

Perth and Kinross Council
Planning and Placemaking Committee – 10 January 2024
Pre-Application Report by Strategic Lead – Economy, Development and Planning
(Report No. 24/15)

PROPOSAL: Development of wind farm comprising installation of 8 turbines (up to 48 MW), formation of access road with passing places, ancillary development including crane hard standings at turbine bases, substation, storage compound, formation of a temporary construction compound, laydown area and associated works

LOCATION: Land 1.5KM North East of Earnieside Farmhouse, Dunning Glen, Dollar

Ref. No: [23/00018/PAN](#)

Ward No: **P8- Kinross-shire**

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for development of wind farm comprising installation of 8 turbines (up to 48 MW), formation of access road with passing places, ancillary development including crane hard standings at turbine bases, substation, storage compound, formation of a temporary construction compound, laydown area and associated works on land 1.5KM North East of Earnieside Farmhouse, Dunning Glen, Dollar, FK14 7LB. 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 24 October 2023. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in respect of a major development for a wind farm comprising installation of 8 turbines (up to 48 MW), formation of access road with passing places, ancillary development including crane hard standings at turbine bases, substation, storage compound, formation of a temporary construction compound, laydown area and associated works. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 This 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 (EIA)

- 3 Due to the scale of the proposal it will require to be screened as to whether the proposal is an EIA development under the EIA 2017 Regulations. A screening request is required to be submitted by the applicant.

PRE-APPLICATION PROCESS

- 4 The PoAN (reference **23/00018/PAN**) confirmed that two public exhibitions will be held at Carnbo Village Hall, Carnbo, Kinross, KY13 0NS on 14 November 2023 and 23 January 2024 between 3.30pm and 7.30pm and two public exhibitions at Dunning Village Hall, Auchterarder Road, Dunning, Perth, PH2 0RJ on 15 November 2023 and 24 January 2024 between 3.30pm and 7.30pm. The MP, MSP's and Ward Councillors for Kinross-shire, Strathallan and Almond and Earn Wards have been notified. We also note the following Community Councils have been notified; Fossoway and District, Milnathort and Orwell, Auchterarder and District, Muckhart, Dunning, Earn, Kinross, Blackford, Glenfarg, Cleish and Blairadam, Dollar, Saline and Steelend, Kelty, Tillocoultry, Coalsnaughton and Devonside, and Clackmannan. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

DEVELOPMENT PLAN

- 5 The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

- 6 The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.
- 7 NPF4 was adopted on 13th February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
- 8 The Council's assessment of this application has considered the following policies of NPF4:
 - Policy 1: Tackling the Climate and Nature Crisis
 - Policy 2: Climate Mitigation and Adaptation
 - Policy 3: Biodiversity
 - Policy 4: Natural Places
 - Policy 5: Soils
 - Policy 6: Forestry, Woodland and Trees
 - Policy 7: Historic Assets and Places
 - Policy 11: Energy
 - Policy 13: Sustainable Transport
 - Policy 14: Design, Quality and Place

- Policy 20: Blue and Green Infrastructure
- Policy 21: Play, Recreation and Sport
- Policy 22: Flood Risk and Water Management
- Policy 23: Health and Safety
- Policy 25: Community Wealth Building
- Policy 26: Business and Industry
- Policy 29: Rural Development

Perth and Kinross Local Development Plan 2019

- 9 The Local Development Plan 2 (2019) (LDP2) 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.” It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal relevant policies are, in summary;

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 1C: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 6: Settlement Boundaries
- Policy 8: Rural Business and Diversification
- Policy 15: Public Access
- Policy 26B: Scheduled Monuments and Archaeology: Archaeology
- Policy 31: Other Historic Assets
- Policy 32: Embedding Low & Zero Carbon Energy Generating Technology in New Development
- Policy 33A: Renewable and Low Carbon Energy: New Proposals for Renewable and Low-Carbon Energy
- Policy 33D: Renewable and Low Carbon Energy: Spatial Framework for Wind Energy
- Policy 35: Electricity Transmission Infrastructure
- Policy 38B: Environment and Conservation: National Designations
- Policy 38C: Environment and Conservation: Local Designations
- Policy 39: Landscape
- Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 46A: Loch Leven Catchment Area
- Policy 46B: Loch Leven Catchment Area
- Policy 51: Soils
- Policy 52: New Development and Flooding
- Policy 53C: Water Environment and Drainage: Surface Water Drainage
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 58A: Contaminated and Unstable Land: Contaminated Land

- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals
- Policy 61: Airfield Safeguarding

