

- 4.1 There is a growing awareness of the potentially catastrophic effects of climate change. The Government, as recently as July, 2011, has set a new target of **100% electricity demand equivalent from renewables by 2020**. Against the background of the need to reduce carbon dioxide emissions and tackle climate change, the Government, through SPP, urges Councils to support the development of renewable energy generation opportunities.
- 4.2 Through the recently published 'Routemap', the Scottish Government is committing to develop new strategies for micro generation and for agri-renewables, to reflect the growing significance of **small scale generation** and opportunities **for local and rural ownership of energy**.
- 4.3 SPP urges Councils to support all scales of development (including small scale community and small businesses projects) to ensure that an area's potential is realised and optimised which takes into account of economic benefits as well as environmental in order to maximise the benefits from renewable resources.
- 4.4 Perth and Kinross is relatively favourably placed for renewable energy development in that it has good wind resources. If Scotland is to meet the ambitious targets then the wind resources of areas such as this part of Kinross will have to be exploited.
- 4.5 The wind turbine development would produce electricity to be exported to the grid to supplement farm income at a time of great economic uncertainty.
- 4.6 Diversification opportunities are supported by national policy as well as Perth & Kinross' own strategic and local sustainable economy policies. The proposal clearly comprises a diversification project.
- 4.7 Overall, there is therefore considerable policy support for a small wind turbine development of the type proposed at Miller Farm. Specifically, the proposal complies with:
 - Scottish Planning Policy (SPP, 2010)
 - Structure Plan Policies SEP 3, ERP 2, ERP 8 and ERP 14
 - Local Plan Policies 01, 02, 05, 17, 20 and 54
- 4.8 It has been demonstrated that the site is not one which adversely affects designated landscapes, nature conservation or cultural heritage sites. It has also been shown that noise from the turbine and shadow flicker will be insignificant.

- 4.9 It has been demonstrated that a single turbine at Miller Farm Rosefield would not have a materially adverse effect on the character and appearance of its surroundings.
- 4.11 Earlier sections of this Statement have set out the background to the application, planning policy and have examined the merits of the proposal against pertinent policy. It is robustly asserted that the proposals are in keeping with the provisions and intention of Perth & Kinross Council's renewable energy and related policy.



Miller Farm,
Rosefield,
Balbeggie,
Perth
PH2 6AT

Supporting Statement

Laurence Gould Partnership
Buchan House
Carnegie Campus
Dunfermline
KY11 8PL

Contents

1.	Introduction	3
2.	Site Description	7
3.	The Proposal.....	9
4.	Planning Policy Appraisal.	11
5.	Other Material Considerations.....	23
6.	Conclusions	30

COPYRIGHT: THE CONCEPTS AND INFORMATION CONTAINED IN THIS DOCUMENT ARE THE PROPERTY OF LAURENCE GOULD PARTNERSHIP LIMITED. USE OR COPYING OF THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF LAURENCE GOULD PARTNERSHIP LIMITED CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

January 2012

1. Introduction

Background

- 1.1 Laurence Gould Partnership act on behalf of John Miller Farms in relation to the farm at Rosefield, Balbeggie. The farm lies just off the A94 Perth to Coupar Angus 1.8 kilometres north of Balbeggie.
- 1.2 The farm lies on a flat plain above the Balgary Burn River, just south of Dunsinnan Wood.
- 1.3 It is proposed to erect a single wind turbine on the site. The erection of the wind turbine will require planning permission. This document represents a statement in support of the application for planning permission for the wind turbine.

Wind Energy

- 1.4 The UK is widely recognised as having over 40% of Europe's wind resource. This natural benefit, resulting from the UK's position on the western edge of the continent, significantly increases the contribution that the development of wind energy projects can make to the UK's energy generating portfolio.
- 1.5 Within Europe, virtually all countries are seeking to generate more electricity from wind. Germany, Spain and Italy lead the way with installed capacities in 2009 of around 26 GW, 19 GW and 4.9 GW respectively. Despite the UK (and Scotland in particular) having the greatest wind resource in Europe, it lags behind in installing renewable capacity with 4 GW currently installed.

The Scottish Government

- 1.6 The Government's strategy for renewable energy was originally set out in 2003 in '**Securing a Renewable Future: Scotland's Renewable Energy**'. This confirmed a target of 18% of electricity generated in Scotland coming from renewable sources by 2010 rising to 40% by 2020. The 2010 target has been met. **Scottish Planning Policy (SPP) (February 2010)** confirmed this target and that the figure should not be regarded as a cap on development. The Government's expectation is that sufficient developments should be consented, at minimum, to enable the achievement of the 2020 target several years ahead of schedule. Through **SPP** the Government also stated that they were keen to see a major increase in the smaller scale production of electricity from renewable sources. Planning authorities should support communities and small businesses in developing such initiatives in an environmentally acceptable way. **The Scottish Climate Change Bill 2009** now sets a target of 50% of electricity to be generated from renewable sources by 2020.
- 1.7 The Government's targets have not been drawn down to local authority area level. However, Perth and Kinross is relatively favourably placed for renewable energy development in that it has good wind resources and Perth and Kinross has the potential to make a significant contribution to Scotland's potential wind energy generation.

Medium Scale Wind Turbines

- 1.8 Small and Medium Wind projects in the 100kW to 500kW range usually consist of one or two turbines which are installed either on farmland or on a commercial site. The electricity from the wind turbine is either sold to the landowner or exported to the grid. Until recently, wind developments of this nature were relatively unusual in the UK, but with the arrival of the **Feed-In Tariffs (FITs)** this has changed. **FITs** came into effect in April 2010 and will provide significant incentives for smaller renewable energy developments.
- 1.9 Small and Medium scale wind turbine projects provide an opportunity for farmers, landowners and communities who have windy but small sites to diversify their operations. They are of particular value to farmers who have high electricity usage because the electricity generated can be used to offset the electricity used.

The Energy Balance of Wind Turbines

- 1.10 Wind turbines have a positive energy balance, and therefore produce many times more energy than that required for their manufacture, installation and maintenance. Specific research into the Vestas V80 onshore wind turbine indicates that they recover all the energy used in their manufacture, installation, maintenance, decommissioning and disposal within 8 months of operation on an average site. This figure is dependent on the wind speed (and hence energy generation) at a site, but is clearly a much shorter period than a wind turbine's operational life of over 25 years. This fact is central to wind energy's contribution to sustainable energy supplies.

Public Attitudes to Wind Power

- 1.11 Surveys of public attitudes to wind farms consistently show strong support for wind energy (typically between 70 and 80% in favour). The Mori poll conducted on behalf of the Scottish Executive <http://www.scotland.gov.uk/Publications/2003/08/18049/25579> is typical of findings across the UK over the past decade. The survey targeted residents living close to existing wind farms and consistent with previous targeted studies found that the majority of more positive towards the projects once they were built than before.

Subjectivity of Visual Impact

- 1.12 Public perceptions of wind turbines vary from person to person and display a marked polarity. There are those who consider them to be attractive features. At the other extreme, some people find them visually objectionable, although surveys of local residents after the construction of wind farms reveal a shift in favour of turbines, or towards a more neutral and less hostile stance. In assessing impacts on 'visual receptors' (primarily people) it is not appropriate to ignore the considerable body of existing research on public attitudes which is consistently and overwhelmingly favourable.
- 1.13 With over 15 years' experience of public attitude surveys to wind energy in the UK and more than 60 separate surveys, the results can be taken as conclusive, showing as they do a consistently high level of support for the development of wind farms, on average 70-80%, both in principle, as a good thing, and also in practice, among residents living near wind farms. Some common features have been identified from the results of these surveys, notably that direct experience provokes a more positive attitude and that closer proximity results in a higher level of support. Similarly, where 'before and after' surveys have been conducted, there is typically a general shift in attitude towards the positive and that many fears of the potential impact of the development of the wind farm prove unfounded.

- 1.14 In reaching the overall planning judgement on a wind turbine development it would be simplistic and inappropriate simply to categorize the projected effects as adverse in circumstances where the available evidence indicates there is likely to be a spread of opinions, often highly polarized.
- 1.15 The following extract from page Research Finding No.12 from the Social Research Unit is also provided.

Case study 5: Public Attitudes Towards Wind Farms in Scotland

This research examined the attitudes of local populations towards ten operational wind farms in Scotland; with all respondents living within a 20km zone of the windfarms. The major aim of the research was to examine how residents feel about the existence and proximity of their local wind farm. An important objective was to identify whether, and to what extent, residents views of wind farms are based on actual experience or perception formed through the media, word of mouth or other sources.

People living within 20km of a windfarm like the areas they live in, mentioning the peacefulness (28%), scenery (26%), rural isolation (23%) and friendly people as particular strengths.

Three times the number of residents say their local windfarm has had a broadly positive impact on the area (20%) as say that it has a negative impact (7%). Most people feel that it has neither a positive or negative impact.

There is substantial support for the idea of enlarging existing windfarm sites for those who live close to them, particularly if the increase in the number of turbines involves the addition of no more than 50% of the existing number. A majority (54%) would support an expansion of their local windfarm by half the number of turbines again, while one in ten are opposed (9%).

Public Attitudes Towards Wind Farms in Scotland. (2003)

Scottish Executive Social Research Unit. 2003

The Rural Economy – Farm Diversification

- 1.16 Government renewable energy policy includes a specific aim of promoting the interests of the rural economy. Those interests include the farming industry. Every wind farm in a rural area contributes to the farming economy with the provision of additional income. However, a project like this where the rural business is the developer rather than simply a landlord, has an even greater benefit to the local economy. Wind turbines provide a source of income whilst coexisting with the previous farming practices, arable or pastoral. Organisations such as the **NFU** are in favour of the use of renewable energy and see wind farming, and other types of renewable energy such as energy crops, as an opportunity for farmers.
- 1.17 Farming income is forecast to fall beyond 2012 as the present subsidy system known as the Single Farm Payment is to be reviewed. It is widely expected within the farming community that income from subsidies will fall by as much as 20%. This would have the effect of reducing The Trust's income. In order to try and offset the risk of this reduction alternative income sources need to be developed.
- 1.18 Farmers increasingly diversify within their farm business in order to generate additional profits and cash to support the key farming business and to reduce their exposure to the risk of a downturn in market condition.

- 1.19 The income generated from the locally owned turbine will be recycled into the local economy. Where turbines are owned by local farmers, incomes will be raised and a proportion of this will be spent locally, helping generate employment (employment may be direct, indirect or induced) e.g.
- household expenditure in local shops, restaurants, etc
 - Increased investment in;
 - farming
 - diversified businesses
 - property renovation

Noise

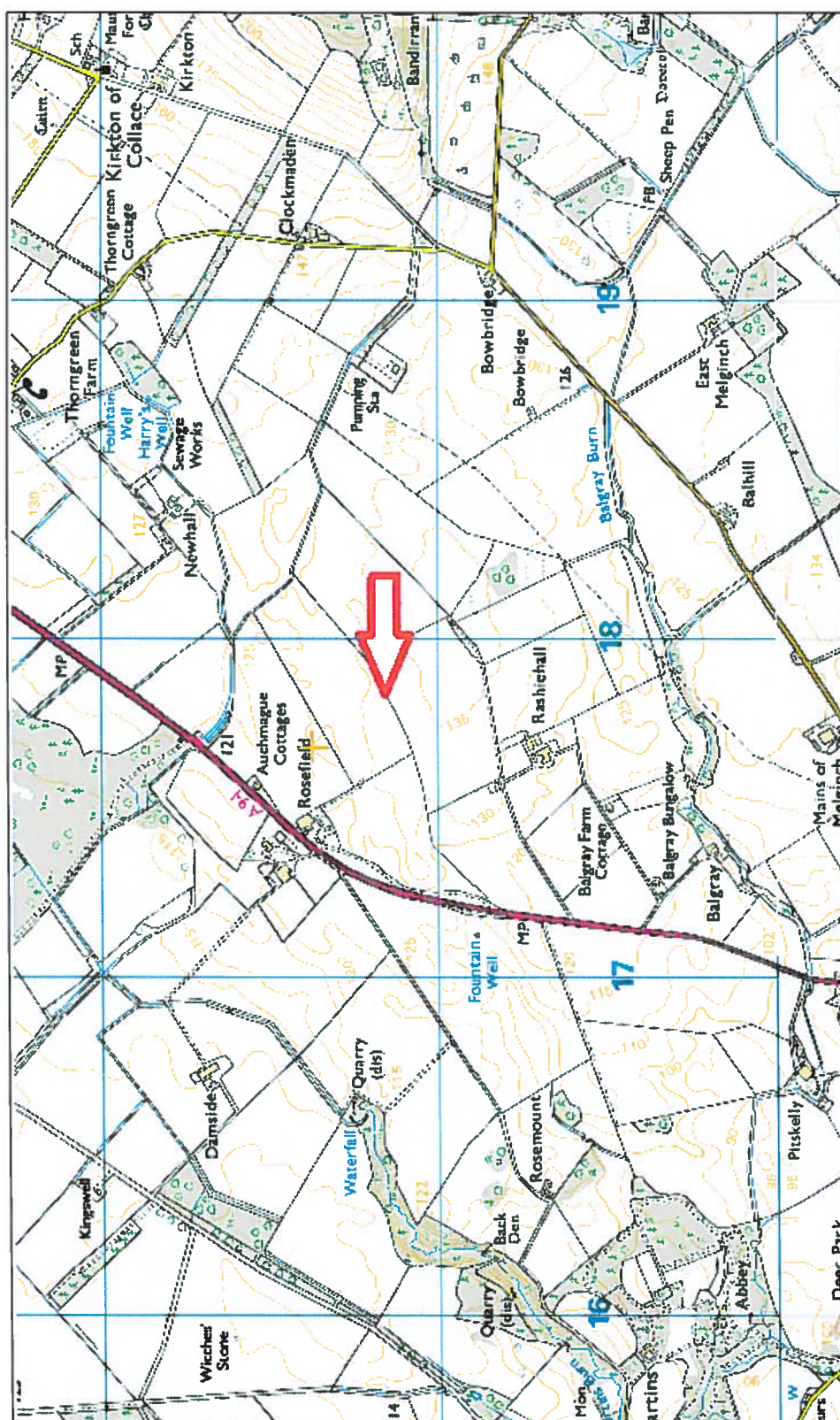
- 1.20 Wind turbines, by their very nature, do generate some noise, mostly from the blades passing through the air. However, the level of noise is often exaggerated in the press and by those opposed to wind energy. It is because of this that people are usually surprised at how quiet modern wind turbines are, when they visit them. It is useful to consider the low noise levels attributable to modern wind turbines at the sorts of distances separating nearest residential properties and wind turbines. This is illustrated in the Table 1 below:

Source / Activity	Indicative noise level (decibels – dBA)
Un-silenced pneumatic drill (at 7m distance)	95
Heavy diesel lorry (40km/h at 7m distance)	83
Modern twin engine jet (at take off at 152m distance)	81
Office environment	60
Car at 40mph at 100m	55
Wind turbine at 350m	35 - 45
Quiet bedroom	35
Rural night-time background	20-40
Threshold of hearing	0

Table 1. Typical Noise Levels. Source: Planning Advice Note PAN 1 (revised 2011) – “Planning and Noise”

2. Site Description

- 2.1 The location of the site is nominally centred on Grid Reference Easting 317832 Northing 731170 and is shown in Figure 1. The site lies at a height of 130 metre (above Ordnance datum AOD)
- 2.2 The general topography at this location is that of low, flat plains with rising slope of Bandirran Hill (275m AOD), improved pastureland, semi natural woodland areas and small coniferous plantations. The land rises up slightly from the A94 road at about 122 metres to the farm house and steading at 124 metres, and the location of the proposed turbine at 130 metres.
- 2.3 The area is close to several settlements but there are only a few scattered dwelling houses within a 1 kilometre radius. Apart from the farm house at Rosefield Farm which lies at a distance of 408 metres from the site of the proposed turbine, the nearest houses are Rashiehall house lies some 440 metres to the south and Auchmague Cottages which lies 450 metres to the north east. The site of the turbine is well screened from the main road to the north by trees and hedges along the roadside.
- 2.4 Vehicular access to the site is presently obtained via a farm access road through the farmhouse off the A94.



3. The Proposal

The Turbine

- 3.1 The application is for the erection of a single wind turbine on the site. The proposed turbine is an ACSA A27, which is a three bladed 225kW machine which has a hub height of 32.0 metres, a rotor diameter of 27 metres and an overall height to tip of the blade of 45.5 metres. (This compares to the Greenknowes and Lochelbank Farms which comprises 1.3MW and 1.75MW turbines which are 60 metres to the hub with 62 and 66 metre rotors giving an overall height of 91 and 93 metres)
- 3.2 The turbines would be of a modern, quiet design, incorporating tapered tubular towers and three blades attached to a nacelle housing containing the generator, gearbox and other operating equipment. The turbine operation would be fully independent and automatic. It is proposed that the finish of the wind turbine towers and blades would be semi-matt and white in colour.
- 3.3 This turbine (then known as the Vestas V27) has been used successfully since 2004 in the three turbine community wind farm on the Isle of Gigha (see the photo below).



Access and Hardstanding

- 3.4 Access to the site will be via the A94 along the farm road to the site. The largest component of the turbine is the blades, which are approximately 13 metres in length. These would normally be delivered to the site on a standard flat bed articulated vehicles. The access road

will allow for heavy transports, concrete mixers and crane with a hardstanding for storage and tower erection and maintenance adjacent to the site.

