

DESCRIPTION

This site comprises farmland located in open countryside about 2km north of Peterculter, 2.5km south of Westhill and 4 km south-west of Kingswells. The farm buildings at South Lasts Farm site, located to the north-east of the site, are currently accessed by a tarred private road, approximately 3m wide, leading north from the junction with the public road (Contlaw Road). Beans Hill lies approximately 1km to the east of the farm buildings, at a maximum elevation of 137m. The farm contains no rights of way or recreational paths. It is relatively devoid of natural vegetation or landscape features of special interest and is used as arable farmland and improved grassland. The field boundaries are generally defined by fencing / low drystone dykes. An area of mature / amenity deciduous woodland is located to the south of South Lasts Cottages and is designated as a Local Nature Conservation Site. The heavily trafficked B979 lies about 370m to the west of the turbine at its closest point

RELEVANT HISTORY

A screening opinion (ref 130447) has been issued in terms of the EIA regulations that formal EIA is not required for the current proposal.

Conditional planning permission for erection of a 74m high wind turbine at South Lasts Farm was granted at Committee in July 2012 (ref. 120166) and is currently being implemented on higher land approximately 750m to the east of South Lasts farmstead on the west flank of Beans Hill. Conditional planning permission for formation of a new access track from the B979 in order to enable delivery of the turbine tower was approved at Committee in March 2014 (ref. 131865).

PROPOSAL

This is an application for full planning permission to erect a single 500kw (i.e. 0.5MW) wind turbine and undertake associated development. The turbine would be located at the east end of the site. It would have an overall height of 86.5m above ground level. The rotor diameter would be 53m and the hub height 60m. The supporting column would have a maximum diameter of 3.3m at the base, narrowing to 1.3m at the turbine. It would be mounted on a buried concrete pad foundation that would be constructed on site. An access track to the turbine would be constructed from the B979 public road at the western edge of the site. The track would be located to the north of an existing field boundary and ditch and would be about 400m long. It would have a width of about 5m, rising to the east. A substation would be located about 50m to the south-west of the turbine. It would be located within a GRP housing about 8m long by 3m wide by 3m high.

Supporting Documents

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at - <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?131859>

On accepting the disclaimer enter the application reference quoted on the first page of this report.

Ecology Report; Landscape and Visual Impact assessment; Noise Assessment

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to the Planning Development Management Committee because of Community Council objection. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Projects Team – No objection;

Environmental Health – No observations;

Enterprise, Planning & Infrastructure (Flooding) - No observations;

Education, Culture & Sport (Archaeology) - Request that a condition be imposed to allow archaeological investigation of the site;

Community Council – Culter Community Council question the legitimacy of the proposal in terms of farming diversification / support. They object on the basis of local and Scottish government policy conflict and on road safety grounds, as they consider the turbine to be a distraction to drivers using the B979 and due to shadow flicker. Specific conflict with policy regarding green belt, green space network, access and informal recreation, natural heritage, landscape and renewable / wind energy development are asserted. Their comments are circulated herewith;

NERL (NATS)– No safeguarding objection;

MoD (Defence Infrastructure Organisation)– No objection;

AIA– No objection;

CAA – No objection.

BP – No objection. Request that the applicant liaises with them to ensure pipeline protection;

SHELL – No objection regarding possible impact on their pipeline.

REPRESENTATIONS

148 letters of support have been received, primarily from residents of Aberdeen and Aberdeenshire. These generally express support for renewable energy and consider that the environmental effects of the development have been adequately assessed. The economic benefit to a local farmer is also a factor expressed by many.

An objection from an adjacent Community Council has also been received. It supports renewable energy but is also concerned about piecemeal approval of turbines and their cumulative environmental impact. It considers conflict with green belt policy and adverse impact on residential amenity to be concerns. It considers that the City Council should set out its policy for further wind turbine development in the South Lasts area for public review and comment before any further approvals.

Two letters of objection have been received, both from local residents. The general concerns identified are

1. visual / landscape impact (e.g. turbine height / visibility);
2. contravention of planning policy / guidance;
3. adverse effect on tourism and recreation;
4. undue proximity to existing dwellings and settlements (e.g. Peterculter);
5. adverse impact on residential amenity;

6. adverse impact on road / public safety (e.g. driver distraction);
7. absence of community / social benefits; adverse impact on TV reception;
8. alleged factual inaccuracies in the supporting information;
9. lack of community engagement and
10. creation of an undesirable precedent / cumulative impact.

