

Perth and Kinross Council
Planning & Development Management Committee – 13 March 2019
Report of Handling by Interim Development Quality Manager (Report No. 19/74)

PROPOSAL:	Formation of an energy storage compound including 15 battery storage units, inverters and transformers, a substation, ancillary equipment, store, vehicular access, track and associated works
LOCATION:	South East of Coupar Angus Substation, Pleasance Road, Coupar Angus

Ref. No: [18/00016/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 formation of an energy storage compound including 15 battery storage units, inverters and transformers, a substation, ancillary equipment, store, vehicular access, track and associated works at land South East of Coupar Angus Substation, Pleasance Road Coupar Angus. 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 (PAN) on 18 December 2018. The purpose of this report is to inform the Planning & Development Management Committee of a potential forthcoming planning application in respect of this major development. This Report identifies main issues and supporting information that that may be required to support any planning application and offers the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 This PAN seeks to formally establish a major development comprising the formation of an energy storage compound including 15 battery storage units, inverters and transformers, a substation, ancillary equipment, store, vehicular access, track and associated works for battery storage up to 49.9 MW capacities. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions or the submission of a formal application.

ENVIRONMENTAL IMPACT ASSESSMENT

- 3 Due to the scale and nature 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 is required to be submitted by the applicant.

PRE-APPLICATION PROCESS

- 4 The Proposal of Application Notice (reference 18/00016/PAN) confirmed that a public exhibition was held at Coupar Angus Council Chambers on the 31st January 2019. Coupar Angus, & Bendochy Community Council have been notified. It was recommended that, based on the volume of attendance and interest in the proposed project, a further follow up event is held locally, which also benefits from full accessibility. 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:-
 - Sustainability: paragraphs 24 – 35
 - Placemaking: paragraphs 36 – 57
 - Promoting Rural Development: paragraphs 74 – 91
 - Supporting Business and Employment: paragraphs 92 – 108
 - Delivering Heat and Electricity: paragraphs 152 – 173
 - Valuing the Natural Environment : paragraphs 193 – 218
 - Managing Flood Risk and Drainage: paragraphs 254 – 268
- 8 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:-
 - 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
- Climate Change Plan: Third Report on proposals and policies 2018-2032
- The future of energy in Scotland: Scottish Energy Strategy (December 2017)

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:
- 10 *“By 2032 the TAYplan region 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”*
- 11 The following sections of the TAYplan 2016 are of particular importance in the assessment of this application:-

Policy 7: Energy, Waste and Resources

- 12 Development proposals should ensure that all areas of search, sites and routes for energy, waste and resource management infrastructure have been justified.

Perth and Kinross Local Development Plan 2014

- 13 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.
- 14 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.”
- 15 Under the LDP, the following policies are of particular importance in the assessment of this application:-
 - PM1A – Placemaking
 - PM1B – Placemaking
 - PM3 – Infrastructure Contributions
 - PM4 – Settlement Boundaries
 - ED3 – Rural Business and Diversification
 - TA1 – Transport Standards and Accessibility Requirements

- CF1 – Open Space Retention and Provision
- CF2 – Public Access
- NE3 – Biodiversity
- ER1 – Renewable and Low Carbon Energy Generation
- ER5 – Prime Agricultural Land
- ER6 – Managing Future Landscape Change
- EP1 – Climate Change, Carbon Reduction and Sustainable Construction
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP8 – Noise Pollution

OTHER POLICIES

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

- Developer Contributions Supplementary Guidance April 2016
- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014

Proposed Perth and Kinross Local Development Plan 2 (LDP2)

- 17 Perth & Kinross Council is progressing with preparation of a new Local Development Plan to provide up-to-date Development Plan coverage for Perth & Kinross. When adopted, the Perth & Kinross Local Development Plan 2 (LDP2) will replace the current adopted Perth & Kinross Local Development Plan (LDP). The Proposed Local Development Plan 2 (LDP2) was approved at the Special Council meeting on 22 November 2017.
- 18 The representations received on the Proposed LDP2 and the Council's responses to these were considered at the Special Council meeting on 29 August 2018. The unresolved representation to the Proposed Plan after this period is likely to be considered at an Examination by independent Reporter(s) appointed by the Scottish Ministers, later this year. The Reporter(s) will thereafter present their conclusions and recommendations on the plan, which the Council must accept prior to adoption. It is only in exceptional circumstances that the Council can elect not to do this.
- 19 The Proposed LDP2 represents Perth & Kinross Council's settled view in relation to land use planning and as such it is a material consideration in the determination of planning applications. It sets out a clear, long-term vision and planning policies for Perth & Kinross to meet the development needs of the area up to 2028 and beyond. The Proposed LDP2 is considered consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. However, the outcome of the Examination could potentially result in modifications to the Plan. As such, currently limited weight can be given to its content where subject of a representation, and the policies and proposals of the plan are only referred to where they would materially alter the recommendation or decision.

PLANNING SITE HISTORY

- 20 There has been a pre-application enquiry on the site and a planning application was submitted and subsequently returned in 2018 (18/01672/FLL), when it was established the proposal exceeded the threshold as a major planning application, which led to the requirement for a PAN. Otherwise there is no known planning history for the proposed site in relation to considered and assessed planning applications.

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency (SEPA)
- Scottish Natural Heritage (SNH)
- Royal Society for Protection of Birds (RSPB)
- Scottish Water
- Health and Safety Executive
- Perth and Kinross Heritage Trust
- Coupar Angus and Bendochy Community Council

Internal

- Environmental Health
- Strategic Planning and Policy
- Developer Negotiations Officer
- Community Greenspace (including Access)
- Transport Planning
- Structures and Flooding
- Biodiversity Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 22 The key considerations against which the eventual application is likely to be assessed include:-
- a. Site selection justification
 - b. Alternative site consideration
 - c. Landscape and Visual Impact
 - d. Scale, Design and Layout
 - e. Relationship to Nearby Land Uses (particularly Coupar Angus)
 - f. Natural Heritage and Ecology
 - g. Water Resources and Soils
 - h. Flooding and drainage
 - i. Noise Pollution
 - j. Transport Implications

- k. Economic and Infrastructure impact
- l. Impact on Agriculture

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 23 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
 - Economic Impact Assessment
 - Transport Assessment
 - Flood Risk and Drainage Assessment
 - Landscape and Visual Impact Assessment
 - Habitat Survey
 - Sustainability Assessment
 - Noise Assessment
- 24 If an EIA Report is required, the necessary topics within the assessment will be determined through the EIA Scoping process. This would likely include at least some if not all of the above.

CONCLUSION AND RECOMMENDATION

- 25 This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application 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 – Ext 01738 475353**
Date: 28 February 2019

ANNE CONDLIFFE
INTERIM DEVELOPMENT QUALITY MANAGER

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