Grid Connection

- 3.5 An 11kV line connects to the farm some 75 metres from the proposed turbine location just north of Rashiehall house, as shown in Figure 2 below. This will be the most likely connection point. A low voltage underground cable will connect the turbine to the grid.
- 3.6 The electricity generated will be of particular value to Rosefield Farm which will benefit from the production of electricity at the farm which can be used to offset the electricity used and also assist in diversify the operations.

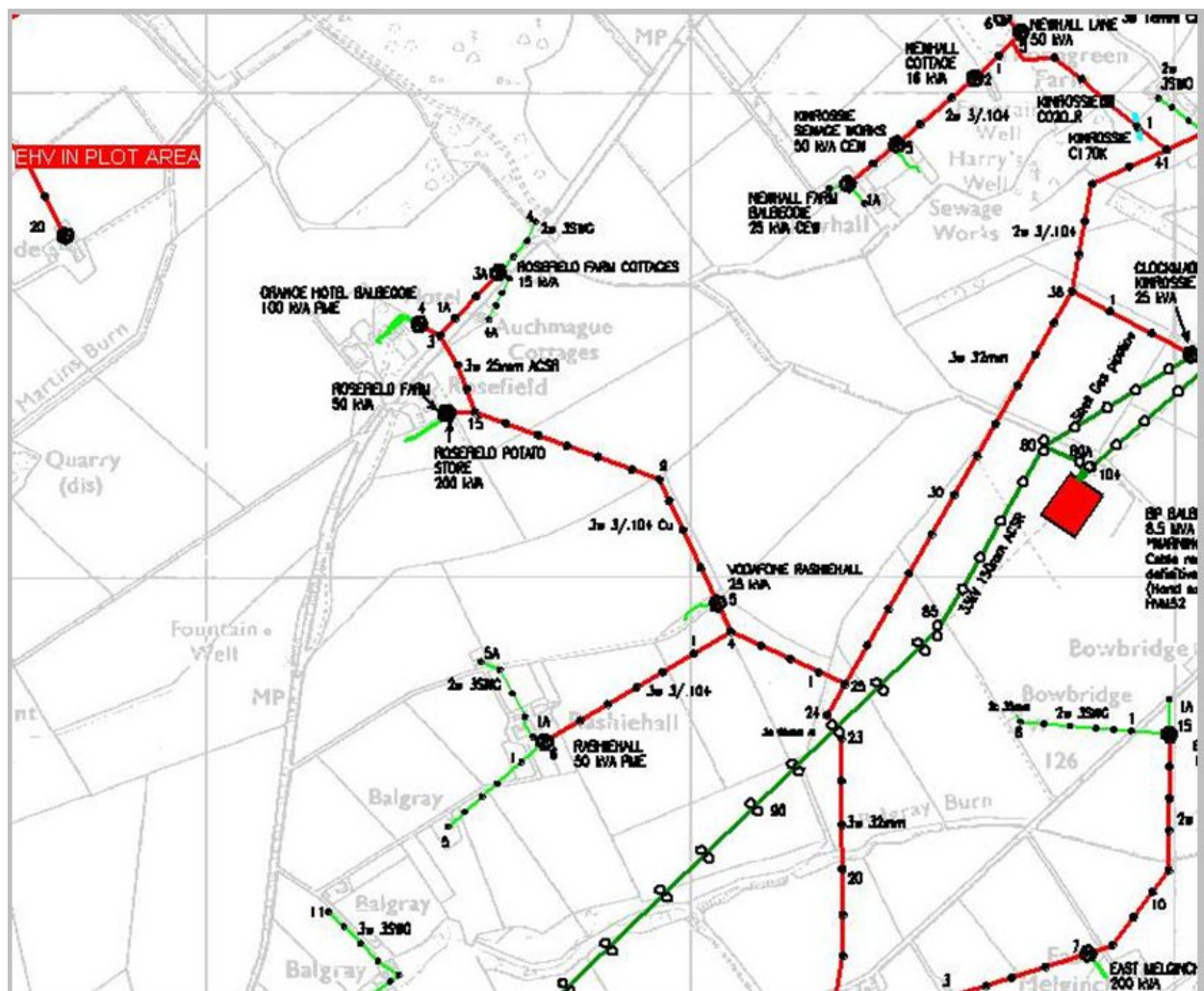


Figure 2. Grid Connection Map

Decommissioning

- 3.7 After its operational design life of 25 years the turbine will either be reinstated and the site reinstated to its former condition or a further planning application will be submitted to replace the wind turbine with new equipment.

4. Planning Policy Appraisal

National Planning Context

The Scottish Government

- 4.1 The Government's strategy for renewable energy was originally set out in 2003 in 'Securing a Renewable Future: Scotland's Renewable Energy'. This confirmed a target of 18% of electricity generated in Scotland coming from renewable sources by 2010 rising to 40% by 2020. The 2010 target has been met. Scottish Planning Policy (SPP) (February 2010) confirmed this target and stated that the figure should not be regarded as a cap on development. The Government's expectation is that sufficient developments should be consented, at minimum, to enable the achievement of the 2020 target several years ahead of schedule. Through SPP the Government also stated that they were keen to see a major increase in the smaller scale production of electricity from renewable sources. The Scottish Climate Change Bill 2009 now sets a target of 50% of electricity to be generated from renewable sources by 2020. On 21 September 2010, Scotland's First Minister, Alex Salmond announced that the target is now 80% of Scotland's electricity from renewables by 2020.

Scottish Planning Policy (SPP) (February 2010)

- 4.2 SPP states at paragraph 37 that:

"The planning system has an important role in supporting the achievement of sustainable development through its influence on the location, layout and design of new development."

Decision making in the planning system should:

"contribute to the reduction of greenhouse gas emissions in line with the commitment to reduce emissions by 42% by 2020 and 80% by 2050, contribute to reducing energy consumption and to the development of renewable energy generation opportunities"

- 4.3 The planning framework set out in SPP indicates how the planning system should manage the process of encouraging, approving and implementing renewable energy proposals when determining planning applications. SPP states that, in relation to renewable energy:

"The current target is for 50% of Scotland's electricity to be generated from renewable sources by 2020 and 11% of heat demand to be met from renewable sources. These targets are not a cap."

"The commitment to increase the amount of electricity generated from renewable sources is a vital part of the response to climate change."

- 4.4 SPP goes on to state that:

"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."

“Development plans should support all scales of development associated with the generation of energy and heat from renewable sources, ensuring that an area’s renewable energy potential is realised and optimised in a way that takes account of relevant economic, social, environmental and transport issues and maximises benefits. Development plans should support the wider application of medium and smaller scale renewable technologies such as decentralised energy supply systems, community and household projects.”

- 4.5 In terms of rural development, **SPP** states that the planning system has a significant role in supporting sustainable economic growth in rural areas including development linked to farm diversification. In this respect wind turbine developments also provide direct and indirect employment opportunities during the construction and operational phases; revenue to the owners of the land on which they are built; and an improved source of electricity in remoter communities.

- 4.6 Scottish Planning Policy (SPP) provides a statement of the Scottish Government’s policy on nationally important land use matters and reaffirms, within paragraphs 182-191 that **‘electricity generated from renewable sources is a vital part of the response to climate change’**. SPP encourages planning authorities **‘to support the development of a diverse range of renewable energy technologies’**.

- 4.7 SPP requires planning authorities to *‘support the development of wind farms in locations where technology can operate efficiently and environmental and cumulative impacts can be satisfactorily addressed’*. Decision making in the planning system should *‘contribute to the reduction in greenhouse gas emissions,.....contribute to reducing energy consumption and to the development of renewable energy generation opportunities’*

- 4.8 Paragraph 183 specifically states that planning authorities should **‘support communities and small businesses in developing renewable energy projects’**.

- 4.9 Paragraph 184 states that *Planning Authorities should ‘support a diverse range of renewable energy technologies. Development Plans should support all scales of development associated with the generation of energy and heat from renewable sources, ensuring that an area’s renewable energy potential is realised and optimised in a way that takes into account relevant economic, social, environmental and transport issues and maximises benefits’*. Paragraph 187 states that *‘Planning Authorities should support the development of wind farms in locations where the technology can operate efficiently and environmental and cumulative impacts can be satisfactorily addressed’*.

- 4.10 The thrust of SPP is to promote the development of sustainable energy at appropriate locations, whether through large wind farm developments or smaller private wind turbines, such as that proposed at Rosefield.

2020 Routemap for Renewable Energy in Scotland’.

- 4.11 In July 2011, the Scottish Government published the document ***‘2020 Routemap for Renewable Energy in Scotland’***. The Renewables Routemap sets out how the Government’s target of 100% renewable electricity by 2020 will be met through deploying all forms of renewable technologies.
- 4.12 This most recent and up to date expression of Government policy is an important material consideration to be taken into account when the Council reaches it’s decision on the application.
- 4.13 The document sets out in some detail how Councils and the planning system can facilitate the renewable energy developments which will be essential in order for the target to be attained.
- 4.14 On page 4 of the document the Government sets out a number of further targets:

New target of 500 MW community and locally-owned renewable energy by 2020:
Scotland has led the way in the UK on community-owned energy schemes for the past decade with over 800 schemes supported from Unst to Moffat. With the advent of the Feed in Tariff and the Renewable Heat Incentive, the time is right to capitalise on this experience and transform the scale of local ownership, thus allowing communities and rural businesses to take advantage of the significant revenue streams that can accrue from this form of asset ownership.

- 4.15 Although policies in the past have referred to the encouragement of decentralised energy generation and referred explicitly to community energy generation schemes, the latest expression of Government policy now also explicitly acknowledges the role that ***‘locally-owned energy generation’*** can play (in addition to Community schemes) and that the time is right for rural businesses to take advantage of the revenue streams offered by the Feed-in Tariffs.
- 4.16 In addition, the Government, for the first time, sets a target of generation from community and locally-owned energy at 500 MW. When this target is related to the turbine (0.225 MW) which is the subject of the planning application at Kirklauchline, this is the equivalent of over two thousand two hundred (2200) of such turbines.
- 4.15 This is an ambitious target. The document recognises the scale of the challenge in meeting this target and that it will demand a significant and sustained improvement in the speed of consenting and deployment.
- 4.17 The Scottish Government at page 8 is also committing, through the new Routemap, to develop new strategies for micro-generation and for what they term agri-renewables, to reflect the growing significance of small scale generation and opportunities for local and rural ownership of energy
- 4.18 In setting the target of 500MW from locally owned generation, at paragraph 1.1.5, the document states that Scottish Ministers are determined to see the benefits from Scotland’s indigenous energy resources flow through to the people of Scotland through, in particular a transformation in the level of local ownership of energy.
- 4.19 One of the Key Actions identified in the Route map, on page 114 is to:

'Develop an agri-renewables strategy to ensure that agriculture businesses are able to benefit from the renewables revolution and simplify the planning process to help achieve this.'

- 4.20 For the first time this Government policy document sets out explicit policy support for local turbines owned locally by rural and agricultural businesses as well as an ambitious generation target of 500 MW by 2020 by such locally owned turbines of the kind proposed at Balbeggie.

The Development Plan Framework

Strategic Planning Context

- 4.11 The relevant development plan framework policies are presented below. Currently the development plan comprises the Perth and Kinross Structure Plan (Approved 2003) and the Perth Area Local Plan 1996.

The Perth and Kinross Structure Plan (Approved 2003)

- 4.12 The following strategy and policies are of potential relevance to the proposal.

Strategy 2 The Lowland Area

In the Lowland area, the Strategy seeks to promote greater social and economic self-sufficiency and facilitate diversification of the rural economy in a number of ways including:

- *recognising that the rural economy has potential to develop and diversify in a variety of ways, including the development of electronic business, and that flexible approaches to supporting beneficial development are needed.*
- *encouraging economic use of minerals, renewable energy and forestry in support of rural diversification.*

- 4.13 The proposal will assist in the achievement of this strategy through helping this part of the rural economy to develop and diversify through beneficial development which will generate income for the farming operation.

Sustainable Economy Policy 3:

Support will be given to measures which promote an integrated flexible and innovative approach to rural development which encompass economic, social and environmental considerations and which:

- *maintain or enhance local employment opportunities;*
- *promote diversification;*
- *help sustain viable rural communities and services;*
- *introduce new technologies to rural areas (including information and telecommunications technology and renewable energy schemes).*

- 4.14 In terms of this policy, the proposal will provide some limited local employment opportunities during the construction, ongoing maintenance and decommissioning stages, will help to promote diversification of the farm and help to sustain viable rural communities and services.
- 4.15 Farming income is forecast to fall beyond 2012 as the present subsidy system known as the Single Farm Payment is to be reviewed. It is widely expected within the farming community that income from subsidies will fall by as much as 20%. In order to try and offset the risk of this reduction alternative income sources need to be developed.
- 4.16 Farmers increasingly diversify within their farm business in order to generate additional profits and cash to support the key farming business and to reduce their exposure to the risk of a downturn in market condition. The addition of a wind turbine would help to generate a regular income stream and would add profit to the business.
- 4.17 This locally owned wind turbine offers the applicant the opportunity to harness the wind, and thereby generate electricity, protect the environment and stimulate the local economy.
- 4.18 The benefits that would arise from the operation of the proposed wind turbine generator would be the diversification of the farming activities through reduced reliance on costly imported electricity, the creation of an alternative income stream, a contribution, albeit minor, to national and local targets for renewable energy generation and climate change goals, and securing a disaggregated source of electricity supply that reduces import requirements. These are discussed below.
- 4.19 Farm diversification is of increasing importance to those with an interest in agriculture and rural communities as a whole. With rising uncertainty in returns to farming, diversification offers a way of supplementing incomes and improving the economic viability of a farm business.
- 4.20 Diversification is taken to mean the entrepreneurial use of farm resources for a non-agricultural purpose for commercial gain. Under this definition, activities such as non-agricultural contracting, the letting of buildings for non-agricultural purposes, processing and retailing of farm produce, using farm resources for tourism, sport and recreational activities would be included as diversification. On-site energy generation which either offsets on-site use or is exported to the grid is also considered to be a diversification activity.
- 4.21 The generation of renewable electricity through the operation of the proposed wind turbine would benefit the applicant in two ways: it would reduce reliance on imported electricity and its associated costs, and it would create an income stream through guaranteed payments for exported power under the Feed-in-Tariff. The applicant would expect to pay off the expenditure on procuring and installing a wind turbine in approximately 7 to 9 years. Following this, the applicant would both benefit from reduced electricity payments and an income from the guaranteed sale of power to the grid.
- 4.22 Such diversification activities would be expected to provide a financial benefit to the farming enterprise of the applicant, thereby securing the future of the farm
- 4.23 **Environment and Resources Policy 4 (Policy ERP4):**

"The Tayside Landscape Character Assessment will be a material consideration in the identification of land allocations in Local Plans and in the assessment of development

proposals. In addition, Local Plans may develop criteria to assess the sensitivity of local landscape types to different types of development.”

4.24 Environment and Resources Policy 14 (Policy ERP14) states:

“Proposals for the development of renewable energy schemes will be supported where they are considered environmentally acceptable and where their energy contribution and benefits in reducing pollution outweigh any significant adverse effects on local environmental quality. Community based renewable energy developments in particular will be encouraged. Proposals for renewable energy developments will be assessed against the following criteria:

- *The immediate and wider impact of the proposed development on the landscape and wildlife resource;*
- *The need to protect features and areas of natural, cultural, historical and archaeological interest;*
- *The specific benefits that the proposal would bring to the local community and/or Perth & Kinross.*
- *The cumulative effect of similar developments on the local area.*

An environmental assessment will normally be required for large scale schemes and local plans will provide more detailed locational guidance particularly for wind farm developments and other renewable energy technologies.”

4.25 The impact of the scheme will be minimal in terms of environmental quality and the proposal will make a contribution to reducing air borne pollution. The limited scale of the proposal and distance from other wind turbine schemes mean that no adverse cumulative impacts are likely to arise.

Local Planning Context

Perth Area Local Plan (adopted 1996)

4.26 In the **Perth Area Local Plan (adopted 1996)** the policies of potential relevance are Policy 6. In addition, the overview of the emerging Perth Local Development Plan is of particular interest in the assessment of this application.

4.27 **Policy 6: Agricultural Diversification states:**

POLICY 6: Encouragement will be given to farmers wishing to diversify their businesses, particularly where this will generate additional local employment, will provide additional tourist facilities or accommodation, or re-use existing buildings, provided proposals are compatible with other Landward Area policies (particularly Policy 35)

Emerging Policy Guidance – Perth Local Development Plan (Main Issues Report (2010))

4.30 **Paragraph 4.5.18** states:

The Scottish government is committed to increasing the proportion of electricity which comes from renewable energy to 32% by 2010, and to 50% by 2020. This requires new renewable energy developments, both stand-alone schemes, and those associated with new and existing developments. Perth and Kinross starts from a relatively high base of renewable energy development with the large scale hydro scheme of previous era. The area currently exports electricity from renewable sources, for example hydro, wind and landfill gas.

4.31 **Paragraph 4.5.19** states:

As of August 2010, there was 337 MW installed capacity operational within the area (from landfill, gas, on-shore wind, and hydro), there was also 188 MW which has planning permission but is not yet operational, mainly wind farms.

4.32 **Paragraph 4.5.10** states:

However, to meet the Scottish government's targets it is clear a step-change in the level of renewable energy schemes over the coming years may be required. Notwithstanding the desire to increase the amount of electricity generated from renewable sources it may be difficult to accommodate further large scale windfarms due to their cumulative impact.