PLANNING POLICY

National Policy and Guidance

The key priority of the Scottish Government is sustainable economic growth. The Scottish Government's support for the principle of developing renewable energy supplies is now well established. Scottish Planning Policy (SPP) states that the planning system should support the transformational change to a low carbon economy and be consistent with national objectives and targets, including deriving by 2020 the equivalent of 100% of electricity demand from renewable sources. Paragraphs 187 to 191 of SPP relate to wind farms, and state that planning authorities should support the development of wind farms in locations where the technology can operate efficiently and environmental and cumulative impacts can be satisfactorily addressed. With regard to the issue of separation distances with settlements, paragraph 190 of the SPP refers to a guideline separation distance of up to 2km between areas of search for groups of wind turbines and the edge of towns, cities and villages, to reduce visual impact. However, the topic specific advice states that this 2km separation distance is a guide not a rule and decisions on individual developments should take into account specific local circumstances and geography. The topic specific advice regarding onshore wind turbines produced by the Scottish Government, dated December 2013, is of particular relevance in identifying relevant issues.

Paragraphs 159 – 164 of SPP regarding green belts are also relevant. Paragraph 159 states that:-

“The purpose of green belt designation in the development plan as part of the settlement strategy for an area is to:-

- direct planned growth to the most appropriate locations and support regeneration,
- protect and enhance the quality, character, landscape setting and identity of towns and cities, and
- protect and give access to open space within and around towns and cities.

Certain types and scales of development may be appropriate within a green belt, particularly where it will support diversification of the rural economy. These may include development associated with agriculture... and essential infrastructure such as ...electricity grid connections. “

Aberdeen City and Shire Strategic Development Plan (2014)

The sustainable development and climate change objective within this plan expresses the desire to be a city region which takes the lead in reducing the amount of carbon dioxide released into the air and limits the amount of non-

renewable resources it uses. It has a target that the city region's electricity needs be met from renewable resources by 2020.

Aberdeen Local Development Plan

The site lies within the green belt as defined in the adopted local plan of 2012. Policy NE2 (Green Belt) states that :-

“No development will be permitted in the green belt for purposes other than those essential for agriculture, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction or restoration or landscape renewal. The following exceptions apply to this policy:-

1. Proposals for development associated with existing activities in the green belt will be permitted but only if all of the following criteria are met:-

- a) the development is within the boundary of the existing activity.
- b) the development is small-scale.
- c) the intensity of activity is not significantly increased.
- d) any proposed built construction is ancillary to what exists.

2. Essential infrastructure, such as electronic communications infrastructure and electricity grid connections....which cannot be accommodated other than in the green belt.”

Other local plan policies of relevance include

Policy NE6 (Flooding and Drainage),

Policy NE8 (Natural Heritage),

Policy NE9 (Access and Informal Recreation),

Policy D5 (Built Heritage),

Policy D6(Landscape),

Policy BI4 (Aberdeen Airport),

Policy I1 (Infrastructure Delivery and Developer Contributions)

Policy R8 (Renewable and Low Carbon Energy Development).

The site does not lie within or adjacent to the green space network, so that policy NE1 is not considered relevant in this case.

Supplementary Guidance

The Council's Supplementary Guidance (SG) regarding Wind Turbine Development in Aberdeen City (April 2013) is of particular relevance. This states that the LDP supports the principle of wind turbines in any location providing that there is no detrimental impact on: our built and natural heritage, air safety, tourism and recreation, residential properties or safety. Having a positive approach to renewable developments will help to meet the Scottish Government's target for 100% of Scotland's electricity to be generated from renewable sources by 2020. The guidance identifies areas of particular constraint for the development of wind turbines within the city with regard to a number of factors. It also identifies relevant issues and required supporting information.

Other Material Considerations

The guidance produced by SNH regarding “Assessing the impact of small scale wind energy proposals on the natural heritage” (March 2012) is also relevant.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise. The development plan consists of the approved strategic development plan and the adopted local plan. Other material considerations include Scottish Government planning policy (SPP) and related advice and the Council's SG.