OTHER POLICIES

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

- [Supplementary Guidance - Airfield Safeguarding](#) (adopted in 2020)
- [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#) (adopted in 2021)
- [Supplementary Guidance - Forest & Woodland Strategy](#) (adopted in 2020)
- [Supplementary Guidance - Green & Blue Infrastructure](#) (adopted in 2020)
- [Supplementary Guidance - Landscape](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)
- [Planning Guidance - Loch Leven SPA, the Dunkeld-Blairgowrie Lochs SAC and the River Tay SAC](#)
- [Planning Guidance - Planning & Biodiversity](#)
- [Supplementary Guidance - Renewable & Low Carbon Energy](#) (draft)
- Perth and Kinross Community Plan 2013/2023
- Perth and Kinross Local Transport Strategy (2010)

NATIONAL GUIDANCE

11 The Scottish Government expresses its planning policies and guidance through the National Planning Framework, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Planning Advice Notes

12 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:-

- PAN 1/2011 Planning and Noise
- PAN 2/2011 Planning and Archaeology
- PAN 3/2010 Community Engagement
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 73 Rural Diversification
- PAN 75 Planning for Transport
- PAN 79 Water and Drainage

PLANNING SITE HISTORY

13 [04/00938/FUL](#) - Installation of a 50m wind monitoring mast for a period of 5 years on land on Mellock Hill, North of Craighead Farm, Carnbo, Kinross, approved 15 October 2004.

- 14 [04/02000/FUL](#) - Construction of a wind farm consisting of 24 turbines and ancillary development, including access tracks, temporary hardstandings, wind monitoring mast and site control building, Mellock Hill Wind Farm, Carnbo, Kinross, refused 20 June 2005.
- 15 [05/01585/FUL](#) - Development of a 14 turbine windfarm and associated infrastructure including access tracks, wind monitoring mast, temporary hardstanding, control building, temporary laydown area and excavation of borrow pits, Mellock Hill, Crook of Devon, Kinross, refused 13 December 2005.
- 16 [07/02057/FUL](#) - Formation of new access to public road at Earnieside Farm, Glendevon, approved 7 December 2007.
- 17 [17/00634/FLL](#) - Installation of telecommunications mast, formation of access track and associated equipment, Brunt Hill Wood, Dunning Glen, approved 6 June 2017.
- 18 [22/02148/CONSUL](#) - Request for Consultation (Scoping Opinion), Brunt Hill Wind Farm, North West of Milnathort, closed 16 February 2023.

CONSULTATIONS

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

External

- Scottish Environment Protection Agency
- NatureScot
- Perth and Kinross Heritage Trust
- Fossoway and District Community Council
- Milnathort and Orwell Community Council
- Auchterarder and District Community Council
- Muckhart Community Council
- Dunning Community Council
- Earn Community Council
- Kinross Community Council
- Cleish and Blairadam Community Council
- Blackford Community Council
- Glenfarg Community Council
- Dollar Community Council
- Saline and Steelend Community Council
- Kelty Community Council
- Tillycoultry, Coalsnaughton and Devonside Community Council
- Clackmannan Community Council
- Dundee Airport
- Edinburgh Airport
- Ministry of Defence – Wind Team
- National Air Traffic Services
- Civil Aviation Authority

- RSPB
- Scottish Water

Internal

- Environmental Health – Private Water Team, Noise and Contaminated Land
- Community Greenspace including Access
- Transportation and Development
- Structures and Flooding
- Biodiversity Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 20 The key considerations against which the eventual application will be assessed include:
- a. Visual Impact
 - b. Scale, Design and Layout
 - c. Relationship to Nearby Land Uses
 - d. Natural Heritage and Ecology
 - e. Landscape
 - f. Water Resources and Soils
 - g. Air Quality
 - h. Transport Implications
 - i. Tourism and Economy
 - j. Impact on Agriculture
 - k. Archaeology and Cultural Heritage

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 21 Should an EIA Report not be required the following supporting documents will need to be submitted with any planning application:
- Planning Statement
 - Design and Access Statement
 - Pre-Application Consultation (PAC) Report
 - Leisure/Economic Impact Assessment
 - Transport Assessment
 - Flood Risk and Drainage Assessment
 - Landscape and Visual Impact Assessment
 - Tree and Woodland Survey
 - Habitat Survey
 - Archaeological Assessment
 - Sustainability Assessment
 - Noise Assessment

CONCLUSION AND RECOMMENDATION

- 22 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

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Date: 21 December 2023

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