Other Policy Guidance

Supplementary Planning Guidance for Wind Energy proposals in Perth and Kinross (2005)

4.33 The Council has published **Supplementary Planning Guidance for Wind Energy proposals in Perth and Kinross (2005)**. Although the Council now recognises that this guidance would be contrary to National Policy, it is instructive to consider paragraph 5.1, in relation to commercial and community wind energy schemes states:

'Wind energy proposals vary considerably from single, small turbines to major wind farms covering several square kilometres. There is an important distinction to be made between developments that are primarily intended to service a local demand or need (e.g. for an individual household, farm, business, institution or community co-operative) and those that are primarily intended to supply electricity to the national distribution network – and meet the Executive's renewable energy targets. Although there is no mechanism in planning law to distinguish between types of development on the basis of who it is for, or to whom it belongs, in practice, the different scales of these proposals allows a distinction to be made in terms of planning policy; generally it is expected that proposals for local users will be for small scale schemes (in terms of numbers, size of turbines and output), which are likely to be much more acceptable visually, even in areas which may be sensitive to large wind farms. This is in line with the Structure Plan Environment and Resources Policy 14 which gives specific support to community based renewable energy schemes.'

4.34 Paragraph 5.2 goes on to state that:

‘Locally owned wind turbines, whether as individual installations or a clusters, offer communities, co-operatives, small businesses and families the opportunity to harness the wind, and thereby generate electricity, protect the environment and stimulate the local economy.’

Assessment

4.35 The policies therefore make a distinction between ‘community’ wind energy schemes which definition includes ‘single’ standard turbine (typically more than 20 metres to hub height and blade diameter more than 20 metres).

4.36 Therefore, although the current policy may not meet the latest government guidance it is instructive to note that, for the purposes of this application, the proposed ‘locally owned wind turbine’ can be classed as a single standard turbine or small scale scheme designed to serve a local need or farm and provides the applicant and his family the opportunity to *generate electricity, protect the environment and stimulate the local economy.*

4.37 The policies therefore provide a significant level of support for wind turbine developments (particularly for small scale locally owned developments) as long as they can be sited so as to avoid significant impact on the landscape and cultural and natural heritage designations. Such smaller scale schemes will be accepted in areas where larger scale schemes would not.

4.38 The visual impact is dealt with in more detail below but, although the turbine will be visible from some limited viewpoints these impacts would be largely contained to a few areas with limited public viewpoints.

Tayside Landscape Character Assessment

4.39 The Tayside LCA relates to turbines which are 30-35metres to the hub and with rotor diameters of 30–35 metres (i.e. up to **52.5 metres** overall height). Although the conclusions may no longer be so applicable to the size of turbine present in commercial wind farms (typically at least 80 metres to the hub and up to 80 metres rotor diameter), the proposed turbine at Rosefield is of this order, being **45.5 metres** to the tip.

4.40 In the Tayside Landscape Character Assessment the site of the proposed turbine lies within Strathmore, an area identified as ‘Broad Valley Lowland’. The Tayside LCA at paragraph 5.10.5 describes Strathmore as

“a very broad, flat-bottomed valley enclosed by the Highland foothills to the north and the rising sweep of the Sidlaws’ north-facing dislope to the south. Where estate planting survives, for example around Glamis, the strath landscape is rich and textured and particularly colourful during spring and autumn. Where the trees have been lost, it is an open and expansive landscape of rectangular fields punctuated with a scatter of large farmsteads”.

Paragraph 5.10.25 notes that

“Tall structure such as masts or wind turbines are unlikely to present a significant threat to the landscape within the Broad Valley Lowlands. However, it is possible that further proposals may come from developments on higher ground adjoining the valleys. These could have an impact on the character of the straths. It is also possible that proposals for additional power lines may come forward over time, particularly since this would avoid more exposed upland areas and would achieve ‘back clothing’ of pylons against the hills”

4.41 At paragraph 4.61 the LCA states that:

‘Impacts are likely to be greater in unsettled landscapes, and least where the landscape has already been affected by masts, pylons and other structures. A further influence on wind farms’ landscape impact is their prominence. Thus, turbines sited on the skyline are likely to be far more noticeable than those located a little further down the hill slope. topography and land cover may further influence these impacts, providing screening or back clothing for all or part of the wind turbines.

4.42 At paragraph 4.72 the Tayside LCA states that in considering where to site wind turbine developments, *‘Factors to consider might include:*

- the importance of avoiding areas of high nature conservation importance ;*
- the need to avoid areas of high plateau where turbines would be visible for many tens of miles;*
- the need to avoid areas of high recreation value, particularly those used by walkers and climbers ;*
- the scope for back clothing provided by locations on shoulders and shelves of upland .*

4.44 At paragraph 5.8.18 the Tayside LCA states that there is a strong argument in favour of steering such schemes away from sensitive upland landscapes and towards areas where human influences are already much more marked. For this reason, it is likely that, wind characteristics permitting, the Strathmore and the Highland Foothills may be the most suitable areas for wind turbine development in Tayside.

4.45 In terms of tall structures the LCA states that:

- Where possible, encourage masts and other tall structures to achieve ‘backclothing’, particularly for associated infrastructure and buildings so that skyline features are minimised.*
- Explore the potential to steer wind farm developments away from exposed and steep ridgelines and summits and from locations where their visual influence would extend both north and south.*
- Consider potential areas with shallow bowls and valleys away from ridges. Maximise the amount of backclothing provided by the natural landform.*
- Consider steering development to areas already affected by masts, roads or forestry.*

Assessment

- 4.46 As stated in the LCA, impacts are likely to be greater in unsettled landscapes where the landscape has already been affected by masts, pylons and other structures. The landscape has been affected by farm steadings both north and south of the turbine location, and electricity pylons are dotted throughout the surrounding landscape.
- 4.47 As advised in the LCA the proposed site avoids:
- ‘areas of high nature conservation importance ;*
- areas of high plateau where turbines would be visible for many tens of miles;*
- areas of high recreation value, particularly those used by walkers and climbers ;*
- But makes use of *‘the scope for backclothing provided by locations on shoulders and shelves of upland.*
- 4.48 The proposed site avoids a skyline location and is in an area already affected by major roads, masts and forestry as described in the LCA.
- 4.49 The site is one which is recognised in the LCA as being away from sensitive upland landscapes in an area where human influences are already much more marked.
- *encourage masts and other tall structures to achieve 'backclothing' so that skyline features are minimised.*
 - *steer wind farm developments away from exposed and steep ridgelines and summits and from locations where their visual influence would extend both north and south.*
 - *potential areas away from ridges to maximise the amount of backclothing provided by the natural landform.*
 - *steer development to areas already affected by masts, roads or forestry.*

5. Other Material Considerations

Designated Landscapes

- 5.1 There are currently two types of designated landscapes in Perth and Kinross, **National Scenic Areas (NSAs)** and **Areas of Great Landscape Value (AGLVs)**. The four **NSAs** were designated by the Secretary of State on the advice of Scottish Natural Heritage's predecessor the Countryside Commission for Scotland. They were selected because of their national scenic significance and are considered to be of unsurpassed attractiveness. These areas may be able to accommodate some small scale wind turbine development provided it is carefully designed with respect to the scale and siting of the development. There have been several wind turbine projects approved by Perth and Kinross Council in these areas. Rosefield farm is not located within either of these designated landscapes.

Cultural Heritage

- 5.2 Regard must be given to works likely to affect scheduled ancient monuments, listed buildings and or conservation areas and their settings. Consideration should be given to the likely impact of developments on historic gardens or designed landscape and their settings.
- 5.3 There are no listed buildings or scheduled ancient monuments in the vicinity of the site.

Noise

- 5.4 There are two main types of noise generated by wind turbines. These are mechanical noise, i.e. that caused by the working parts of the turbine and aerodynamic noise, that caused by the passage of the turbine blades through the air. **E.T.S.U. R97** is a guidance document produced by the **Energy Technology Support Unit** some 12 years ago to advise on the problem of noise from Wind Turbines and is used throughout the UK noise from wind turbines.
- 5.5 The Wind Turbine Noise Working Group established by the DTI, recommends that turbine noise levels should be kept to no more than 5dB(A) above background for both day and night-time. A fixed low level of between 35dB(A) and 40dB(A) may be specified where the background noise level is very low (i.e. less than 30dB[A]). Where the background noise level is low, the following limits may apply:
- Night time limit 43dB(A)
 - Day time limit 35dB(A)
- 5.6 Both day and night-time lower fixed limits can be increased to 45dB(A) to increase the permissible margin above background where the occupier of the property has some financial interest in the wind farm.
- 5.7 Using noise data supplied by the manufacturer and computer modelling the predicted noise levels have been calculated. **Figure 3** shows the predicted noise levels for the turbine operating in a wind speed of 10 m/s (BWEA Small Wind Turbine Performance and Safety Standard (29 Feb 2008). The 35dB(A) contour falls approximately 400 metres from the site of the proposed turbine well short of the nearest dwellinghouses.

- 5.8 The appraisal indicates that the likely noise attributable by the turbine will meet the criteria set by **ETSU R97**. This initial assessment does not take into account the damping effect of intervening trees and noise generated by the wind itself therefore the actual levels of noise that will be experienced are likely to be less than those predicted. In addition, there is likely to be some occasional background noise from farm activities and the nearby roads.

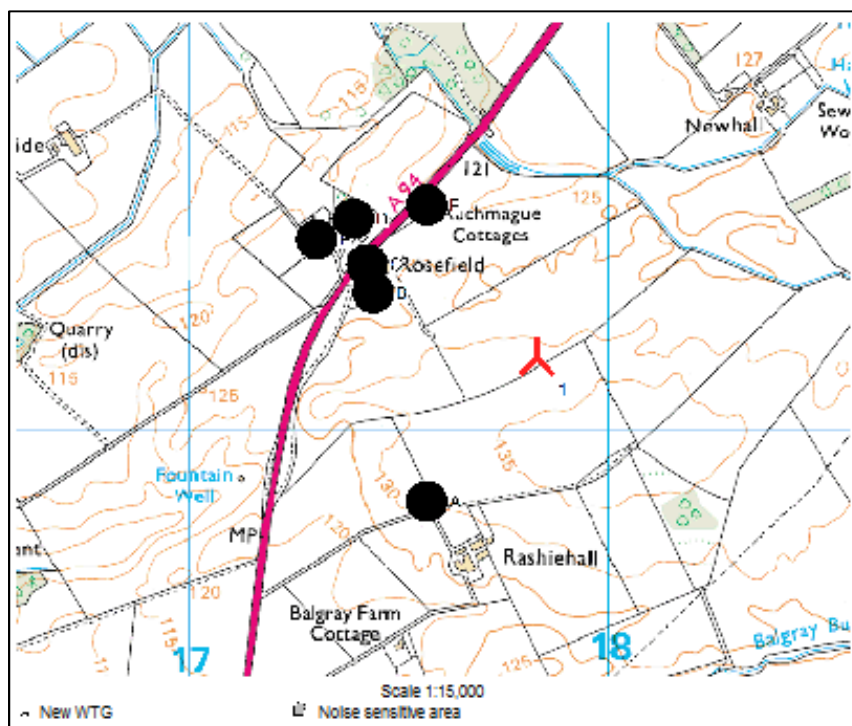


Figure 3. Map of Noise Sensitive Properties

Location	Distance from turbine (m)	ACSA A27 sound level (dba)
A) Cottage 1	430	33.0
B) Rosefield 1	420	33.3
C) Rosefield 2	461	32.3
D) Cottage 2	548	30.6
E) Cottage 3	595	29.8
F) Auchmague Cottages	448	32.6

Table 2. Noise Level of Adjacent Properties

Shadow Flicker

- 5.9 This term describes the effect caused when the sun passes behind the rotor of a wind turbine giving rise to a flickering shadow. This effect is dependent on a number of conditions, including the time of the day, the geographical location, and the time of the year. According to **Onshore Wind Turbines Guidance (August 2011)** the effect is only noticeable when the flicker appears through a narrow window and its effects at different times of the year are calculable.
- 5.10 The likely effect of shadow flicker caused by the turbine is illustrated in **Figure 3** where the shaded areas represent areas that can theoretically be affected by shadow flicker.

5.11

Figure 4 shows that there are one or two dwellings that could potentially be affected by shadow flicker. The dwellings could be affected for a few minutes a day in the early evening, mid to late June and is unlikely to experience shadow flicker for a total of more than a few hours in any given year. Shadow flicker can only occur when the sun is shining, the wind turbine operating with the rotor close to 90 degrees to the position of the sun, and the actual occurrence will be significantly less than the theoretical prediction. It should also be borne in mind that the model does not take into account of local shielding effects of trees and buildings. If shadow flicker is deemed to be a likely problem, it is usually dealt with by curtailing turbine operation (by programming the operating system) when particular circumstances of time, wind direction and cloud cover occur.

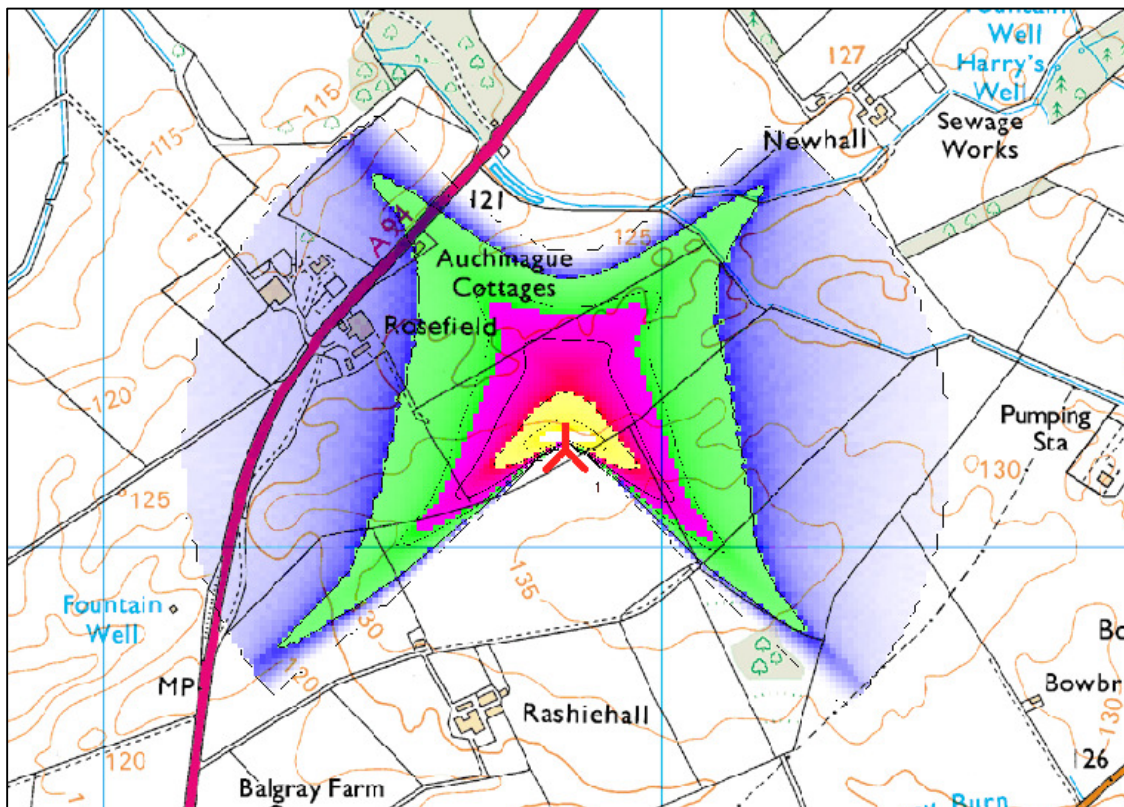


Figure 4. Shadow Flicker Map

Landscape and Visual Impact

5.12

The site has no international, national landscape designations. This landscape is at a transition between the rising slopes of the Sidlaw Hills to the north and the Glenalmond hills to the West. The landscape is dominated by the rising hills and uplands to the north which form a very strong and distinctive skyline.

5.13

The low hills and lower slopes are adjacent to Dunnissan Wood to the north and Bandirran Wood to the east, which is well wooded with small coniferous plantations, semi natural deciduous woodlands and commercial coniferous aforestation. The lower slopes also contain some areas of more open improved pastureland and a series of large farm steadings

and houses from Thorngreen Farm in the north, Balgray Farm to the south and Damside to the west.

- 5.14 Prominent man made engineered elements in the area include the main A94 Perth to Cupar Angus road, and the sewage works at Newhall.
- 5.15 **The Zones of Visual Impact (ZVI) map or Zone of Theoretical Visibility (ZTV) (Figure 5)** represent the worst case scenario because they exclude any localised screening such as buildings and woodlands. They also assume perfect atmospheric conditions, something which rarely occurs in this country.
- 5.16 The **Zone of Visual Influence (ZVI)** map shows that the turbines considered will (theoretically) be visible from certain areas close to the turbine and from certain areas further away. The maps represent the worst case scenarios because they exclude any localised screening such as buildings and woodlands. They also assume perfect atmospheric conditions, something which rarely occurs in this country. Not only does the visibility have to be taken into account, but also the landscape context. The site is largely grazing land, where the impact of a wind turbine can be expected to have little serious impact on the nature of the surrounding landscape.
- 5.17 The ZVI Map shows that the turbine would be theoretically visible from the A94, B953 and Balbeggie in the south. It will also be visible from some parts of Wolfhill to the north west, along St. Martins Road and St. Martin's itself, as well as a from a number of other limited viewpoints further afield.
- 5.18 From a distance however, at these locations there are other visual distractions in the intervening landscape, including the ridge line, low hills and woodlands. The single turbine would not dominate the landscape when viewed from these locations and would have an insignificant visual impact.
- 5.19 Even from closer quarters, many views of the turbines would be partially screened by intervening buildings, trees and the undulating landscape. However, it is fair to say that the turbines' size and height would be prominent from certain locations. It is notable however, that the shoulder of the low ridge east of Kirkton does screen the turbines from the Thorngreen road looking west. Similarly the combination of the shoulder of the ridge and roadside hedges and trees effectively screens the turbine from travellers on the A94 heading in a southerly direction. The low hills and forestry to the north effectively screens the site from view from many points to the south.
- 5.20 Whether or not the visual impact of the turbine would be harmful is a matter of subjective opinion. Some would see it as an eyesore; others might consider it to be an interesting focal point in an otherwise largely featureless landscape. Wind turbines over 100m high are not unusual these days. They arouse strong emotions. Opinions can be polarised, but they can also change. If the proposed turbines were to be built, they would become accepted by many people as part of the local landscape. It is undeniable that they would always be prominent. But any concerns, expressed in terms such as "overbearing" and "dominating", would diminish over time.
- 5.21 Photomontages have been shown from three view points at varying distances to show the visual impact of the turbine on the landscape. These are located in the appendix with descriptions of the viewpoints below.