The Scottish Government's support for the principle of developing renewable energy supplies is now well established. The proposal would contribute to achievement of the SPP target for renewable energy generation and the equivalent target within the strategic development plan. It is also consistent with local plan policy R8 which encourages the development of renewable energy development in principle.

Green Belt Policy

It is clear that the proposal is associated with the existing activity on the site. It satisfies the relevant criteria regarding being within the boundary of and being ancillary to the existing activity, and it would not significantly increase the intensity of agricultural activity there. As there is no definition in the local plan of what constitutes small scale development in the context of local green belt policy, this is essentially a matter of judgement.

The topic specific guidance produced by the Scottish Government and SNH is of particular relevance in this regard. The former indicates that the power rating of turbines can be up to 3MW (with 5MW turbines in development), whereas the power rating of the proposed turbine is approximately 1/6 of this (0.5MW). SNH regard the development of groups of 3 or fewer turbines to be "small scale wind energy" as opposed to a "wind farm", so that the proposal falls within this definition. The planning application does not fall within the category of major development as defined by the Scottish Government. Therefore, in terms of green belt policy and visual / landscape assessment, the development can be regarded as small scale, notwithstanding the fact that the turbine is a large structure.

In any event, whether or not the development is regarded as small scale, and notwithstanding the previous approval for a turbine on this farm, it would help to sustain the viability of the existing agricultural enterprise at the site, to the benefit of the amenity and function of the wider green belt area. Its landscape and visual impacts are considered in detail below. Although local plan green belt policy is silent as regard the specific issue of wind turbine development, given the wider expectations and encouragement contained within the development plan (e.g. local plan policy R8) and Scottish Planning Policy regarding exploitation of renewable energy, and given that the Council's SG does not identify green belt as a constraint to wind turbine development and indeed encourages their development throughout the city in principle, it could be considered unreasonable to refuse this proposal on such grounds. In the event of refusal on such grounds,

the Council could therefore be vulnerable to an appeal for costs. This is particularly given that other turbines have been approved within and adjacent to the green belt. The other non domestic turbines of smaller scale that have previously been approved in the Aberdeen green belt have been regarded as being compliant with similar policy wording.

Although the proposed turbine may effectively sterilise the potential for further housing development within a radius of approximately 530m of the turbine, this is not considered to conflict with the objectives of green belt policy (indeed this would assist in the objective of urban regeneration and direction of planned growth to more appropriate locations). It is also significant that no land within or in the vicinity of the site has been identified for possible future release for longer term / major development.

The proposed electricity connection between the turbine and the existing grid line would accord with part 2 of green belt policy (NE2). It can therefore be concluded that the proposal accords with the objectives and function of green belt policy at both local and national level.

Recreational Impact

The proposal would not conflict with the potential use of the site and wider land for agricultural, forestry, or recreational purposes. Experience of other similar wind turbines located in the countryside would tend to indicate that they are compatible with agricultural operations, including grazing by animals. There is evidence within the city to suggest that the development of a wind turbine is compatible with recreational uses such as golf courses and does not therefore compromise such potential.

The proposal would cause no severance or disturbance to existing rights of way or recreational footpaths or bridleways. Indeed the proposed access track would improve the potential use of the surrounding land for public recreation and would facilitate appropriate access to the countryside, including public access to Beans Hill, in accordance with the objective of policy NE9.

Landscape and Visual Impact

It is considered that the Landscape and Visual Impact Assessment undertaken for the proposal was carried out in accordance with accepted methodology, specifically SNH Guidelines for Landscape and Visual Impact Assessment. Other than Green Belt, the site is not covered by any formal landscape designation (such as Areas of Outstanding Natural Beauty, National Park or National Scenic Area). The site does not lie within an area of Prime Landscape or Secondary Landscape as identified by the Council or other area of constraint as identified in the Council's SG.

