

Agenda Item	5.2
Report No	PLS-041-21

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 15 June 2021
Report Title: 21/02329/PAN: Whirlwind Energy Storage Limited
Land 380m West of East Croftmore, Boat of Garten
Report By: Roddy Dowell

Purpose/Executive Summary

Description: Energy storage facility consisting of a compound containing up to 50 energy storage containers, electrical control building, transformers, switchgear and ancillary infrastructure

Ward: 20 – Badenoch and Strathspey

Development category: Proposal of Application Notice

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

1. BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 7th May 2021. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
 - Proposal of Application Notice
 - Location Plans
 - Site Plan

The applicant held a public consultation event online on 10th June 2021 and the proposal was advertised in the Strathspey Herald on 20th May.

- 1.4 A copy of the Proposal of Application Notice was sent to Boat of Garten Community Council, local MP, MSP and Ward Members on 14th May 2021. Information posters were also supplied to Boat of Garten Community Council.
- 1.5 Letters describing the proposal including details of the drop-in video consultation event was sent to all addresses within 1km of the site by recorded delivery on 14th May. The agent's contact details are included so that interested parties can make representations and request further information if required. Additionally, a project website has been created.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise of a compound containing up to 50 energy storage containers, electrical control building, transformers and switchgear on approximately 1ha of land. The site would be enclosed by 3m acoustic fencing and with tree planting and bunding beyond the fence.
- 2.3 Pre Application Consultation: The applicant has sought pre-application advice from the Planning Authority via the Pre-Application Advice Service for Major Developments.

3. SITE DESCRIPTION

- 3.1 The site is on land adjacent to the existing Boat of Garten substation, north of the B970 public road approximately 1.1km north east of Boat of Garten. The site will either be accessed via a new access from the B970 public road or the existing access via East Croftmore. The Speyside Way follows this stretch of road (Core Path LBS116). The site is within an area of historic flood risk. The surrounding area is rural in nature.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

4.1 Cairngorms National Park Local Development Plan 2021

- 2 – Supporting Economic Growth
- 3 – Design and Placemaking
- 4 – Natural Heritage
- 5 – Landscape
- 7 - Renewable Energy
- 8 – Open Space, Sport and Recreation
- 10 – Resources
- 11 – Developer Obligations

4.2 Cairngorms National Park Planning Guidance

- Supporting Economic Growth (non-statutory guidance)
- Design and Placemaking (non-statutory guidance)
- Natural Heritage (supplementary guidance)
- Landscape (non-statutory guidance)
- Renewable Energy
- Open Space, Sport and Recreation (non-statutory guidance)
- Resources (non-statutory guidance)
- Developer Contributions (supplementary guidance)
- Cairngorms National Park Core Paths Plan: Developing Active Places (March 2015)

4.3 Highland Council Supplementary Planning Policy Guidance

Roads and Transport Guidelines for New Developments (May 2013)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)
Highland Renewable Energy Strategy & Planning Guidelines (May 2006)
Developer Contributions (March 2013)

4.4 Scottish Government Planning Policy and Guidance

- Scottish Planning Policy (2020 revision)
- National Planning Framework 3
- Scottish Energy Strategy
- PAN 1/2011 – Planning and Noise
- PAN 1/2017 – Environmental Impact Assessment
- 2020 Routemap for Renewable Energy
- Scottish Government Energy Efficient Scotland Route Map (May 2018)

5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 5.1
- a) Development Plan;
 - b) National Policy;
 - c) Roads and Transport;
 - d) Water, Flood Risk, and Drainage;
 - e) Natural Heritage;
 - f) Protected Species;
 - g) Design and Layout;
 - h) Landscape and Visual Impact;
 - i) Access and Recreation;
 - j) Pollution including Noise and Light;
 - k) Construction Impacts;

- l) Landscaping;
- m) Phasing;
- n) Infrastructure capacity and delivery; and
- o) Any other material considerations raised within representations.

6. CONCLUSION

6.1 The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7. IMPLICATIONS

- 7.1 Resource: Not applicable
- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable
- 7.4 Climate Change/Carbon Clever: Not applicable
- 7.5 Risk: Not applicable
- 7.6 Gaelic: Not applicable

11. RECOMMENDATION

It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Signed: David Mudie
Designation: Area Planning Manager – South
Author: Roddy Dowell
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan 10121-01-FIGURE 1
Plan 2 - Location Plan 10121-01-FIGURE 2
Plan 3 - Site Plan 10121-01-FIGURE 3