ZVI - Map

Calculation: ACSA A27

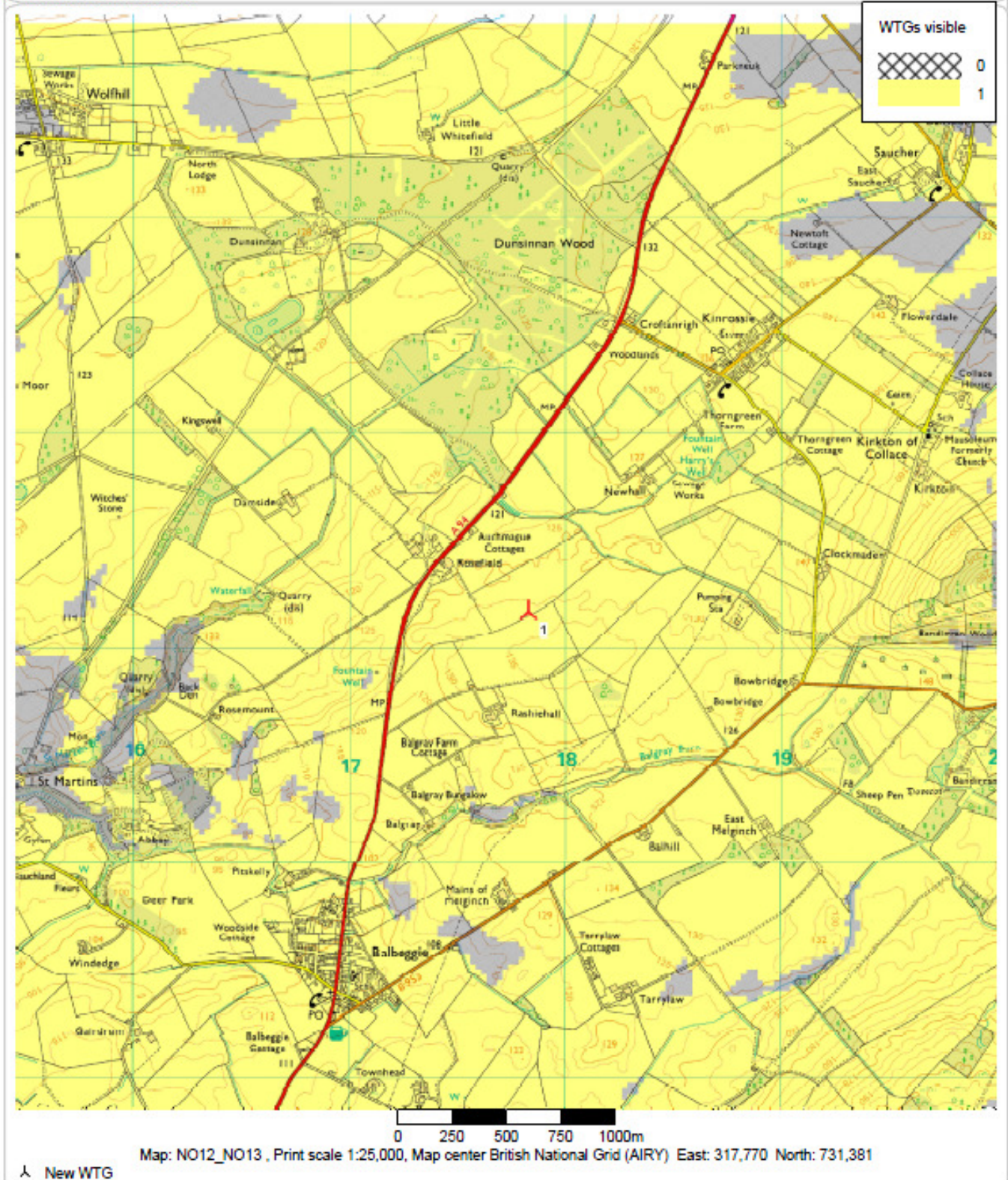


Figure 5. Zone of Visual influence

Viewpoint A: A94 North of Rosefield Farm

Grid Reference	317946, 732059
Distance to Nearest Turbine	896 m
Direction of View	South
Location of Viewpoint This viewpoint is located on the A94 along a straight stretch of road. This is the view of the motorist on the A94 as the turbine comes into view after the bend at Croftanrigh. The view is experienced by a limited number of residents, workers and visitors .	
Current View The current view looks over A94 in the foreground towards linear tree and hedgerow belts in the middle distance. Beyond in the distant background one can make out the Sidlaw Hills. The eye is drawn to the prominent trees on the roadside and the hill in the back ground of the photo.	
Changes The turbine will be partially visible at a distance of just under 900 m. The turbine will introduce an additional man made element into this view.	
Visual Impact The turbine will represent a small vertical element in this view. The panorama is capable of accommodating the simple slender engineered characteristics of the wind turbine. The distance over which the turbine will be viewed at this location (900m) means that it will not appear as a dominant element in the scene. The remaining area of the panorama is unaffected. The magnitude of change is judged to be small.	

Viewpoint B: Kirkton of Collace

Grid Reference	319656, 731991
Distance to Nearest Turbine	2,000 m
Direction of View	South West
Location of Viewpoint This viewpoint is located at Kirkton of Collace where there is a primary school and church. The view is experienced by residents, workers and visitors.	
Current View The current view looks over ploughed land in the foreground towards linear tree belts in the middle distance. Rosefield Farm steading can also be seen in the middle distance and electricity poles are dispersed throughout the foreground and middle distance in front of the belt of trees. Beyond are the prominent slopes and summits of the Glenalmond Hills. The eye is naturally drawn to these hills to the right of the scene, which rise up behind the belt of trees.	
Changes The turbine will be partially visible above the belt of trees in the middle ground. The upper third of the turbine showing the rotor blades will project above the trees, but it is well below the horizon line.	
Visual Impact The turbine will be partially seen in this view but it will be a small element within the scale of the horizontal panorama. The magnitude of change is judged to be low.	

Viewpoint C: Thorngreen Road at Clockmaden

Grid Reference	319164, 731421
Distance to Turbine	1,355 m
Direction of View	West
Location of Viewpoint This viewpoint is located on the unclassified Thorngreen Road at Clockmaden Farm, 1,355 metres east of Rosefield Farm. The view is experienced by a limited number of residents, workers and visitors.	
Current View The current view is of a relatively simple gentle undulating landscape of mixed pasture and arable land dotted with intermittent electricity poles. The foreground is taken up with recently harvested arable fields beyond which are the farm buildings at Rosefield Farm. A power line crosses the view in the middle distance in front of the farm. Prominent on the left hand side of the view are tree sheleter belts and Dunsinnan Wood. In the distant a wide panorama of the upper slopes and summits of the Glenalmond Hills dominate and complete the view towards the horizon in distance.	
Changes The turbine will sit at the level of the low hills and at a slightly higher height to the farm steading which is visible in this view. The turbine will be set against the backdrop of upper slopes of Glenalmond well below the horizon.	
Visual Impact The turbine will represent a narrow vertical element in the view which will be seen in conjunction with the electricity pylons, large farm steading and does not break the horizon line. Due to the distance (1.3 Kilometres) over which the turbine will be viewed, the turbine will have a limited effect on the character of this view. The magnitude of change is judged to be small.	

Viewpoint D: Gairdrum Cottages

Grid Reference	316196, 728601
Distance to Nearest Turbine	3,046 m
Direction of View	North East
Location of Viewpoint This viewpoint is located on the access road to Gairdrum Cottages just off the A94. The view is experienced by a limited number of residents, workers and visitors.	
Current View The current view looks over arable land in the foreground towards linear tree and hedgerow belts in the middle distance, with the land rising slightly to the right of the photo. Several dwellings are also visible in the middle ground of the scene, some partially obscured in the undulating landscape. Beyond in the distant background one can make out the Sidlaw Hills. The eye is drawn to the coniferous plantations which appear prominently on the upper slopes of the hill in the middle ground of the photo as the ground rises.	
Changes The turbine will be partially visible at a distance of over 3 kilometres. The turbine will introduce an additional man made element into this view.	
Visual Impact The turbine will represent a very small vertical element in this view and is barely visible against the backdrop of the Sidlaw Hills behind it. The panorama is capable of accommodating the simple slender engineered characteristics of the wind turbine. The distance over which the turbine will be viewed at this location (3.04 kilometres) means that it will not appear as a dominant element in the scene. The remaining area of the panorama is unaffected. This view will be experienced by only a limited number of viewers. The magnitude of change is judged to be small.	

Viewpoint E: Edge of Balbeggie Village

Grid Reference	316988, 729909
Distance to Nearest Turbine	1,512 m
Direction of View	North East
Location of Viewpoint This viewpoint is located on the A94 just at the edge of Balbeggie Village. The view is experienced by residents, workers and visitors.	
Current View The current view looks over arable land in the foreground towards linear tree belts in the middle distance (right of centre), with several dwellings visible in the centre. The land slopes up gradually from the foreground to the middle distance. In the background more dwelling houses are partially visible, blocked to an extent by both the rising slope and cluster of trees which hide them from view.	
Changes The turbine will be partially visible and will introduce an additional man made element into this view.	
Visual Impact The turbine will represent a small vertical element in this view. The panorama is capable of accommodating the simple slender engineered characteristics of the wind turbine. The turbine is partially hidden by the adjacent trees and does not break above the skyline of the surrounding properties. It is not a dominant element on the landscape and the remaining area of the panorama remains unaffected.. The magnitude of change is judged to be small.	

Viewpoint F: A94 West of Rashiehall Farm

Grid Reference	317172, 730694
Distance to Nearest Turbine	814 m
Direction of View	East North East
Location of Viewpoint This viewpoint is located on the A94 West of Rashiehall Farm. The view is experienced by residents, workers and visitors.	
Current View The current view looks the A94 in the foreground to pasture land in the middle distance, with the land rising slightly to the right of the photo, where a dwelling house is partially hidden by a cluster of trees. Beyond in the distant background one can make out the Sidlaw Hills. They provide a backcloth for the dwelling house to the right of the photo, and the eye is drawn to the large hill rising sharply to the very right of the view.	
Changes The turbine will be partially visible at a distance of just over 800m. The turbine will introduce an additional man made element into this view.	
Visual Impact Although the turbine will represent a prominent feature in this view, it will be a narrow vertical element which competes with other prominent elements represented by the Sidlaw Hills. This simple landscape type of medium scale is capable of accommodating the simple slender engineered characteristics of the wind turbine. The turbine will not alter the character of this simple rural view significantly. The magnitude of change is judged to be medium.	

- 5.22 In conclusion, the turbine will sit on a broad but undulating strath adjacent to the A94 where main roads, farm steadings, power lines and other man made elements are prominent and which also contains estate planting and coniferous plantations.. *The slender structure is, as concluded within the Tayside LCA unlikely to present a significant threat to the landscape within the Broad Valley Lowlands.*
- 5.23 The topography of the Sidlaws can be used to partially backcloth the turbine so that it can be absorbed without significant visual effects.
- 5.24 Although the turbine will be visible from some limited viewpoints these impacts would be largely contained to a few areas with limited public viewpoints. The number of viewpoints within a radius of 2.5 kilometres from which the turbine will be seen is limited so that the overall number of people who will view the turbine from this distance and therefore it's overall visual impact will be low.

6. Conclusions

- 6.1 There is a growing awareness of the potentially catastrophic effects of climate change. The Government sets a target of reducing carbon emissions by 42% by 2020 and 80% by 2050. The government appears to be in no doubt about the need for urgent action on climate change. Against this background the Government, through SPP, urges Council's to contribute to the reduction of greenhouse gas emissions by supporting the development of renewable energy generation opportunities.
- 6.2 The SPP urges Councils to support all scales of development (including small scale community and small businesses projects) to ensure that an area's potential is realised and optimised which takes into account of economic benefits as well as environmental inn order to maximise the benefits from renewable resources.
- 6.3 In particular, SPP encourages Councils to support the wider application of medium and smaller scale renewable technologies such as decentralised energy supply systems, community and household projects.
- 6.4 Perth and Kinross is relatively favourably placed for renewable energy development in that it has good wind resources. If Scotland is to meet the ambitious targets then the wind resources of areas such as this part of Perth will have to be exploited.
- 6.5 The Government is also giving greater emphasis to the valuable contribution that small scale wind turbine projects. In this respect the wind turbine development would provide electricity needed by the farm operation with any excess electricity exported to the grid to supplement farm income at a time of great economic uncertainty.
- 6.6 There is therefore considerable policy support for a small wind turbine development of the type proposed at Rosefield Farm.
- 6.7 It has been shown in this report that the site is not one which adversely affects designated landscapes, nature conservation or cultural heritage sites. It has also been shown that noise from the turbine and shadow flicker will not be significant.
- 6.8 Finally, we have demonstrated that a single turbine at Rosefield would not have a materially adverse effect on the character and appearance of its surroundings.
- 6.9 There are other visual distractions in the intervening landscape, including low hills and a number of woodlands, houses and large farm buildings as well as electricity pylons and mobile phone masts. From many viewpoints the turbine tower will be obscured by roadside trees and low hills. The turbine will represent a very small element in relation to the scale of the panorama as a whole.

Appendix

Photomontages

Project:

John Miller

Printed/Page

09/05/2012 10:34 / 1

Licensed user:

Laurence Gould Partnership

Buchan House Carnegie Campus

DUNFERMLINE KY11 8PL

+44 1383 730538

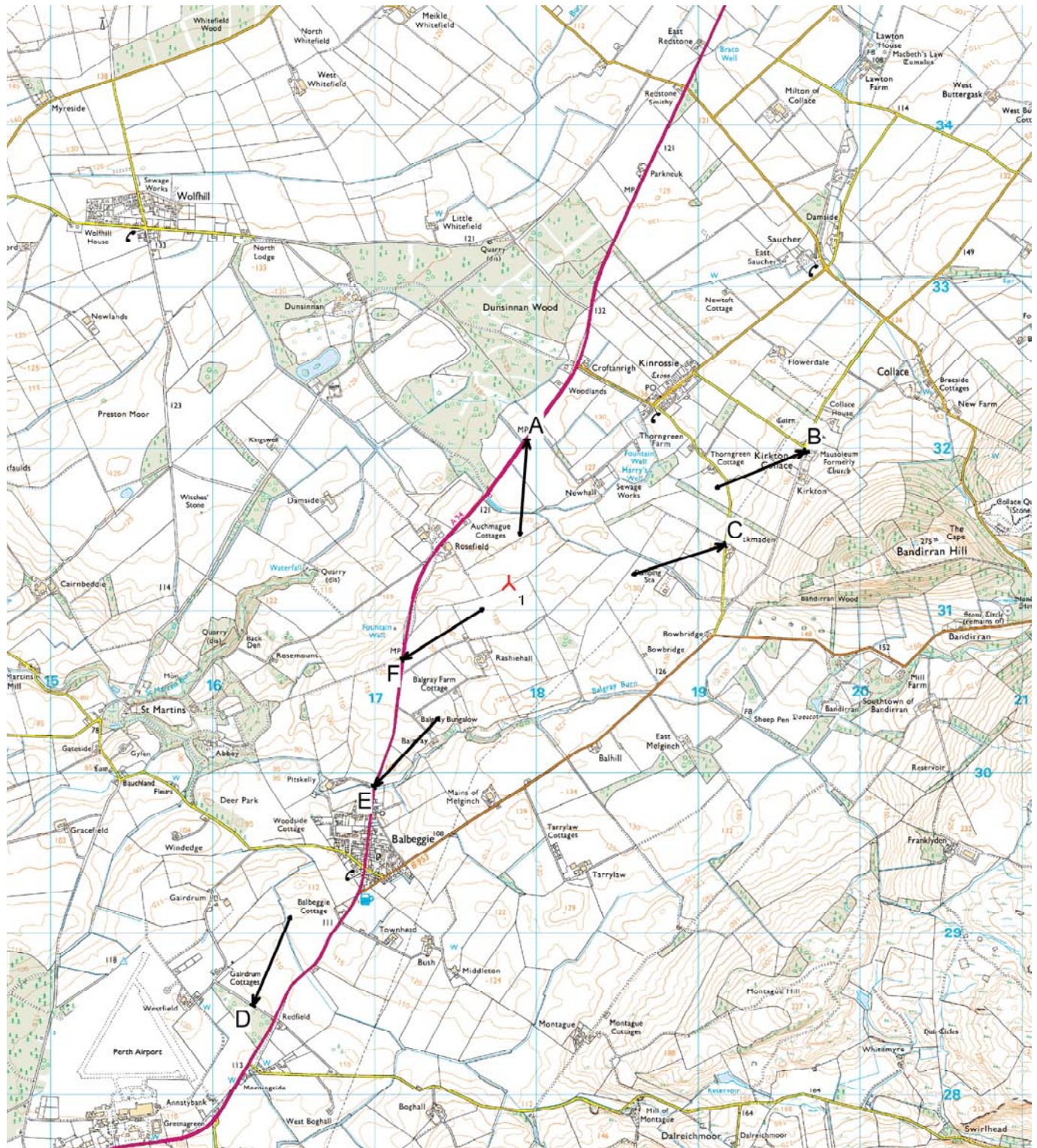
Robin Thomson / robinthomson@laurencegould.com

Calculated:

09/05/2012 10:34/2.7.490

VISUAL - Map

Calculation: ACSA A27



0 500 1000 1500 2000 m

Map: , Print scale 1:35,000, Map center British National Grid (AIRY) East: 317,921 North: 731,175

New WTG

Camera



Project:
John Miller

Valid

Manufact.

