

**THE HIGHLAND COUNCIL**

**NORTH PLANNING APPLICATIONS COMMITTEE –  
25 March 2014**

Agenda Item	5.1
Report No	PLN/021/14

**13/02682/FUL: Wind Harvest Ltd  
Land 978M SE Of 2 Lochend Holding, Barrock  
Supplementary Report No.1**

**Report by Area Planning Manager**

**SUMMARY**

**Description:** Erection of 4 no 2300kw wind turbines with a height to tip of 99.5m, height to hub of 64m, rotor diameter of 71m and associated infrastructure.

**Recommendation - REFUSE**

**Ward:** 4 – Landward Caithness

**Development category:** Local

**Pre-determination hearing:** No hearing required

**Reason referred to Committee:** Supplementary report to Committee – continued item.

**1. INTRODUCTION**

1.1 Members will recall this application was previously brought to Committee in February 2014. At that meeting Members agreed to defer consideration to allow copies of visualisations to be provided by the applicant.

**2. UPDATE**

2.1 Copies of visualisations have now been provided; these will be circulated in advance of the item.

2.2 Since the meeting of 18<sup>th</sup> February, a further representation has been received from the Caithness Windfarm Information Forum who raised concern that the applicant's visualisations are not in full accordance with the Council's Visualisation Standards. This has subsequently been investigated and whilst the methodology employed to produce the visualisations differs from that recommended by the Council, it is generally felt the scape of the turbines, as presented, is appropriate and allows a determination to be made. The applicants have been made aware of the further correspondence and given the opportunity to comment. However it would be unreasonable to delay determination of the application given the

recommendation is one of refusal. Members are asked to note this aspect with regard to this. It is therefore considered that the visualisations provide a sufficiently accurate basis on which a sound judgement on visual impact can be made.

- 2.3 Members may also wish to note that, since the meeting of 18<sup>th</sup> February, an appeal has been lodged with the DPEA by the developers of the proposed Lyth Wind Farm, a 10 turbine development located within 5km south-east of the Lochend proposal which was refused under delegated powers in November 2013. Members are asked to specifically note that the outcome of this application will however become a material consideration in the determination of the Lyth appeal.

### **3. RECOMMENDATION**

- 3.1 Members are asked to note the points outlined above. As outlined in the full report to Committee, it is recommended that planning permission is refused.

Signature: Dafydd Jones  
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