The natural landscape context of the site has been significantly modified since prehistoric times due to removal of the natural woodland cover to create farmland and in more recent times by upgrading / erection of farm buildings and infrastructure such as roads, overhead power lines and wind turbines. Although any wind turbine is going to have an impact on the landscape, there is no policy embargo against development or landscape change within the green belt. Indeed, the use of land for intensive agriculture results in continuous landscape

change, and has resulted in the erection of large buildings of industrial appearance. It is essentially a matter of subjective opinion whether one considers the effect of wind turbines to have a positive or negative impact on landscape character. It is considered that wind turbine development is more appropriate in an intensive arable landscape which has already experienced a significant degree of landscape change, such is the case here, than a landscape with a high degree of wildness and relative absence of obvious human influence (such as the Cairngorms plateau, or, on a more local scale, Elrick Hill).

Whilst the proposed turbine would clearly be visible from many public places and parts of the surrounding countryside, it is considered that it would not fundamentally compromise the enjoyment of countryside as a visual or recreational asset or the landscape setting of the city. It is considered that the proposed turbine is of a relatively simple form and subtle design typical of those used in wind farms and very similar to the previously approved turbine at the farm. The undulating landscape context and extent of afforestation further afield provides significant screening from the main urban areas, the existing main road network and from woodland paths. Additionally, the relatively modest 86 metres to blade tip height is in keeping with the fairly low relief of the undulating farmland in the vicinity of the site and it would not dominate nearby hills in the way that the largest modern turbines, which are about 150m high, could. Although the turbine is 12.5m taller than the previously approved turbine and the rotor diameter 5m greater, the approved turbine was set on significantly higher ground, and its design and appearance is the same, so that, in effect the visual impact and scale of the proposed turbine would be similar.

With regard to the issue of separation distances with settlements, paragraph 190 of the SPP refers to a guideline separation distance of up to 2km between areas of search for groups of wind turbines and the edge of towns, cities and villages, to reduce visual impact. However, the topic specific advice states that this 2km separation distance is a guide not a rule and decisions on individual developments should take into account specific local circumstances and geography. In this case the turbine would be approximately 2km from the northern edge of Peterculter. It would not be visible from the historic parts Peterculter or Milltimber due to the significant change in levels, intervening rising ground and local topography, with these settlements being positioned along the south facing flank of the Dee Valley. Although the turbine would be visible from parts of Westhill, that settlement is currently experiencing significant industrial expansion to the south, so that its landscape context is in a state of flux, with a loss of its pre-existing rural context ongoing. It is considered that the impact of the turbine would not be significant in this regard.

It is therefore considered that the overall landscape has the capacity to contain the proposed scheme in terms of its visual impact and cumulative impact and it is compatible with the existing open farmland character of the site. Although the proposal would result in the creation of a new landmark feature, it is considered that the proposal would not obstruct views of the City's townscape, landmarks and features when seen from roads, paths and recreation areas, including the main road approach to the city from the west. Conditions are suggested in order to minimise the visual impact of the structure and associated substation.

It is considered that the impact of the turbine on landscape character and visual amenity would be acceptable and that it accords with local plan policy D6. As regards the visual and landscape impact of the access track and substation, it is considered that this can be mitigated by the use of a condition requiring the implementation of landscape planting within the site.

Built Environment / Cultural Heritage / Tourism Impact

There are no listed buildings within the vicinity of the site. The site does not lie within or near to any conservation area. Taking into account the visual impact information supporting the application and the presence of existing tree groups and other landscape features, such as electricity pylons, it is considered that the proposed turbine would be sufficiently distant from existing cultural heritage assets (such as Drum Castle / Garden and Cullerlie Stone Circle) that their setting would not be affected. The proposal would not require the removal of any dykes of heritage value and no features of archaeological interest would be directly impacted. There is no evidence that the proposal would have adverse impact on tourism. It is therefore considered to accord with local plan policy D5.

Natural Heritage / Ecological Impact

The site does not lie within a designated nature conservation site. The proposal is supported by a comprehensive non statutory environmental statement. It is noted that survey information has been gathered over an extensive period of time with numerous site visits having been undertaken to gather ecological data. This also considers the potential impact of the development on a range of species including birds, bats, otters and badgers. The statement is therefore considered to be robust. Given the absence of trees, woodland, hedgerows, water features or buildings in the immediate vicinity of the turbine and its exposed nature, it can be concluded that the turbine would not affect bats.