Type-generator

Power, rated
[kW]

Rotor diameter
[m]

Hub height
[m]

Distance
[m]

1

New

No

ACSA

A27-225/50

225

27.0

32.0

896

Recommended observation distance: 44 cm

Photo exposed: 20/12/2011 11:14:00

Lens: 45 mm Film: 36x24 mm Pixels: 1728x1152

Eye point: British National Grid (AIRY) East: 317,946 North: 732,059

Wind direction: 0° Direction of photo: 221°

Camera: A

Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\John Miller 20-12-12\IMG_8577.JPG

Created by:
Laurence Gould Partnership
Buchan House Carnegie Campus
DUNFERMLINE KY11 8PL
+44 1383 730538
Robin Thomson / robinthomson@laurencegould.com



Project:
John Miller

Valid Manufact. Type-generator Power, rated [kW] Rotor diameter [m] Hub height [m] Distance [m]

1

New

No

ACSA

A27-225/50

225

27.0

32.0

1,512

Recommended observation distance: 44 cm

Photo exposed: 20/12/2011 11:31:00
Lens: 45 mm Film: 36x24 mm Pixels: 1728x1152
Eye point: British National Grid (AIRY) East: 316,998 North: 729,909
Wind direction: 0° Direction of photo: 342°
Camera: E
Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\John Miller 20-12-12\IMG_8619.JPG

Created by:
Laurence Gould Partnership
Buchan House Carnegie Campus
DUNFERMLINE KY11 8PL
+44 1383 730538
Robin Thomson / robinthomson@laurencegould.com

WindPRO is developed by EMD International A/S, Niels Jørgensenvej 10, DK-9220 Aalborg Ø, Tlf. +45 96 35 44 44, Fax +45 96 35 44 46, e-mail: windpro@emd.dk

105



Project:
John Miller

Valid

Manufact.

Type-generator

Power, rated
[kW]

1 New No

ACSA

A27-225/50

225

27.0

32.0

814

Distance
[m]

Recommended observation distance: 47 cm

Photo exposed: 20/12/2011 11:38:00

Lens: 48 mm Film: 36x24 mm Pixels: 1728x1152

Eye point: British National Grid (AIRY) East: 317,172 North: 730,694

Wind direction: 0° Direction of photo: 354°

Camera: F

Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\John Miller 20-12-12\IMG_8650.JPG

Created by:

Laurence Gould Partnership

Buchan House Carnegie Campus

DUNFERMLINE KY11 8PL

+44 1383 730538

Robin Thomson / robinthomson@laurencegould.com



Project:
John Miller

Valid

Manufact.

Type-generator

Power, rated
[kW]

1 New No

ACSA

A27-225/50

225

27.0

32.0

2,006

Distance
[m]

Recommended observation distance: 44 cm

Photo exposed: 08/05/2012 15:02:00

Lens: 45 mm Film: 36x24 mm Pixels: 1728x1152

Eye point: British National Grid (AIRY) East: 319,664 North: 731,987

Wind direction: 0° Direction of photo: 249°

Camera: B

Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\John Miller 08-0512\IMG_9452.JPG

Created by:

Laurence Gould Partnership

Buchan House Camegie Campus

DUNFERMLINE KY11 8PL

+44 1383 730538

Robin Thomson / robinthomson@laurencegould.com



Project:
John Miller

Valid

Manufact.

ACSA

A27-225/50

Power, rated
[kW]

225

Rotor diameter
[m]

27.0

Hub height
[m]

32.0

Distance
[m]

1,358

1 New No

Recommended observation distance: 44 cm

Photo exposed: 08/05/2012 15:16:00

Lens: 45 mm Film: 36x24 mm Pixels: 1728x1152

Eye point: British National Grid (AIRY) East: 319,169 North: 731,408

Wind direction: 0° Direction of photo: 253°

Camera: C

Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\John Miller 08-0512\IMG_9461.JPG

Created by:
Laurence Gould Partnership
Buchan House Carnegie Campus
DUNFERMLINE KY11 8PL
+44 1383 730538
Robin Thomson / robinthomson@laurencegould.com



Project:
John Miller

Valid Manufact. ACSA

1 New No

Type-generator A27-225/50

Power, rated [kW] 225

Rotor diameter [m] 27.0

Hub height [m] 32.0

Distance [m] 3.053

Recommended observation distance: 44 cm

Photo exposed: 08/05/2012 15:31:00

Lens: 45 mm Film: 36x24 mm Pixels: 1728x1152

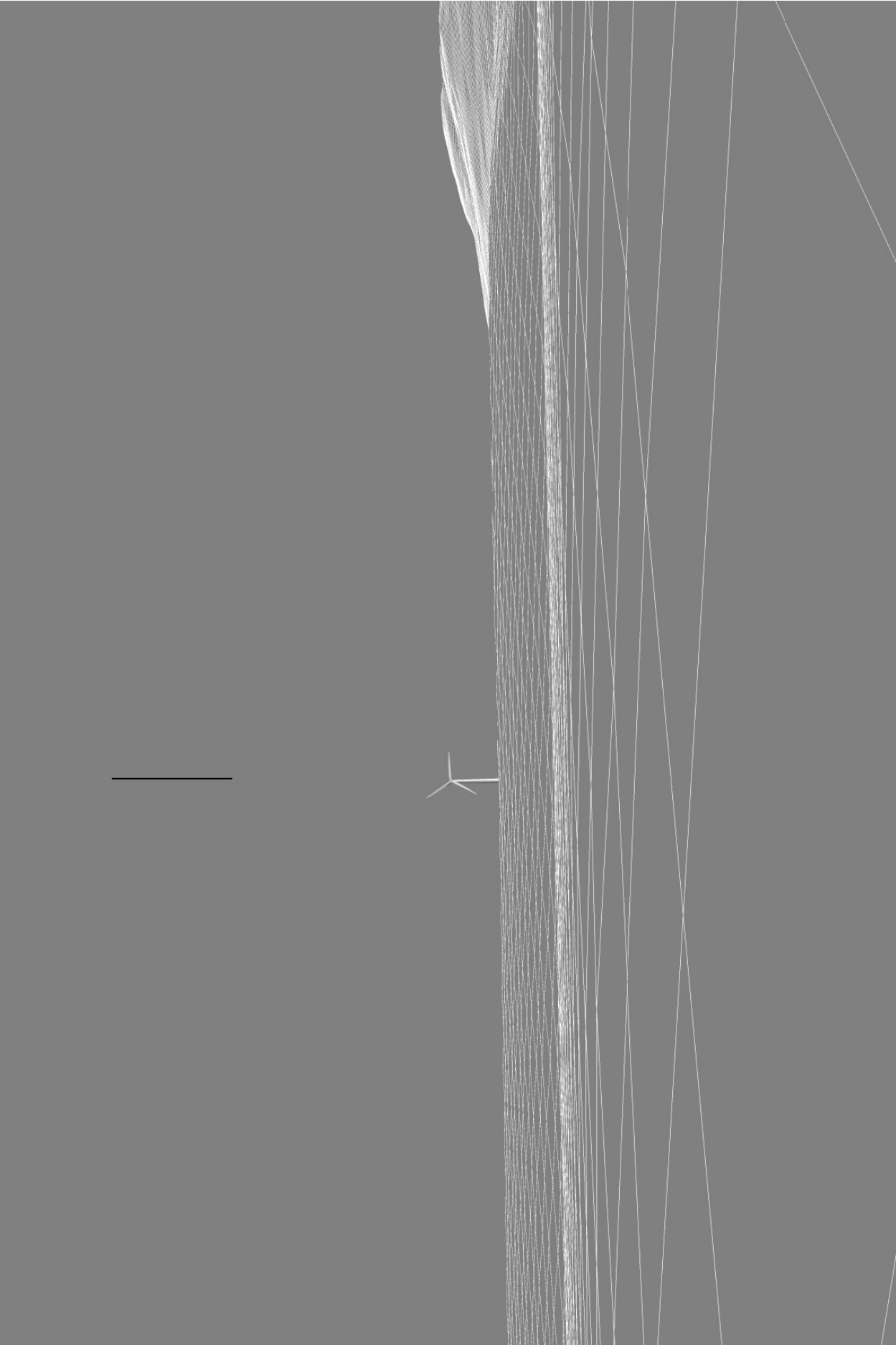
Eye point: British National Grid (AIRY) East: 316,251 North: 728,558

Wind direction: 0° Direction of photo: 2°

Camera: D

Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\John Miller 08-0512\IMG_9472.JPG

Created by:
Laurence Gould Partnership
Buchan House Carnegie Campus
DUNFERMLINE KY11 8PL
+44 1383 730538
Robin Thomson / robinthomson@laurencegould.com



Project:
John Miller

Valid

Manufact.

Type-generator

Power, rated
[kW]

1 New No

ACSA

A27-225/50

225

Hub height
[m]

Rotor diameter
[m]

Distance
[m]

32.0

27.0

814

Recommended observation distance: 47 cm

Photo exposed: 20/12/2011 11:38:00

Lens: 48 mm Film: 36x24 mm Pixels: 1728x1152

Eye point: British National Grid (AIRY) East: 317,172 North: 730,694

Wind direction: 0° Direction of photo: 354°

Camera: Fw7

Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\John Miller 20-12-12\IMG_8650.JPG

Created by:

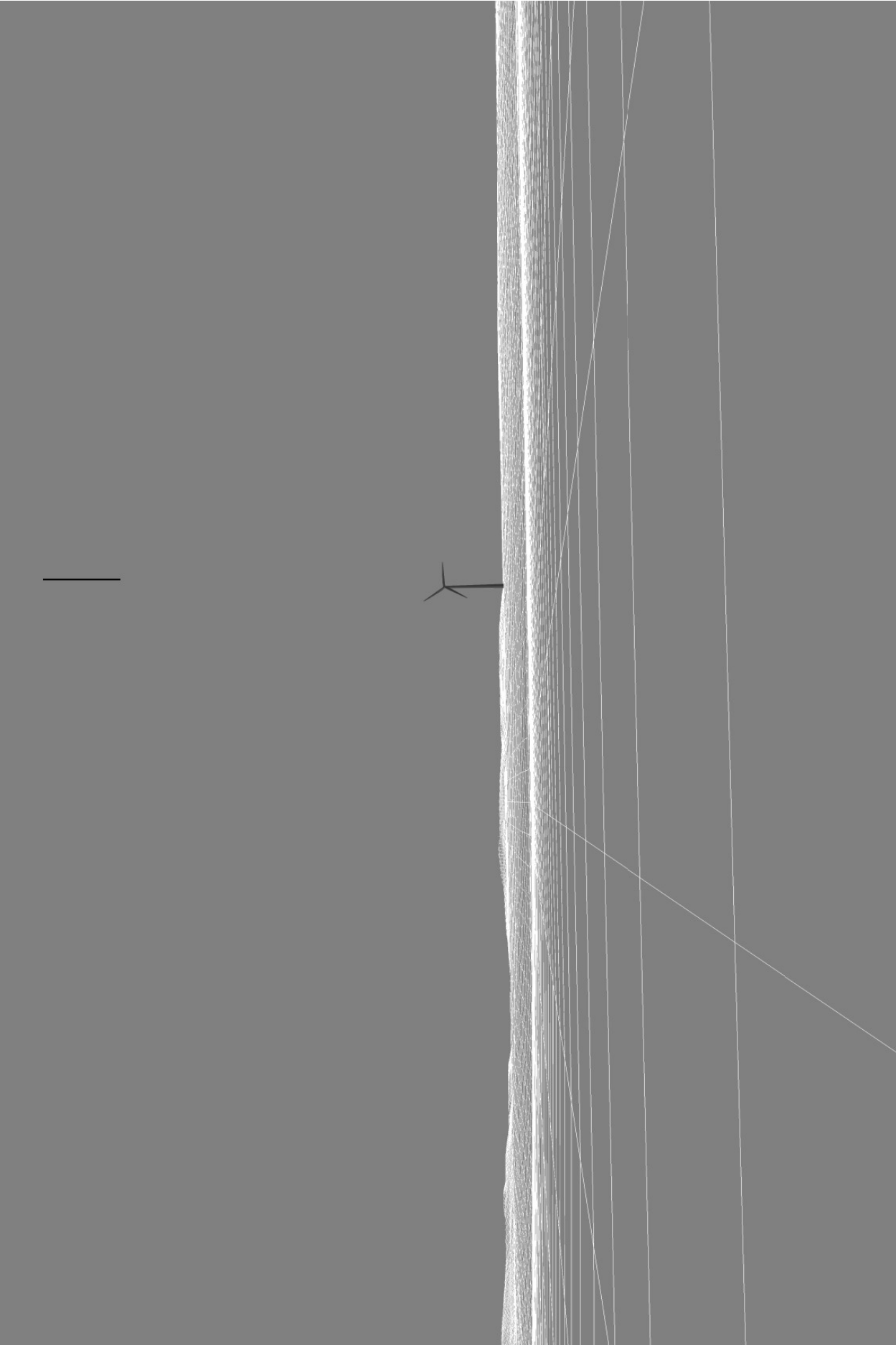
Laurence Gould Partnership

Buchan House Carnegie Campus

DUNFERMLINE KY11 8PL

+44 1383 730538

Robin Thomson / robinthomson@laurencegould.com



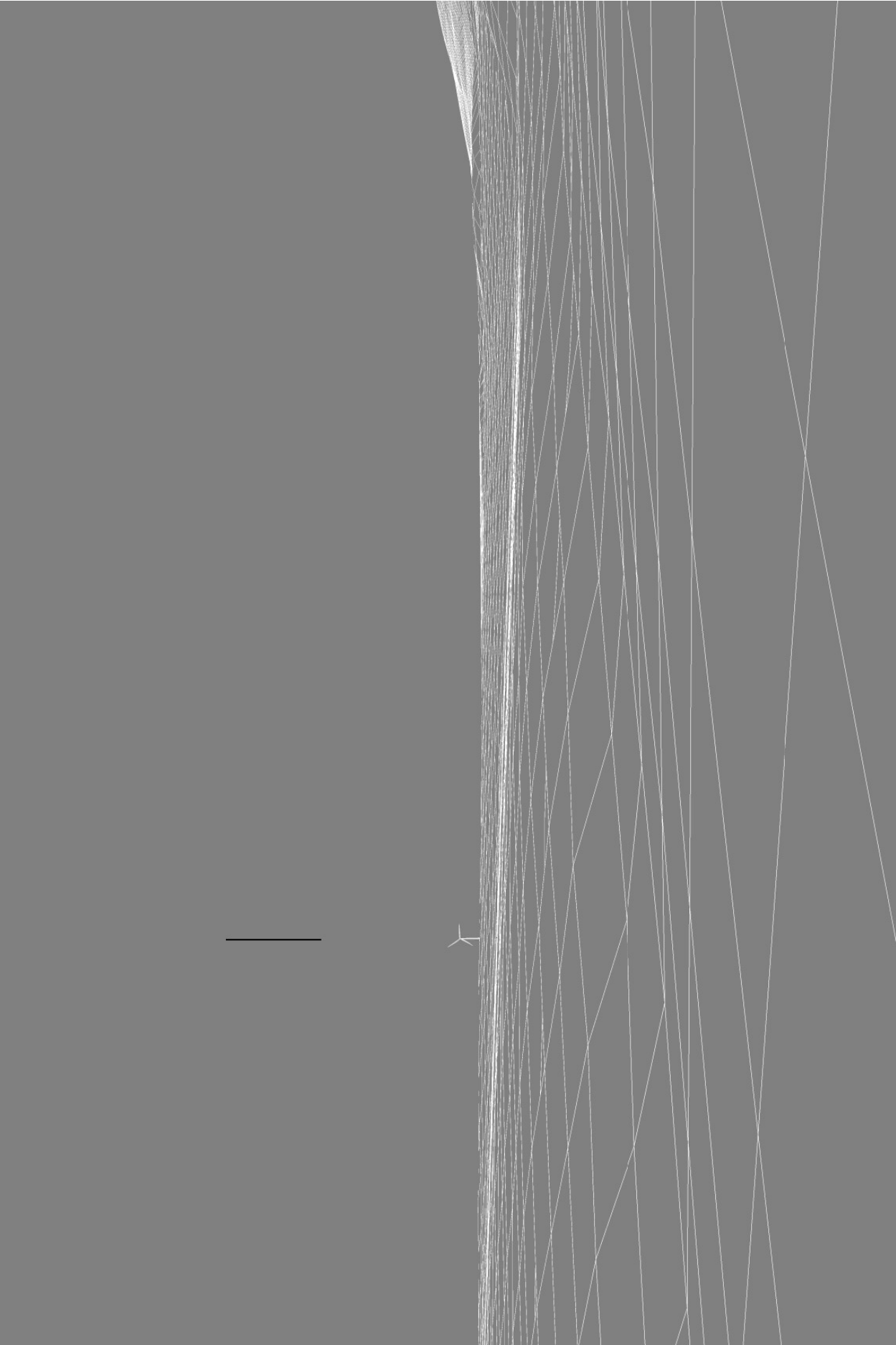
Project:
John Miller

	Valid	Manufact.	Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Distance [m]
1 New No	ACSA	A27-225/50	225	27.0	32.0	896	

Recommended observation distance: 44 cm

Photo exposed: 20/12/2011 11:14:00
Lens: 45 mm Film: 36x24 mm Pixels: 1728x1152
Eye point: British National Grid (AIRY) East: 317,946 North: 732,059
Wind direction: 0° Direction of photo: 221°
Camera: Awi
Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\John Miller 20-12-12\IMG_8577.JPG

Created by
Laurence Gould Partnership
Laurence Gould Partnership
Bunhan House Carnegie Campus
DUNFERMLINE KY11 8PL
+44 1383 730538
Robin Thomson / robinthomson@laurencegould.com



Project:
John Miller

Valid

Manufact.

