

CHX Planning Local Review Body - Generic Email Account

From: Louise Howard <[REDACTED]>
Sent: 20 May 2015 21:53
To: CHX Planning Local Review Body - Generic Email Account
Subject: Re: TCP/11/16(341)

Objection stands - The proposal would have unacceptable negative impacts on landscape and visual quality of the area. The location is a prominent hill above the village and the wind turbines would dominate the views to the ochils from Dunning and surrounding areas, overshadowing the village affecting residents and visitors alike. The impact on local residents and visitors is not acceptable. Furthermore the location does not comply with the Development Plan, anything but a refusal would undermine this plan, the planning process and the professional decision of the planning department who have recommended refusal of this application.

Regards, Louise Howard

Sent from my iPad

CHX Planning Local Review Body - Generic Email Account

From: [REDACTED]
Sent: 24 May 2015 20:48
To: CHX Planning Local Review Body - Generic Email Account
Subject: Re: TCP/11/16(341)

To Planning Review Body - re Knowes Farm Dunning - Application for erection of wind turbines - 14/00837/FLL,TCP/11/16(341)

Thank you for informing me of the additional information provided by the applicant for consideration by the Local Review Body.

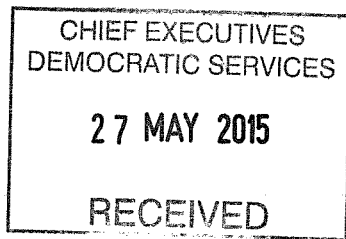
Having considered the arguments put forward in the additional information, it remains my view that the proposed development will be visually intrusive in an area of the Ochil Hills which is currently free of man made intrusions. I cannot agree with the developers submission that the scale of development is in keeping with the environment - these turbines will be visible for miles, and significantly degrade the environs of Dunning and the broader area.

I cannot believe that the access route proposed is possible for long loads - there is a very restricted bridge near the south end which would require significant investment to cope with the traffic proposed.

As a passing final point, the applicant seeks to suggest that the farm is not viable without this development. It seems to have functioned for the last six generations of the family without the additional subsidy which this development would provide.

For all the reasons stated in the original refusal, I trust that the Review Body will refuse this application and leave this part of the Ochils in its natural state to be enjoyed in the future unsullied by the industrialisation of wind turbines.

Archie Jamieson



Meadowland,
Newton of Pitcairns,
Dunning,
Perth PH2 0SL
Tel: 01764 684521
Mob: 07831 534407
Email: [REDACTED]
24th May 2015

Perth & Kinross Local Review Body,
The Atrium,
137 Glover Street,
Perth,
PH2 0LQ

Dear Mrs. Taylor,

Town & Country Planning (Scotland) Act 1997
The Town & Country Planning (Schemes of Delegation & Local Review Procedure) (Scotland) Regulations 2013
TCP/11/16(341) - Planning Application Ref: 14/0837/FLL - Erection of 9 turbines and associated infrastructure, Knowes Farm, Dunning - Knowes Renewables LLP

Thank you for your letter of 20th May 2015, informing me of the additional information that has now been supplied by the applicant in respect of this planning application.

Environmental Statement Volume 3: Figures

This cannot be regarded as accurate as it still contains Viewpoint 2b - Dunning, showing the area of forestry known as Kippen Hill. This has been clear felled as I pointed out in my letter of 22nd February 2015 to the Perth & Kinross Local Review Body.

When the Perth & Kinross Local Review Body make their unaccompanied site visit they will be able to see how prominent some of the proposed turbines would be and how they would dominate the skyline, not just from Viewpoint 2b but from all the residential properties on the south-west side of Newton of Pitcairns and many other properties in Dunning. It is disappointing that the applicant has not considered an up-to-date photograph, or other viewpoints in and around Dunning from which to take photographs of the proposed site with wireframes, as they would have clearly demonstrated the imposing nature of such a development.

Back Hill of Kippen, Drummond's Top and Casken Hill are three of the highest points that are visible from the south west side of Dunning and the placing of turbines around these elevated areas would be visually unacceptable in respect of the Dunning Conservation Area, St. Serf's Church and a great many residential properties in the village of Dunning.

I, therefore, maintain my objections to this proposal as contained in my letter of 22nd February 2015.

Yours sincerely,

Colin H. Young

CHX Planning Local Review Body - Generic Email Account

From: johnsmithandson [REDACTED]
Sent: 27 May 2015 10:12
To: CHX Planning Local Review Body - Generic Email Account
Subject: Re: TCP/11/16(341)

Re planning application 14/00837/FLL review.

I would wish to know that my concerns about the proximity of the windmill structures to the water springs that feed Kippen House and 4 other properties [re my original e. mail] and other points raised at that time, will be addressed at the next review.

Yours Faithfully,
John Smith.

