

Perth and Kinross Council  
Planning & Development Management Committee – 9 March 2021  
Pre-Application Report by Head of Planning and Development (Report No. 21/31)

Formation of an energy storage facility comprising control building, battery storage container units, ancillary equipment, parking, boundary treatments, landscaping and associated works at Shindour Feddal Hill Wood, Braco

Ref. No: [20/00013/PAN](#)  
Ward No: P7 - Strathallan

### **Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for Formation of an energy storage facility comprising control building, battery storage container units, ancillary equipment, parking, boundary treatments, landscaping and associated works at Shindour Feddal Hill Wood, Braco.

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 2 December 2020. The purpose of this report is to inform the Planning and Development Management Committee of a forthcoming planning application in respect of a major development for Shindour Feddal Hill Wood, Braco for; formation of an energy storage facility comprising control building, battery storage container units, ancillary equipment, parking, boundary treatments, landscaping 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 scale and design of the development will be arrived at during ongoing 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 is required to be submitted by the applicant.

## **PRE-APPLICATION PROCESS**

- 4 The PoAN confirmed that an online public exhibition was held on 14 January 2021. The Ward MP, MSP, Councillors, and Braco and Greenloaning Community Council, have been notified. 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 2020**

- 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: 24 – 35
- Placemaking: 36 – 57
- Promoting Rural Development: 74 – 91
- Supporting Business and Employment: 92 – 108
- Delivering Heat and Electricity: 152 - 174
- Valuing the Natural Environment: 193 – 218
- Maximising the Benefits of Green Infrastructure: 219 – 233
- Managing Flood Risk and Drainage: 254 – 268
- Promoting Sustainable Transport and Active Travel: 269 – 291

- 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 Natural Heritage
- PAN 61 Planning and Sustainable Urban Drainage Systems

- PAN 73 Rural Diversification
- PAN 75 Planning for Transport
- PAN 79 Water and Drainage
- Energy Storage Planning Advice

## **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 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”*

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

- Policy 2: Shaping Better Quality Places
- Policy 7: Energy, Waste and Resources
- Policy 8: Green Networks
- Policy 9: Managing TAYplan’s Assets

### **Perth and Kinross Local Development Plan 2019**

- 11 The Local Development Plan 2 (LDP2) was adopted by Perth and Kinross Council on 29 November 2019. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 12 The 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.”*
- 13 Under the LDP, the following policies are of particular importance in the assessment of this application:
- Policy 1: Placemaking
  - Policy 2: Design Statements
  - Policy 15: Public Access
  - Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
  - Policy 33: Renewable and Low Carbon Energy
  - Policy 35: Electricity Transmission Infrastructure
  - Policy 39: Landscape
  - Policy 40: Forestry, Woodland and Trees
  - Policy 41: Biodiversity

- Policy 42: Green Infrastructure
- Policy 52: New Development and Flooding
- Policy 53: Water Environment and Drainage
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 60: Transport Standards and Accessibility Requirements

## **OTHER POLICIES**

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

- Placemaking Supplementary Guidance March 2020

## **PLANNING SITE HISTORY**

- 15 The following planning history is considered relevant:

[05/01911/FUL](#) Construction of 275/33kv electricity substation, associated building and temporary storage areas, site huts, upgrading/widening works to existing private access road and improvements to junction where access road meets the B8033. Approved April 2006.

[13/01036/FLL](#) Formation of a temporary works compound and topsoil storage area. Approved July 2013.

[14/01758/FLL](#) Retention of temporary access track constructed as part of Beaully-Denny overhead power line. Approved December 2014.

[15/00470/FLL](#) Erection of substation control building, formation of access road and associated works. Approved June 2015.

[16/01719/PN](#) Formation of a forestry track. Approved November 2016.

[17/01810/FLL](#) Formation of an energy storage facility, vehicular access and associated works. Approved November 2017.

## **CONSULTATIONS**

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

### **External**

- Scottish Environmental Protection Agency (SEPA)
- NatureScot
- Scottish Water
- Transport Scotland
- Scottish Forestry
- Braco and Greenloaning Community Council

## **Internal**

- Environmental Health
- Strategic Planning and Policy
- Developer Negotiations Officer
- Community Greenspace
- Transport Planning
- Structures and Flooding
- Biodiversity/Tree Officer

## **KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED**

- 17 The key considerations against which the eventual application will be assessed include:
- a. Principle
  - b. Need
  - c. Visual Impact
  - d. Scale, Design and Layout
  - e. Relationship to Nearby Land Uses
  - f. Natural Heritage and Ecology
  - g. Landscape
  - h. Water Resources and Soils
  - i. Noise
  - j. Transport Implications
  - k. Impact on woodland

## **ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED**

- 18 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
  - Transport Statement
  - Drainage Assessment
  - Visual Impact Assessment
  - Tree and Woodland Survey
  - Habitat Survey
  - Sustainability Assessment
  - Grid Connection Site Survey
  - Construction Traffic Management Plan

## **CONCLUSION AND RECOMMENDATION**

- 19 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: 25 February 2021

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**HEAD OF PLANNING & DEVELOPMENT**

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