Type-generator

Power, rated
[kW]

1 New No

ACSA

A27-225/50

225

27.0

32.0

Distance
[m]

1,512

Recommended observation distance: 44 cm

Photo exposed: 20/12/2011 11:31:00

Lens: 45 mm Film: 36x24 mm Pixels: 1728x1152

Eye point: British National Grid (AIRY) East: 316,998 North: 729,909

Wind direction: 0° Direction of photo: 342°

Camera: EwF

Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\John Miller 20-12-12\IMG_8619.JPG

Created by:

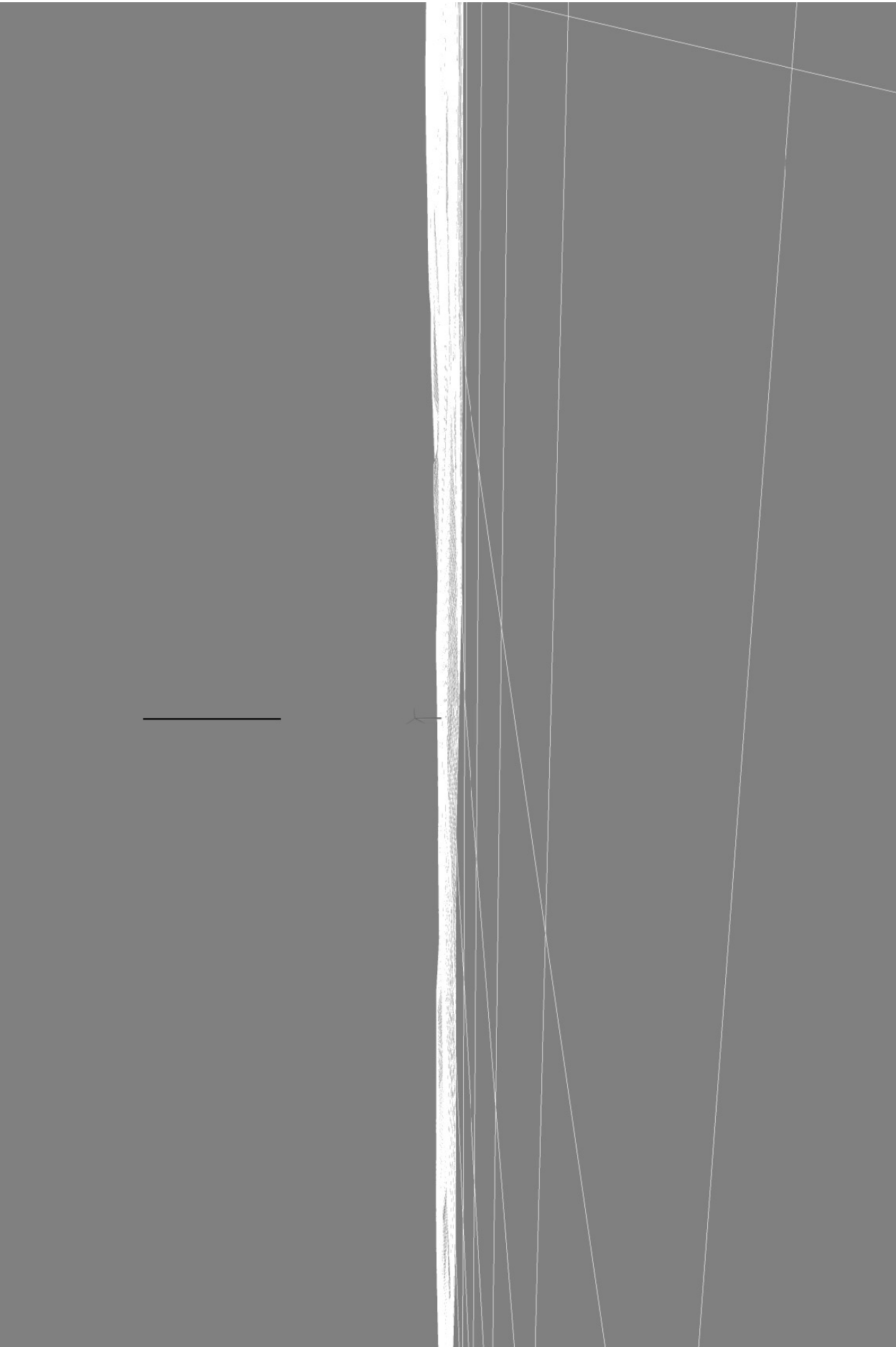
Laurence Gould Partnership

Buchan House Carnegie Campus

DUNFERMLINE KY11 8PL

+44 1383 730538

Robin Thomson / robinthomson@laurencegould.com



Project:
John Miller

Valid

Manufact.

Type-generator

Power, rated
[kW]

1 New No

ACSA

A27-225/50

225

Hub height
[m]

Rotor diameter
[m]

32.0

27.0

Distance
[m]

2,006

Recommended observation distance: 44 cm

Photo exposed: 08/05/2012 15:02:00

Lens: 45 mm Film: 36x24 mm Pixels: 1728x1152

Eye point: British National Grid (AIRY) East: 319,664 North: 731,987

Wind direction: 0° Direction of photo: 249°

Camera: Bv1

Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\John Miller 08-0512\IMG_9452.JPG

Created by

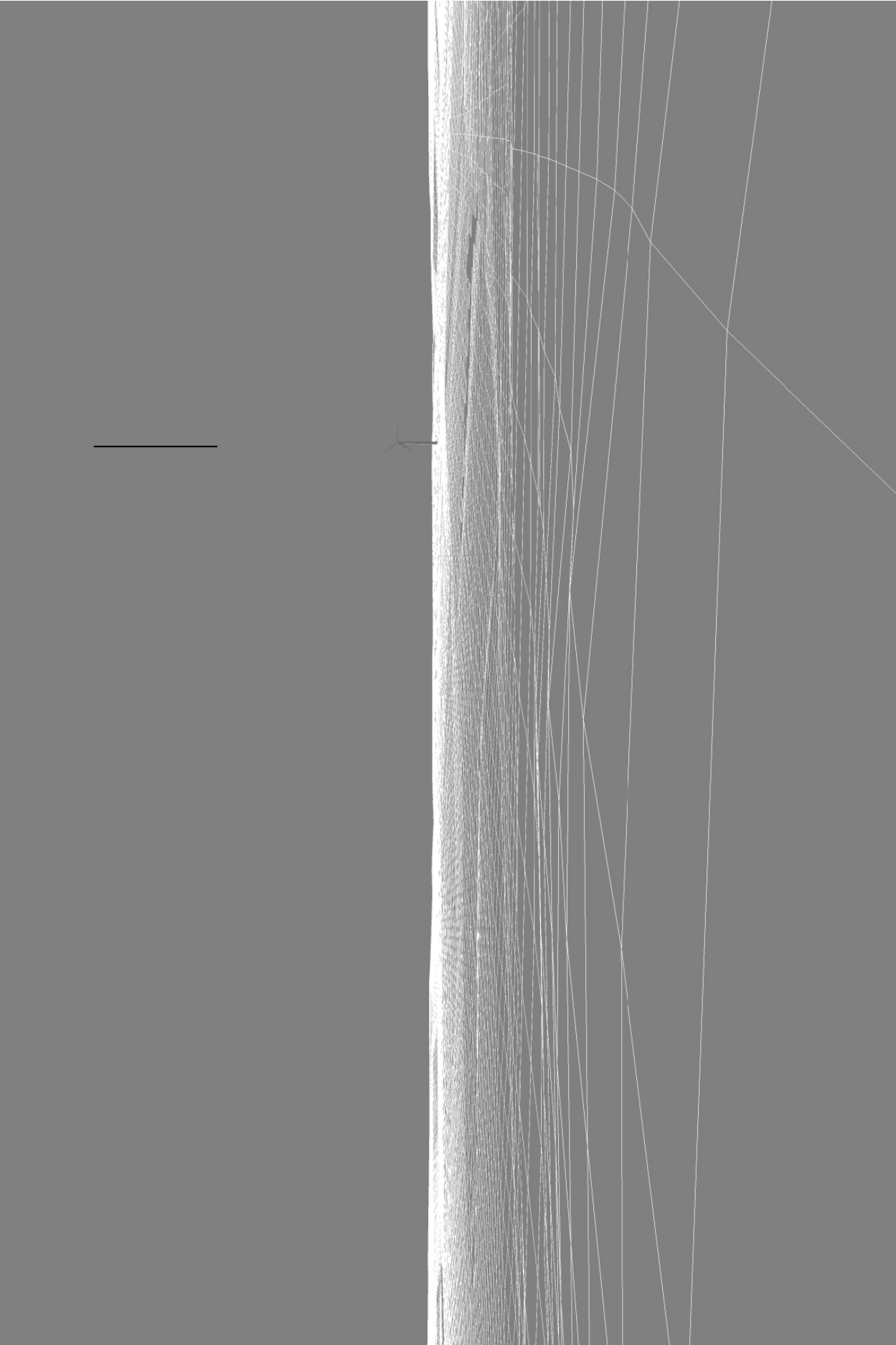
Laurence Gould Partnership

Buchan House Carnegie Campus

DUNFERMLINE KY11 8PL

+44 1383 730538

Robin Thomson / robinthomson@laurencegould.com



Project:
John Miller

Valid

1

New

No

ACSA

A27-225/50

Power, rated
[kW]

225

Rotor diameter
[m]

27.0

Hub height
[m]

32.0

Distance
[m]

1,358

Recommended observation distance: 44 cm

Photo exposed: 08/05/2012 15:16:00

Lens: 45 mm Film: 36x24 mm Pixels: 1728x1152

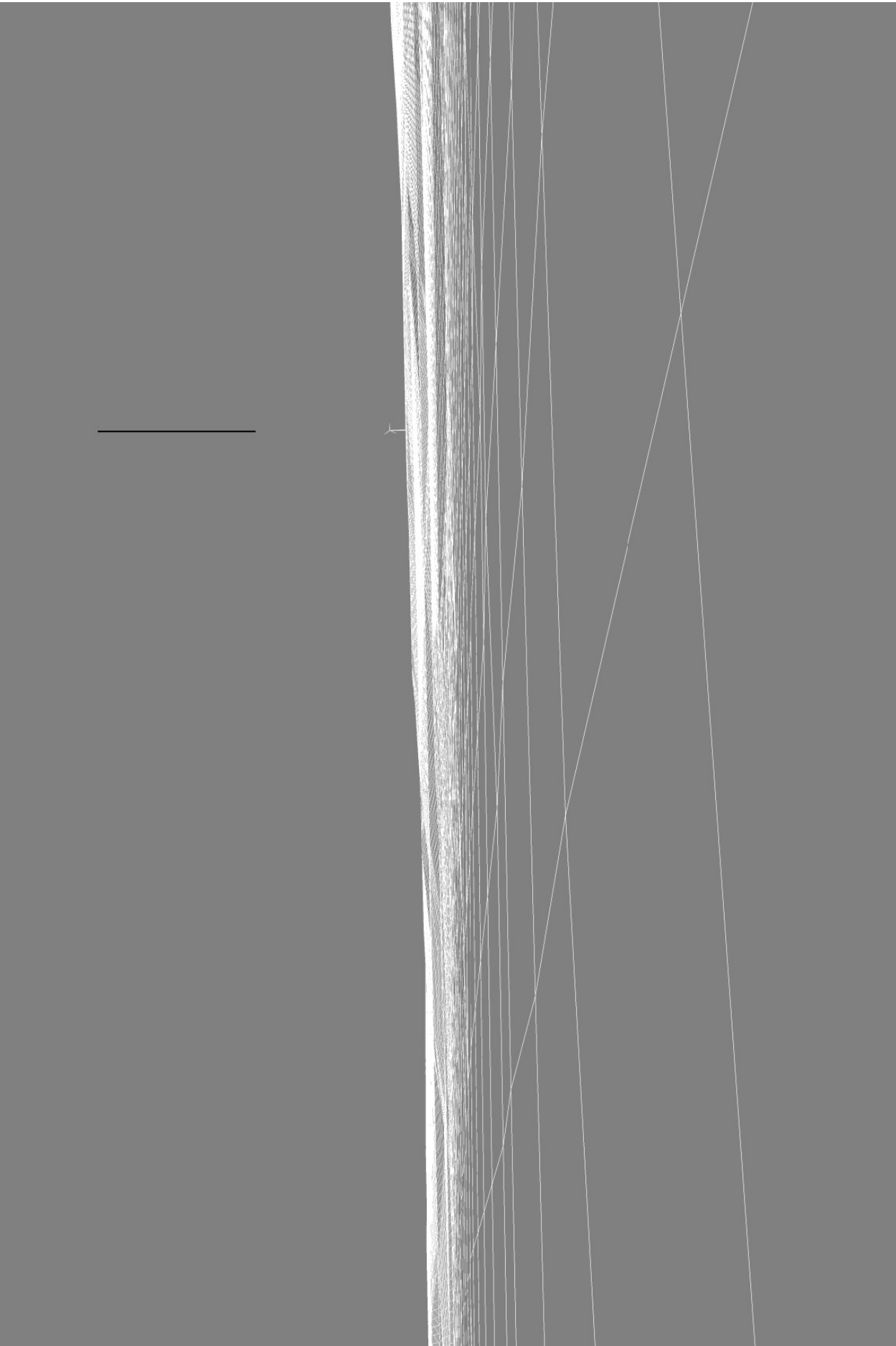
Eye point: British National Grid (AIRY) East: 319,169 North: 731,408

Wind direction: 0° Direction of photo: 253°

Camera: Cwif

Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\John Miller 08-0512\IMG_9461.JPG

Created by:
Laurence Gould Partnership
Buchan House Carnegie Campus
DUNFERMLINE KY11 8PL
+44 1383 730538
Robin Thomson / robinthomson@laurencegould.com



Project:
John Miller

Valid

Manufact.

Type-generator

Power, rated
[kW]

1 New No

ACSA

A27-225/50

225

Hub height
[m]

Rotor diameter
[m]

Distance
[m]

32.0

27.0

3,053

Recommended observation distance: 44 cm

Photo exposed: 08/05/2012 15:31:00

Lens: 45 mm Film: 36x24 mm Pixels: 1728x1152

Eye point: British National Grid (AIRY) East: 316,251 North: 728,558

Wind direction: 0° Direction of photo: 2°

Camera: Dwf

Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\John Miller 08-0512\IMG_9472.JPG

Created by

Laurence Gould Partnership

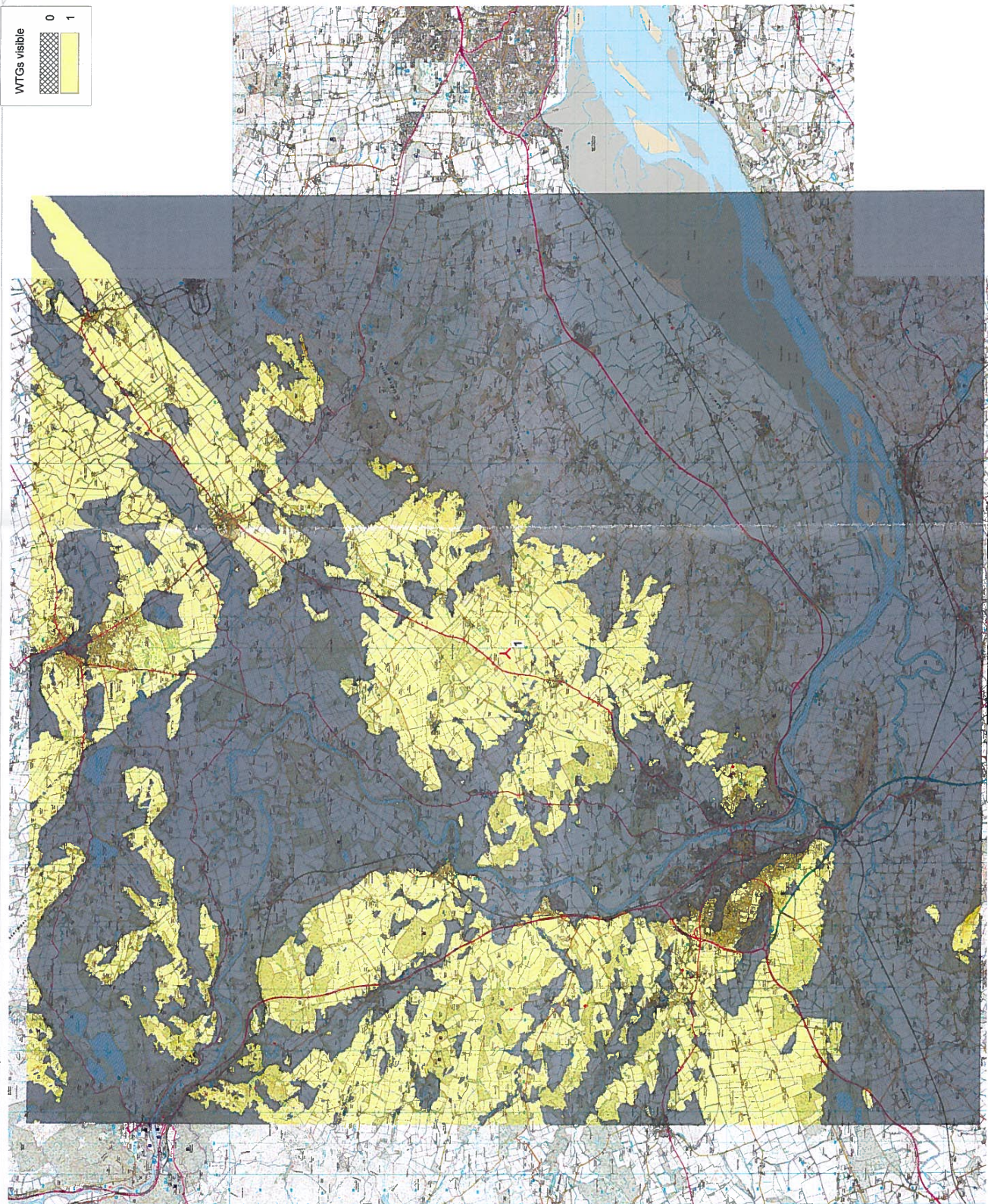
Buchan House Carnegie Campus

DUNFERMLINE KY11 8PL

+44 1383 730538

Robin Thomson / robinthomson@laurencegould.com

WindPRO is developed by EMD International A/S, Niels Jørgensenvej 10, DK-9220 Aalborg Ø, Tlf. +45 96 35 44 44, Fax +45 96 35 44 46, e-mail: windpro@emd.dk