GS/870/IK

**Proposed Knowes Farm Wind Farm
Dunning, Perth and Kinross
Muirden Energy LLP per Knowes Renewables LLP**

PKC Planning Application 14/00837/FLL

LRB: TCP/11/16(341)

LRB SUBMISSION

On behalf of Mr Bill Thomson

Submitted June 2015

Ian Kelly MRTPI, Head of Planning, Graham and Sibbald, Perth

Email: ikelly@g-s.co.uk

Introduction

1. This submission to the LRB in connection with the Review of the decision to refuse planning permission for the proposed wind farm at Knowes Farm, Dunning has been prepared on behalf of Mr Bill Thomson of Old House of Orchil, Braco.
2. This LRB submission has been prepared by Ian Kelly MRTPI, Head of Planning at Graham and Sibbald. Ian has extensive experience of assessing wind farm and wind turbine applications in both Scotland and England.
3. An objection was submitted in respect of this proposal at the planning application stage in June 2014. The full detail of that objection remains valid. It concluded that the planning application proposal for a nine turbine wind farm at Knowes Farm, Dunning had been assessed as not complying with the relevant policy provisions. The presumption, in law, was therefore for refusal of planning permission. The material considerations did not change this conclusion. The Council was therefore respectfully requested to refuse planning permission for this wind farm on the basis that the development is not in accordance with the Development Plan.

The determination of the application

4. The application was determined under delegated powers. A comprehensive and detailed report was prepared that had full regard to the submitted ES and to the extensive responses, both consultee responses and objections, to the application. The report, following extensive critical comment about the application proposals and the quality of the supporting material (including the visualisations), and having noted the SNH concerns on cumulative landscape and visual impacts, concluded that the application was contrary to the Development Plan and should be refused for 4 reasons (in short):
 - a. Landscape impact
 - b. Visual impact
 - c. Cumulative landscape and visual impact
 - d. Various failings in the submitted ES leading to underassessment of impacts

5. The full report is considered to be still fully correct and is commended to the LRB.

The Notice of Review

6. The Notice of Review was submitted on 6th February 2015. A short report was lodged but this did not fully respond to the inadequacies in the application supporting material.

Consideration by the LRB

7. At its meeting on 31st March 2015 the LRB agreed that more information was needed in order to determine the Review. The minute and subsequent letter to the applicants requested additional information. However, the specification of the request seemed to just relate to the ES as previously lodged and to a request for “elevation drawings of the 44 and 55m turbines”. In fact the proposed turbines are two at 70m high and 7 at 81m high.
8. The previously submitted ES material was then logged onto the LRB case site and parties notified.

Conclusion and Submission

9. Given what is set out above there is no new supporting Environmental Information for the proposed wind farm. All that is there is the previous material that has already been reviewed and commented on by objectors and by statutory consultees. It is the same material that was criticised and evaluated by the Planning Officer in his comprehensive Report of handling that lead to the clear decision of a refusal of planning permission.
10. It is respectfully submitted that there is no information that would provide any material justification for setting aside the decision of the Planning Officer.

[END]

CHX Planning Local Review Body - Generic Email Account

From: Angus Elder <Angus.Elder@duncanfarms.co.uk>
Sent: 08 June 2015 12:10
To: CHX Planning Local Review Body - Generic Email Account
Subject: RE: TCP/11/16(341)

Hi Audrey,

In response to the submitted comments, Knowes Renewables LLP would like to respond to the concerns raised over the private water supply that serves Kippen House and four other properties.

The Private Water Supply Risk Assessment carried out by Eco-Fish Consultants and included in the submitted Environmental Statement suggests mitigation measures that would be effective at ensuring that there would be no impacts to Private Water Supplies. In particular, Knowes Renewables LLP can confirm that they would apply measures from a site specific Pollution Prevention Plan to reduce and eliminate groundwater pollution, as well as implement a Private Water Supply Water Quality Monitoring Plan before, during and after construction. Following these best practice procedures would ensure that no negative effects occur as a consequence of the development to local resident water quality.

I would be grateful if these comments could be shown to address those concerns received at the Local Review Body meeting.

Knowes Renewables LLP have no further comments to make on the submitted representations as they have been addressed in the Notice of Review. Please accept this as our response and we would be grateful if you could proceed to determine the application at the soonest possible Local Review Body Meeting.

Regards,

Angus Elder

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Balquhandy Farm Cottage
Dunning
Perth
PH2 0RB

9th June 2015

Perth and Kinross Council
Planning Department
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Objection to "Erection of a wind farm and associated infrastructure, Knowes Farm, Dunning, PH2 0RB". Associated Reference No. 14/00837/FLL.

Review reference: Case TCP/11/16(341)

The notice of review statement for **Case TCP/11/16(341)** contains no new information relating to the planning application and therefore does not address the reasons for refusal outlined in the council's original decision letter. As far as I can see, the only new information in the document relates to the "community benefit" fund (see section 3.3) but this is not a planning matter and therefore should not be considered as part of the appeal decision.

