

Perth and Kinross Council
Development Management Committee – 28 August 2019
Pre-Application Report by Head of Planning and Development (Report No. 19/236)

Erection of a substation, ancillary buildings and infrastructure, formation of
hardstanding, access track, landscaping and associated works land north west of
Haughend Farm, Meigle

Ref. No: [19/00003/PAN](#)
Ward No: P2 - Strathmore

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for the erection of a substation, and associated works near Haughend Farm, Meigle. The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

BACKGROUND AND DESCRIPTION

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (PoAN) on 10 June 2019. The purpose of this report is to inform the Planning & Development Management Committee of a potential forthcoming planning application in respect of a potential modification of extant national permission 18/00200/FLN. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 This proposal of application notice (PoAN) seeks to formally establish a major development. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions.

ENVIRONMENTAL IMPACT ASSESSMENT

- 3 Due to the scale of the proposal it will require to be screened as to whether the proposal is an Environmental Impact Assessment (EIA) development under the EIA 2017 Regulations. A screening request has been submitted and a screening decision advised that the development was not EIA based on previous mitigation already undertaken; mitigation proposed and background environmental reports in support of any planning application.

PRE-APPLICATION PROCESS

- 4 The PoAN confirmed that a public exhibition was held on 10 July 2019 at Alyth Town Hall. A wide range of notification has gone out; including the minimum required advising the local Ward Councillors, alongside Alyth, Meigle and Ardler

Community Councils in PKC. In addition, Community Councils and Ward Councillors in Angus have also been informed; along with local MP's, MSP's and regional MSP's. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

- 5 The Scottish Government expresses its planning policies through the National Planning Framework (NPF) 3, the National Roads Development Guide 2014, Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

National Planning Framework

- 6 The NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning etc (Scotland) Act 2006, this is now a statutory document and a material consideration in any planning application. The document provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.

The Scottish Planning Policy 2014

- 7 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:-
 - Paragraphs 92-108 Supporting Business & Employment
 - Paragraphs 135 – 151 Valuing the Historic Environment
 - Paragraphs 152 – 174 Delivering Heat & Electricity
 - Paragraphs 193-218 Valuing the Natural Environment
 - Paragraphs 219 – 233 Maximising the Benefits of Green Infrastructure
- 8 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:-
 - PAN 3/2010 Community Engagement
 - PAN 1/2011 Planning and Noise
 - PAN 40 Development Management
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 60 Planning for Natural Heritage
 - PAN 61 Planning and Sustainable Urban Drainage Systems
 - PAN 68 Design Statements
 - PAN 79 Water and Drainage

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2016-2036

- 9 TAYPlan sets out a vision for how the region will be in 2032 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs”

- 10 The following sections of the TAYplan 2016 are of particular importance in the assessment of this application:

- Policy 7: Energy, Waste and Resources
- Policy 9: Managing TAYplans Assets
- Policy 8: Green Networks

Perth and Kinross Local Development Plan 2014

- 11 The Local Development Plan (LDP) was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

- 12 The LDP sets out a vision statement for the area and states that:

“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”

- 13 Under the LDP, the following policies are of particular importance in the assessment of this application:-

- Policy NE3: Biodiversity
- Policy NE4: Green Infrastructure
- Policy ER2 Electricity Transmission Infrastructure
- Policy ER5: Prime Agricultural Land
- Policy ER6 Managing Future Landscape Change to Conserve, Enhance the Diversity and Quality of the Areas Landscapes.
- Policy EP2 New Development and Flooding
- Policy EP3: Water Environment and Drainage
- Policy EP4: Health and Safety Consultation Zones
- Policy EP5: Nuisance from Artificial Light and Light Pollution

OTHER POLICIES

- 14 The following supplementary guidance and documents are of particular importance in the assessment of this application:-

- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014

Proposed Perth and Kinross Local Development Plan 2 (LDP2)

- 15 The Proposed LDP2 2017 represents Perth & Kinross Council's settled view in relation to land use planning and is a material consideration in determining planning applications. The Proposed LDP2 is considered consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. It is now the subject of an Examination Report (published 11 July 2019). This includes the Reporter's consideration of issues and recommended modifications to the Plan, which are largely binding on the Council. It is therefore anticipated that they will become part of the adopted Plan; however, this is subject to formal confirmation. The Council is progressing the Proposed Plan (as so modified) towards adoption which will require approval by the Council and thereafter submission to the Scottish Ministers. It is expected that LDP2 will be adopted by 31 October 2019. The Proposed LDP2, its policies and proposals are referred to within this report where they are material to the recommendation or decision.

PLANNING SITE HISTORY

- 16 [11/00005/PAN](#) Formation of a 6 hectare 275/400kV substation, including site access, site drainage, landscaping and construction of laydown areas. PAN decision issued 17 May 2011
- 17 [12/00948/FLM](#) Erection of a new 400/275 kV electricity substation and associated works including landscaping and access tracks. Approved by Development Management Committee (Decision issued 12 December 2012).
- 18 [12/01393/FLL](#) Erection of tower and timber structures. Approved under Delegated Powers 15 October 2012.
- 19 13/00858/OHL Installation of East Coast 400 kV reinforcement project. No objection lodged 26 June 2013.
- 20 [14/01915/FLL](#) Road widening, formation of stairs and demolition of railway bridge | Land 450 Metres North West Of Haughend Farm Meigle. Approved under Delegated Powers 23 December 2014.
- 21 [14/01949/FLM](#) Renewal of permission (12/00948/FLM) erection of a new 400/275kV electricity substation and associated works including landscaping and access tracks. Approved by Full Council (Decision issued 26 February 2015).

- 22 [18/00200/FLN](#) Section 42 of the Town and Country Planning (Scotland) Act 1997 to modify condition 3 (landscaping) of planning permission 12/00948/FLM (Erection of an electricity substation, formation of landscaping, access tracks and associated works). Approved by Full Council (Decision issued 20 June 2018).
- 23 19/00921/SCRN Construction of a new 275/400kV Substation and access track.

CONSULTATIONS

- 24 As part of the planning application process the following would be consulted:-

External

- Health and Safety Executive
- Historic Environment Scotland
- Perth and Kinross Heritage Trust
- RSPB
- Scottish Environmental Protection Agency (SEPA)
- Scottish Natural Heritage (SNH)
- Scottish Water
- Local Community Councils

Internal

- Environmental Health
- Strategic Planning and Policy
- Transport Planning
- Structures and Flooding
- Biodiversity Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 25 The key considerations against which the eventual application will be assessed include:-
- a. Visual Impact and Landscape
 - b. Scale, Design and Layout
 - c. Relationship to Nearby Land Uses
 - d. Natural Heritage and Ecology
 - e. Water Resources and Soils
 - f. Impacts from Construction and Operational Noise
 - g. Transport Implications
 - h. Waste
 - i. Flooding and Drainage
 - j. Cultural Heritage
 - k. Light Pollution

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

26 In the absence of an EIA, the following supporting documents will need to be submitted with any planning application;

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Transport Statement/Assessment
- Flood Risk and Drainage Assessment
- Phase 1 Habitat Survey including protected species and breeding birds
- Sustainability Assessment
- Noise and Air Quality Assessment
- Construction Environment Management Plan

CONCLUSION AND RECOMMENDATION

27 This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application which may be lodged in respect of this development and members are recommended to note these key issues and advise officers of any other issues which they consider should be included as part of the application and assessment.

Background Papers: None

Contact Officer: Callum Petrie

Date: 15 August 2019

DAVID LITTLEJOHN
HEAD OF PLANNING AND DEVELOPMENT

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