Project:
John Miller
John Miller
Rosefield
Balbeggie

WTGs visible
0
1

ZVI - Map
Calculation:
ACSA 15k

Prepared by:
08/05/2012 10:43 / 1
Licensed user:
Laurence Gould Partnership
Buchan House Carnegie Campus
DUNFERMLINE KY11 8PL
+44 1383 730538
Calculated by:
Robin Thomson / robinthomson@laurencegould.com
02/05/2012 09:39/2.7.490

Map: , Print scale 1:130,000, Map center British National Grid (AIRY) East: 317,770 North: 731,157

0 2.5 5 7.5 10km

^ New WTG

LAND OWNED
BY APPLICANT

NOTES

DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND
EXISTING DRAWINGS.
ALL DIMENSIONS ARE IN MILLIMETERS
ALL DRAWINGS TO BE TO SATISFACTION OF LEGAL AUTHORITIES
ALL ELECTRICAL WORK TO COMPLY WITH IRE REGULATIONS 1961 EDITION
ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR ON SITE PRIOR TO
FABRICATION OR ERECTION
ANY DISCREPANCIES ON THIS DRAWING OR BETWEEN DRAWINGS SHOULD
BE REPORTED TO THE ARCHITECT AND CLARIFICATION REQUESTED PRIOR
TO PROCEEDING WITH WORK.
DO NOT SCALE THIS DRAWING.

This is the drawing no.....
referred to in the application.

Signed.....

VIEW LOOKING NORTH WEST TO
ROSEFIELD FARM



1:500 SCALE BAR

SITE

SITE PLAN AS EXISTING 1:500

FENC
LINE

ADJACENT
LAND OWNED
BY NEIGHBOUR

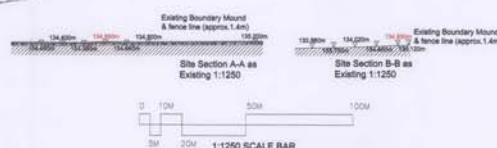


LOCATION PLAN 1:2500

Ordnance Survey (c) Crown Copyright 2011.
All rights reserved. Licence number 100020449



LOCATION PLAN 1:12,500



5μ 20μ 1:1250 SCALE BAR

[illegible]

John H. White
Architects



ARCHITECTS
+
DESIGNERS

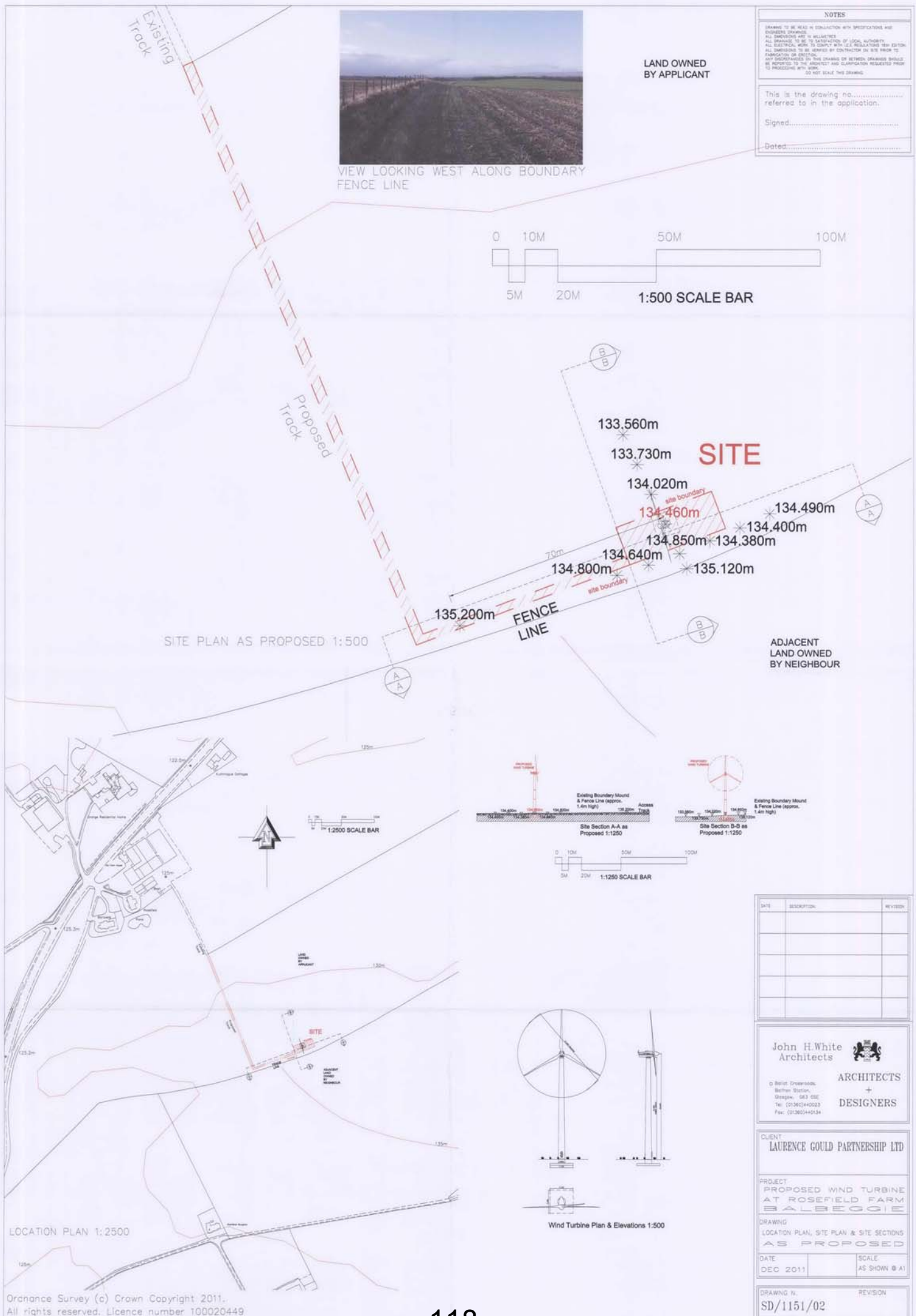
CLIENT
LAURENCE GOULD PARTNERSHIP LTD

PROJECT
PROPOSED WIND TURBINE
AT ROSEFIELD FARM
BALLEGIE

DRAWING
LOCATION PLAN, SITE PLAN & SITE SECTIONS
AS EXISTING

DATE		SCALE
DEC 2011		AS SHOWN @ A1

DRAWING NO.	REVISION
SD/1151/01	A



<p>TCP/11/16(193) Planning Application 12/00068/FLL – Erection of a wind turbine at Rosefield, Balbeggie, PH2 6AT</p>

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS (part included in applicant's submission, see pages 68-102 and 118)

PERTH AND KINROSS COUNCIL

Miller Farms
c/o Laurence Gould Partnership
FAO Mr Robin Thomson
Buchan House
Carnegie Campus
Dunfermline
KY11 8PL

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 20th March 2012

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **12/00068/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 20th January 2012 for permission for **Erection of a wind turbine Rosefield Balbeggie Perth PH2 6AT** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. As the proposed turbine is considered to 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 1 of the Perth Area Local Plan 1995, which seeks to protect existing (visual) amenity from new developments within the landward area, and Environmental and Resource Policy 14 of the Perth and Kinross Structure Plan 2003 which seeks to protect existing local environmental quality from inappropriate renewable energy developments.
2. The proposed turbine is deemed contrary to Policy ER1 A of the Perth and Kinross Proposed Local Development Plan January 2012, in failing to comprehensively satisfy the associated policy considerations, through the quality of the associated supporting information submitted.

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

12/00068/1

12/00068/2

12/00068/3

12/00068/4

REPORT OF HANDLING

DELEGATED REPORT

Ref No	12/00068/FLL
Ward No	N2

PROPOSAL: Erection of a wind turbine

LOCATION: Rosefield Balbeggie Perth PH2 6AT

APPLICANT: Miller Farms

RECOMMENDATION: Refuse the application on the grounds that the proposed turbine will have an unacceptable visual impact on the local area, and potentially have an adverse impact on the residential amenity of existing residents.

SITE INSPECTION: 1 March 2012

OFFICERS REPORT:

SITE DESCRIPTION

The application site relates to Rosefield Farm Balbeggie, which lies 1.8km north of Balbeggie. The farm itself lies on a flat plain above the Balgary Burn River, just south of Dunsinnan Wood. The site lies at a height of 130 metres AOD. The surrounding topography includes low, flat plains with the closest slope of Bandirran Hill (275m AOD). The land gradually rises from the main, A94 at a height of approximately 120m AOD.

The area lies relatively close to several settlements, but only scattered dwellings lie within a 1 km radius of the proposal site. The existing farmhouse lies 408 metres from the site of the proposed turbine, the nearest houses are Rashiehall house 440 metres to the south and Auchmague Cottages which lies 450 metres to the south east. Vehicular access to the site is obtained via direct access to the farmhouse, off the A94. Two independent wind turbines sit within the local vicinity of the site, with the closest visible turbine at Kinrossie, with a total blade tip height of 24.8m.

PROPOSAL

This planning application seeks detailed planning permission for the erection of one commercial scale wind turbine, with a hub height of 32 metres, a rotor diameter of 27 metres and a maximum blade tip height of approximately 45.5 metres. The turbine will be a three blade version, with a generating capacity of approx 225kW. In addition to the turbine itself, it is likely that a small ancillary sub-station, access track and perhaps a small borrow pit (for aggregates associated with the turbine foundations etc) may also be necessary.

The proposed turbine will have a lifespan of 25 years, after which the turbine and all other development will be removed, and the site reinstated back to its current state or a further application submitted to replace the wind turbine with new equipment.

PROCEDURAL

A Screening Opinion has been carried out by the Council which concluded that the proposal was not an EIA development.

In support of the planning application, the applicant has provided a Zone of Visual Impact map (also referred to as a Zone of theoretical visibility – ZTV) and some visualisations, in addition to background, supporting text. Unfortunately, the viewpoints do not have a key relating them back to the supporting statement, which is confusing.

Good practice suggests that a wind turbine up to 50m in height should be supported by a ZTV of approximately 15km radius. It would have been useful if wireframes and viewpoints had been included and more consistency on the way the visualisations were presented (standard observation distance between 40 and 50 cm, with a standard lens size of 50mm and 70mm), I nevertheless consider the information as submitted (in conjunction with a comprehensive site visit) to be sufficient to allow the Council to make an informed decision on the merits of the proposal.

APPRAISAL

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended by the 2006 act) requires the determination of the planning application to be made in accordance with the provisions of the Development Plan, unless other material considerations indicate otherwise. The Development Plan for the area comprises the approved Perth & Kinross Structure Plan 2003 and the adopted Perth Area Local Plan 1995.

In terms of the Structure Plan, Policies *SEP3*, *ERP2*, *ERP4*, *ERP8* and *ERP 14* are all directly applicable to the proposal, as are Policies *1* and *6* of the Local Plan.

SEP 3 of the Structure Plan offers support in principle for rural proposals which encompass social and environmental considerations, whilst *ERP 4* of the Structure Plan states that the TLCA will be a material consideration in the determination of planning applications.

ERP 2 of the Structure Plan seek to protect protected species and preserve local nature conservation.

Policy 1 of the Local Plan both seeks to ensure that all new developments within the landward area have a suitable landscape framework and will not have an adverse impact on the character of the existing landscape.

ERP 14 of the Structure Plan offer encouragement (in principle) for renewable projects, providing designated sites or the local environment are not adversely affected by the development which is proposed.

ERP 8 of the Structure Plan, and *Policies 20, 21 and 22* of the Local Plan all seek to protect existing cultural heritage assets from inappropriate development.

Policy 6 of the Local Plan offers support to existing farmers wishing to diversify their business, subject to the proposal meeting a number of criteria, including the proposal not conflicting with other Local Plan policies and that the farm operations are not compromised by the proposed diversification.

In terms of other material considerations, this principally includes an assessment against national planning guidance in the form of the Scottish Planning Policy and consideration of the TLCA and Policy ER1: Renewable and Low Carbon Energy Generation identified in '*Perth and Kinross Council Local Development Plan – Proposed Plan January 2012*'.

Accordingly, based on the above, I consider the key determining issues for this proposal to be a) whether or not the proposal (by virtue of its siting and height) will have an unacceptable impact on the landscape / visual amenity of the area, b) whether or not the proposal is compatible with the surrounding land uses, c) whether or not there will be an adverse impact on any protected species and / or habitats and d) whether or not the proposal will adversely affect any cultural heritage assets, bearing in mind the provisions of the Development Plan and other material considerations.

I shall address these issues in turn, starting with assessment of landscape and visual impact.

Landscape and Visual impact

In terms of renewable proposals, Policy ERP 14 of the Structure Plan and Policy 1 of the Local Plan seek (amongst other things) to ensure that amenity of existing areas are not adversely affected by new developments. In terms of amenity *visual* amenity is a consideration which these policies seek to protect.

There is an already consented (24.8m blade tip) turbine relatively close to the site of this proposed turbine at Kinrossie. This proposal is different at almost twice the height, located on open farmland introducing a new man made feature into the local landscape, and based on the limited ZVI submitted with the planning application; both long and short views of the turbine may be possible in all directions, some in combination with the existing smaller turbine at the north east. Nevertheless, the fact that a turbine is visible does not automatically render it unacceptable.

I consider a reasonable assessment of the acceptability of a turbine (in visual terms) to be whether or not the introduction of a turbine would have a detrimental impact on the visual amenity of the area, as enjoyed by those most affected (i.e. residents and visitors), particularly within a 10-15km radius.

Although the area is not specifically protected by any formal landscape designation, the local area does have a relatively high degree of visual amenity value for both its residents and users. Consideration of the viewpoints selected, and others visited ad-hoc during the site inspection, leads to me to have the opinion that a proposed turbine of this scale would have a detrimental impact on the visual amenity of the area particular as the scale of the turbine will mean that it rises above the skyline from a number of viewpoints and shrink the modest scale of Bandirran Hill (275m). I am therefore unconvinced that this size of turbine is suitable in this particular location.

The proposal is considered to potentially have a detrimental impact on the visual amenity of the area, and accordingly I consider the proposal to be contrary to Policies 1 of the Local Plan, and Environmental Resource Policy 14 of the Structure Plan, which both seek to ensure that local amenity / environmental quality is protected from new, inappropriate developments.

Turning to landscape impact, in terms of renewable developments, Policy 1 of the Local Plan and ERP 14 of the Structure Plan seek similar key objectives with regard to protecting the landscape, i.e. development within the landward area if the proposal would have an adverse, negative impact on the landscape of the area concerned.

In considering the impact on the landscape character, it is useful to consider the contents of the TLCA. Within the TLCA, is located within 'Broad Valley Lowlands' characterised by:

- Broad straths formed by glacial erosion
- Undersized, misfit rivers
- Complex local topography caused by glacial deposition
- Distinctive red soils and red building stone
- Influence of large estates, particularly in terms of woodland and policies
- Dominance of arable and root crops

The TLCA identifies that tall structures such as masts or wind turbines are unlikely to present a significant threat to the landscape within the Broad Valley Lowlands. Whilst I have concerns regarding the visual impact of the proposal, I am not fully convinced that a proposal around the height submitted would have an adverse impact on this Landscape Character Type. The supporting information submitted with the current proposal does not go far enough to dispel concerns.

Compatibility with Existing land uses

Turning to the second issue, the compatibility with existing land uses, Policy 1 of the Perth Area Local Plan seeks to ensure that all new developments are compatible with existing land uses. I have no concerns regarding the impact that the turbine will have on the commercial activities of the land, and in terms of the impact on any existing residential properties. Environmental Health colleagues have commented on the proposal and have raised no specific concerns regarding noise related issues, but have recommended control through conditions. I do not have any significant concerns regarding the compatibility with existing land uses.