As an aside, I was unable to find "Elevation Drawings of the 44 and 55m turbines" in any of the documentation available at <http://www.pkc.gov.uk/article/10554/Case-TCP1116341>. This document was requested by the Local Review Body in the letter dated 5th May 2015. It is possible this is a mistake because neither the original application nor the subsequent notice of review statement make any reference to turbines of this height.

I therefore restate my objection and urge the Local Review Body to dismiss the appeal based on the following grounds:

1. Landscape / Visual Impact

In *Supplementary Planning Guidance for Wind Energy Proposals in Perth & Kinross*, Guideline 1 (pp. 10-11) states "A commercial or community wind farm or cluster is unlikely to be acceptable on prominent ridges, hills or sensitive skylines in or within 5km of ... Settlements, ... , major tourist routes (including the A9).".

The *Scottish Planning Policy*, paragraph 190 also states "A separation distance of up to 2km between areas of search [for potential wind turbine sites] and the edge of cities, towns and villages is recommended to guide developments to the most appropriate sites and to reduce visual impact."

a) The proposed site is situated approximately 2km from the edge of Dunning (a conservation village with a population of 1,000). The turbines would be highly visible from many locations in and around the village.

b) The proposed site is situated approximately 5km from the nearest section of the A9, one of the busiest roads in Scotland. The turbines will be significantly visible to drivers for approximately 15km between Auchterarder and Perth. The turbines will also be visible for a similar distance on the train line.

In *Supplementary Planning Guidance for Wind Energy Proposals in Perth & Kinross*, Guideline 2 (pp. 12-13) states "A commercial or community wind farm or cluster is unlikely to be acceptable within 20 times the height to blade tip of: houses and settlements, ... , Scheduled Ancient Monuments, ...".

c) There are approximately 20 properties within 2km of the proposed site. It's also worth noting that Kippen House, 2km from the proposed site, is home to 30 residents and as stated above, the edge of Dunning is a similar distance away. As well as loss of visual amenity, these houses will be subjected to significant noise pollution (particularly the properties within 1km).

d) The historically significant Gray Stone (an Ancient Monument) is within 1km of the proposed site.

2. Cumulative Impact

In *Supplementary Planning Guidance for Wind Energy Proposals in Perth & Kinross*, Guideline 3 (pp. 15) states "A commercial or community wind farm, cluster or turbine when located within 40km of another is unlikely to be acceptable where it has not been demonstrated, to the satisfaction of the Council, that the cumulative landscape and visual impact will be slight or not significant".

a) There are already 3 commercial wind farms within the Ochils: Lochelbank (approximately 9km from the proposed site); Green Knowes (6km); and Burnfoot Hill (13km). Driving North on the A9, the wind farms at Braes of Doon and Burnfoot Hill already combine to create a landscape where turbines are a dominant feature.

b) It is clear the proposed wind farm at Knowes Farm would cause significant cumulative impact for vast areas of Strathean given the existing wind farm at Burnfoot Hill.

c) There is a precedent for rejecting commercial wind turbines in the Ochils due to the cumulative impact (e.g. Tillyrie). The same argument should be used to reject this application given the proposed development would erode the separation between Burnfoot Hill, Green Knowes and Lochelbank thus creating a landscape where turbines become the dominant feature.

d) A previous application for a wind farm in this location (05/01043/FUL) was refused after a public enquiry. The area is simply not suitable for a wind farm. If this new application is approved, the public money spent on the original process will have been wasted.

3. Road Infrastructure

The only access to the proposed site is via the winding B934 which is in poor condition and has few passing places. The road is also extremely popular with cyclists. With this in mind, it isn't feasible to safely transport the turbines and related infrastructure to the site.

For the reasons stated above, I believe planning application 14/00837/FLL should be refused and the subsequent appeal dismissed.

Yours Faithfully,

Innes Martin

CHX Planning Local Review Body - Generic Email Account

From: Angus Elder <Angus.Elder@duncanfarms.co.uk>
Sent: 15 June 2015 09:35
To: CHX Planning Local Review Body - Generic Email Account
Subject: RE: TCP/11/16(341)

Hi Audrey,

In response to the representation from Innes Martin, Knowes Renewables LLP would like to stress to the Local Review Body that each planning application should be assessed on its individual merits. In the representation there are references to past planning applications in the local and wider area that differ greatly to the proposal at Knowes and their decisions are not relevant to this application.

Other points raised relating to landscape and visual effects have been addressed in the Notice of Review, whilst the acceptability of effects to the local transport network, cultural relics and the local noise environment have each been considered by statutory and non-statutory consultees during the planning process and no objections were raised. These aspects of the application are not relevant to this review process.

Please accept this e-mail as Knowes Renewables LLP's response and we would be grateful if we could be heard at the next available Local Review Body meeting.

Regards,

Angus Elder

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