Protected Species / Habitats

In terms of the potential impact on protected species or habitats, there are no known protected species or habitats on the area. I therefore consider the proposal to be consistent with the relevant Development Plan policies which relate to protected species / habitats, insofar as the proposal would not have an adverse impact on either element.

Cultural Heritage

There are cultural heritage sites within a wide proximity to the site. In this context, PKHT and Historic Scotland have not commented on the planning application. The closest archaeology site is approximately 500m to the north east and the closest SAM, over 1600m. I therefore consider the proposal to be consistent with the relevant Development Plan policies with regard to cultural heritage.

Other Material Issues

Shadow Flicker

As the closest residence is located approximately 450m away from the proposed turbine, I do not consider there to be any notable effects on residential amenity in

terms of shadow flicker. I note that my EHO colleagues have not raised any concerns on this topic.

Aviation Lighting

Lighting of the turbine, as required by the MOD will only be visible from the air and I do not consider there to be any need for ground based lighting. I therefore have no concerns regarding lighting issues.

Noise

Lastly, I note there are a number of residential properties within the vicinity of the site (the closest one approximately 450m away), however my EHO colleagues have raised no concerns regarding this proposal, subject to the application of conditions. I therefore do not consider noise to be issue.

TV reception

In the event that a review to the LRB is successful, an appropriately worded condition could be attached to the consent which would provide mitigation measures for any person(s) affected directly by this proposal.

Road / Access Issues

My road colleagues have not been invited to comment on the proposal. If the LRB were to support a review of this refusal, a number of conditions could be attached to the consent addressing the construction phase in relation to any road and pedestrian safety.

LRB / Conditions

In the event that this planning application is presented to the LRB for review, it is requested that the Planning Service have an opportunity to recommend conditions. The Council now has a number of standard conditions which it would consider appropriate, and it is envisaged that a number of site specific conditions may also be necessary.

National Guidance

Although the proposal is only for a single turbine, the principle of renewable energy proposals is supported by the Scottish Government through its planning policies and guidance. However, the Scottish Government also suggests that renewable projects should be sited in appropriate locations which have the ability to absorb the development that is proposed. I do not consider the size of this turbine to be appropriate and remain unsatisfied the scale is appropriate based on the assessment of the current submission and therefore despite the thrust of national guidance to support renewables,

Conclusion

Whilst I cannot support the current proposal for a 45.5m turbine, I consider that a reduced height, single turbine may be re-investigated with a more robust submission, including better quality and wider encompassing ZTV, wireframe diagrams and visualisations to support and justify.

I ultimately recommend the planning application for refusal, based on the likely visual impact on the area.

NATIONAL PLANNING GUIDANCE / POLICIES

The Scottish Government expresses its planning policies through The National Planning Framework 1 & 2, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Designing Places, Designing Streets, and a series of Circulars.

The 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.

Of relevance to this application are,

- Paragraphs 182-186 which relate to renewable energy
- Paragraphs 92-97 which relates to rural development

PAN - 1/2011 : Planning & Noise

This Planning Advice Note (PAN) provides advice on the role of the planning system in helping to prevent and limit the adverse effects of noise. It supersedes Circular 10/1999 *Planning and Noise* and PAN 56 *Planning and Noise*. Information and advice on noise impact assessment (NIA) methods is provided in the associated Technical Advice Note. It includes details of the legislation, technical standards and codes of practice for specific noise issues.

DEVELOPMENT PLAN

The Development Plan for the area comprises the approved Perth & Kinross Structure Plan 2003 and the adopted Perth Area Local Plan 1995.

Perth & Kinross Structure Plan 2003

Sustainable Economy Policy 3 states that support will be given to measures which promote an integrated flexible and innovative approach to rural development which encompass economic, social and environmental considerations and which:

- maintain or enhance local employment opportunities.
- promote diversification.
- help sustain viable rural communities and services.

Environment and Resources Policy 2 states that the protection and conservation of wildlife, habitats and other natural features will be supported.

Environment and Resource Policy 4 states that the TLCA will be a material consideration in the assessment of development plans.

Environment and Resource Policy 8 seeks to protect cultural heritage sites from inappropriate development

Environment and Resources Policy 14 states that proposals for the development of renewable energy schemes will be supported where they are considered environmentally acceptable and where their energy contribution and benefits in reducing pollution outweigh any significant adverse effects on local environmental quality. Community based renewable energy developments in particular will be encouraged. Proposals for renewable energy schemes will be assessed against the following criteria:

- The immediate and wider impact of the proposed development on the landscape and wildlife resource.
- The need to protect features and areas of natural, cultural, historical and archaeological interest.
- The specific benefits that the proposal would bring to the local community and/or Perth and Kinross.
- The cumulative effects of similar developments on the local area.

An environmental assessment will normally be required for large-scale schemes and Local Plans will provide more detailed locational guidance particularly for windfarm developments and other renewable energy technologies.

Perth Area Local Plan 1995

Policy 1 (General Policies) states that all developments within the Plan area will be judged against the following criteria (amongst others)

- 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.
- In the case of building development, regard should be had to the scale, form, colour and density of development within the locality.
- The development should be compatible with its surroundings in land use terms and should not cause unacceptable environmental impact.
- The local road and public transport network should be capable of absorbing the additional traffic generated by the development and a satisfactory access onto that network provided.

OTHER POLICIES

Perth and Kinross Council Local Development Plan – Proposed Plan January 2012

The Council's Development Plan Scheme sets out the timescale and stages leading up to adoption. Currently undergoing 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 however a material consideration in the determination of this application.

Policy ER1A: New Proposals

Proposals for the utilisation, distribution and development of renewable and low carbon sources of energy, including large-scale freestanding installations, will be supported where they are well related to the resources that are needed for their operation. In assessing such proposals, the following factors will be considered:

- a. The individual or cumulative effects on biodiversity, landscape character, visual integrity, the historic environment, cultural heritage, tranquil qualities, wildness qualities, water resources and the residential amenity of the surrounding area.
- b. The contribution of the proposed development proposed meeting carbon reduction targets.
- c. The connection to the electricity distribution or transmission system.
- d. The transport implications, and in particular the scale and nature of traffic likely to be generated, and its implications for site access, road capacity, road safety, and the environment generally.
- e. The hill tracks and borrow pits associated with any development.
- f. The effects on carbon rich soils.
- g. Any positive or negative effects they may have on the local or Perth and Kinross economy either individually or cumulatively.
- h. The reasons why the favoured choice over other alternative sites has been selected.

SITE HISTORY

n/a

CONSULTATIONS/COMMENTS

Environmental Health	No objection – subject to conditions
Ministry Of Defence	No objection
Scottish Water	No objection

TARGET DATE: 20 March 2012

REPRESENTATIONS RECEIVED:

Number Received: 0

Summary of issues raised by objectors:

N/A

Response to issues raised by objectors:

N/A

Additional Statements Received:

Environment Statement	Not required
Screening Opinion	A screening exercise has been undertaken by the Council which concluded the proposal was not an EIA development.
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	Submitted
Report on Impact or Potential Impact	Not required

Legal Agreement Required: N/A

Summary of terms

Direction by Scottish Ministers

N/A

Reasons:-

1. As the proposed turbine is considered to 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 1 of the Perth Area Local Plan 1995, which seeks to protect existing (visual) amenity from new developments within the landward area, and Environmental and Resource Policy 14 of the Perth and Kinross Structure Plan 2003 which seeks to protect existing local environmental quality from inappropriate renewable energy developments.
2. The proposed turbine is deemed contrary to Policy ER1 A of the Perth and Kinross Proposed Local Development Plan January 2012, in failing to comprehensively satisfy the associated policy considerations, through the quality of the associated supporting information submitted.

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



PETERHEAD DISTRICT COUNCIL

DRAWING REF: 12/00068/4

Project:
John Miller

Valid	Manufact.	Type-generator	Power, rated	Rotor diameter	Hub height	Distance
1	New	ACSA	A27-225/50	225	27.0	32.0
						896

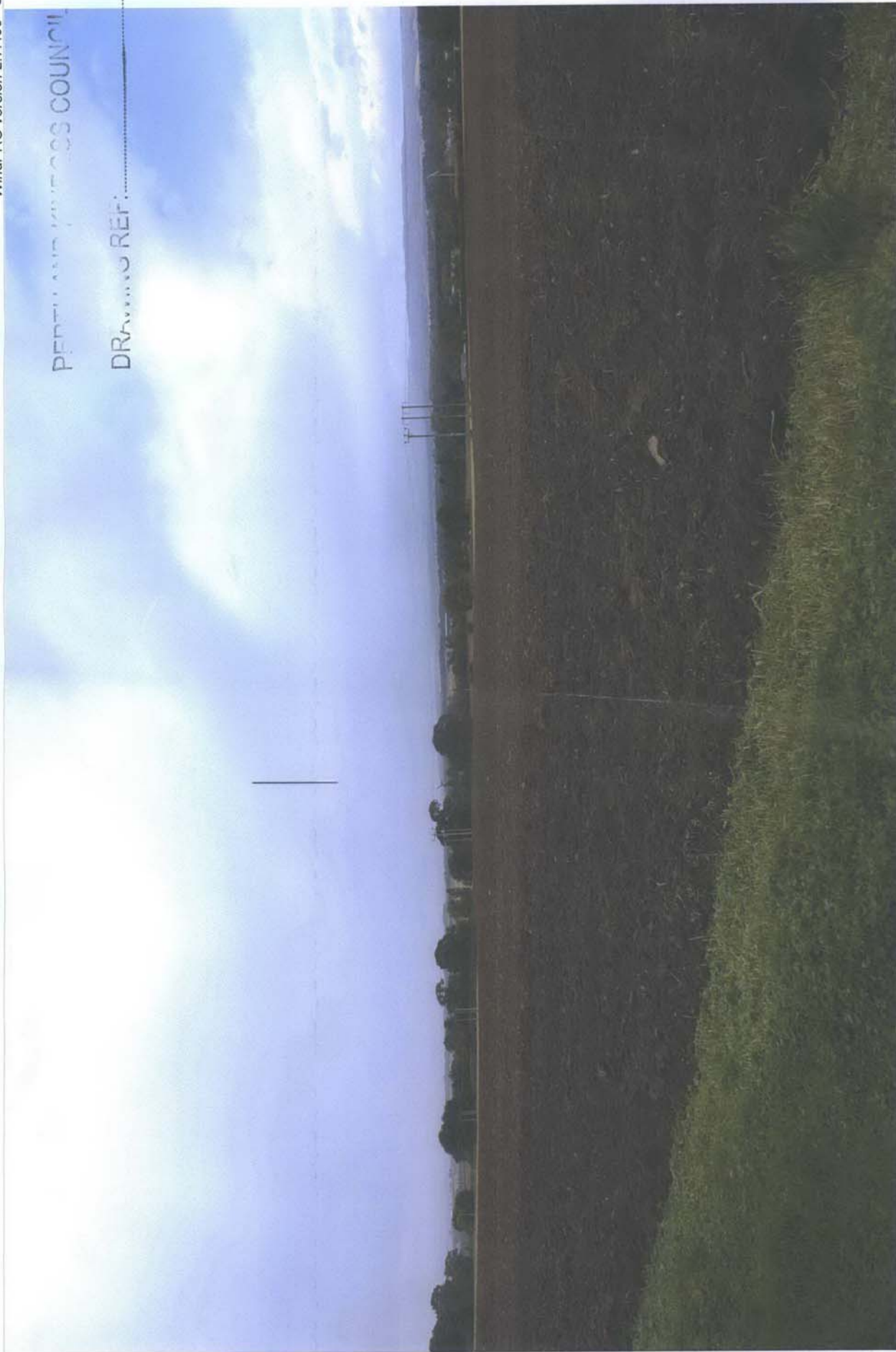
Recommended observation distance: 44 cm

Photo exposed: 20/12/2011 11:14:00
Lens: 45 mm Film: 36x24 mm Pixels: 1728x1152
Eye point: British National Grid (AIRY): East: 317,946 North: 732,059
Wind direction: 0° Direction of photo: 221°
Camera: A
Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\John Miller 20-12-12\IMG_8577.JPG

Created by:
Laurence Gould Partnership
Buchan House Carnegie Campus
DUNFERMLINE KY11 8PL
+44 1383 730538
Robin Thomson / robinthomson@laurencegould.com

PENTON & PARTNERS COUNCIL

DRAWING REF:



Project:
John Miller

Valid	No	Manufact.	Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Distance [m]
1	New	ACSA	A27-225/50	225	27.0	32.0	2,000

Recommended observation distance: 28 cm

Photo exposed: 14/09/2010 17:00:00

Lens: 29 mm Film: 35x24 mm Pixels: 4752x3168

Eye point: British National Grid (AIRY) East: 319,656 North: 731,991

Wind direction: 0° Direction of photo: 252°

Camera: B

Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\PS\John Miller_Balbeggie 025.JPG

Created by:

Laurence Gould Partnership
Buchan House Carnegie Campus
DUNFERMLINE KY11 8PL
+44 1383 730538
Robin Thomson / robinthomson@laurencegould.com

PETTER AND JENSEN CONSULT

DRAWING REF: 1200008814



Project:
John Miller

Valid	Manufact.	Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Distance [m]
1 New	No	ACSA	A27-225/50	225	27.0	32.0
						1,356

Recommended observation distance: 28 cm

Photo exposed: 14/09/2010 13:41:00
Lens: 29 mm Film: 36x24 mm Pixels: 4752x3168
Eye point: British National Grid (AIRY) East: 319,164 North: 731,421
Wind direction: 0° Direction of photo: 263°
Camera: C

Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\PS6\John Miller_Balbeggie 032.JPG

Created by:
Laurence Gould Partnership
Buchan House Carnegie Campus
DUNFERMLINE KY11 8PL
+44 1383 730538
Robin Thomson / robinthomson@laurencegould.com

PERMIT REF: 12/0008/4

PROJECT REF: 12/0008/4



Project:
John Miller

Valid	No	Manufact.	Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Distance [m]
1	New	ACSA	A27-225/50	225	27.0	32.0	3,052

Recommended observation distance: 85 cm

Photo exposed: 14/09/2010 18:00:00
Lens: 87 mm Film: 36x24 mm Pixels: 4752x3168
Eye point: British National Grid (AIRY) East: 316,183 North: 728,595
Wind direction: 0° Direction of photo: 24°
Camera: D

Created by:
Laurence Gould Partnership
Buchan House Carnegie Campus
DUNFERMLINE KY11 8PL
+44 1383 730538
Robin Thomson / robinthomson@laurencegould.com

Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\PS2\John Miller_Balbeggie 035.JPG

PERTINENT CROSS SECTION

DRAWING REF: 12000814



Valid		Manufact.	Type-generator	Power, rated	Rotor diameter	Hub height	Distance
1	New	No	ACSA	A27-225/50	[kW]	[m]	[m]
					225	27.0	1,512

Recommended observation distance: 44 cm

Photo exposed: 2012/2011 11:31:00

Lens: 45 mm Film: 35x24 mm Pixels: 1728x1152

Eye point: British National Grid (AIRY) East: 316,998 North: 729,909

Wind direction: 0° Direction of photo: 342°

Camera: E

Photo: C:\Users\Kevin\Pictures\2010-09-14 John Miller_Balbeggie\John Miller 20-12-12\IMG_8619.JPG

Created by:
Laurence Gould Partnership
Buchan House Carnegie Campus
DUNFERMLINE KY11 8PL
+44 1383 730538
Robin Thomson / robinthomson@laurencegould.com

PETERHEAD AND KINROSS COUNCIL

DRAWING REF: 1210003814



Project:
John Miller

Valid	Manufact.	Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Distance [m]
1 New	No	ACSA A27-225/50	225	27.0	32.0	814

Recommended observation distance: 47 cm

Photo exposed: 20/12/2011 11:38:00
 Lens: 48 mm Film: 36x24 mm Pixels: 1728x1152
 Eye point: British National Grid (AIRY) East: 317.172 North: 730.694
 Wind direction: 0° Direction of photo: 354°
 Camera: F

Created by:
 Laurence Gould Partnership
 Buchan House Carnegie Campus
 DUNFERMLINE KY11 8PL
 +44 1383 730558
 Robin Thomson / robinthomson@laurencegould.com

Photo: C:\Users\Kevin\Pictures\2010-08-14 John Miller_Balbeggie\John Miller 20-12-12\IMG_8650.JPG

<p>TCP/11/16(193) Planning Application 12/00068/FLL – Erection of a wind turbine at Rosefield, Balbeggie, PH2 6AT</p>

REPRESENTATIONS

- Representation from Environmental Health Manager, dated 14 February 2012

Memorandum

To Development Quality Manager

From Environmental Health Manager

Your ref PK12/00068/FLL

Our ref SP

Date 14 February 2012

Tel No (01738) 476460

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an application for Planning Permission

PK12/00068/FLL: RE: Installation of a wind turbine, Rosefield, Balbeggie Perth PH2 6AT for Miller Farms

I refer to your letter dated 26 January 2012 in connection with the above application and have the following comments to make.

Recommendation

I have no objection in principle to the application but recommend the under noted conditions be included on any given consent.

Noise

The applicant seeks consent to install a single 225kW wind turbine with a 32m hub height at the above location.

There are a number of residential properties located around the site, the closest of which is approximately 430 metres from the turbine. The supporting information contains data regarding the noise output from the proposed turbine indicating that the noise levels at this property would be 33dB (A).

I therefore have no objections to the siting of this turbine however I would still recommend the undernoted conditions.

Conditions

1. Noise arising from the wind turbine 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.