Given that the site contains no features of particular ecological interest, it is considered that any impact would be limited and does not justify refusal. The provision of hedgerow planting along the access track would serve to create new habitat of particular ecological benefit in a highly cultivated arable setting. A construction method statement is suggested in order to minimise the impact due to construction of the access track. The proposal would therefore accord with local plan policy NE8.

Hydrological Impact

Given the significant distance from the site to existing water bodies and the River Dee, it is considered that any impact on water quality during construction would not be significant and can be addressed by condition. This would satisfy the requirements of local plan policy NE6.

Air Safety

As the proposal would have no adverse impact on navigation associated with Aberdeen Airport, or on route to it, it would comply with policy BI4 and there is no requirement for any associated mitigation measures. The MoD has no objection in relation to possible impact on its radar facilities or training areas.

Public / Road Safety

The Council's roads officers have no concern regarding possible distraction to drivers or other road users (due to the moving nature of the turbine blades) and any risk to the public as a result of potential turbine failure, or ice throw, is considered to be insignificant given its distance from any existing public road or path. The oil and gas pipelines which cross the west end of the site would not be adversely impacted by the development.

Residential Amenity

Although some nearby dwellings which are not under the applicant's control would be located marginally within 10 times the rotor diameter distance (i.e. 530m), it is considered that the turbine would be sufficiently distant from existing houses (>500m) and of a size that, in terms of the Council's guidance and related Scottish Government guidance, there would be no need for mitigation measures or monitoring to address the concerns regarding shadow flicker. A similar conclusion can be reached as regards concerns regarding noise / vibration impact and the findings of the noise assessment provided by the applicant have not been questioned by the Council's Environmental Health Officers, who, in any event, have separate statutory powers in relation to noise nuisance. Neither have they expressed any concerns regarding any impact on human health. Given the digital TV switchover in the Aberdeen area, there is no need to impose conditions to address the issue of impact on TV reception. Any future occupants of any proposed development within closer proximity would be aware of the presence of the turbine and its associated noise / other impacts and it is unlikely that their amenity would be fatally compromised, particularly given the noise levels and disturbance routinely experienced by urban dwellers. Although it is clear that the turbine would alter the view from a number of rural dwellings and some residents of Westhill, it is not considered that their amenity would be fatally compromised and it is an established planning principle that there is no right to protection of private views.

Planning Gain /Developer Contributions

As the development would be accompanied by the infrastructure and facilities required to support the scale and type of development proposed (i.e. the access track, substation and electricity connection to the grid) it would comply with local plan policy I1. The application is not of a type or scale where developer contribution is sought and there is no evidence that it would have adverse external impacts, or off site road improvements, which require to be mitigated by planning gain contribution. The appeal decision in Aberdeenshire in relation to the approved wind farm at Meikle Carewe makes clear that it is not appropriate to seek planning gain contributions unrelated to the direct impact of the development, or contributions to a community fund for wider social benefit, through the planning application process.

Precedent

Given that other wind turbines have recently been developed in the vicinity of the site, at Upper Beanshill, and given the recent approval for a similar turbine at South Lasts and given the wider expectations and encouragement contained within the development plan and Scottish Planning Policy regarding exploitation of renewable energy, it is considered that approval of this proposal would not

establish an undesirable precedent for wind turbine development in the green belt. It is recognised that there is an emerging trend towards the development of individual or small clusters of wind turbines in lowland farmland, and there is evidence of similar developments in similar countryside within Aberdeenshire. Such future development proposals will continue to be considered on their merits taking account of relevant policy and guidance and the specific impacts associated with such development.

Other Issues

The site does not lie within the green space network as defined in the Adopted Local Plan, so that policy NE1 is not relevant in this case. The proposal satisfies the relevant criteria set out in policy R8. As regards the alleged inadequate public engagement, no statutory pre-application was required due to the limited scale of the development. The relevant advertisement of the application has taken place. Neighbour notification is not required in this case as there are no notifiable premises adjacent.

Conclusion

Drawing these points together and taking into account the proposal is in an area with a presumption in favour of wind energy developments and that the potential to develop larger scale wind energy schemes within much of the city boundary is constrained by other factors such as proximity to housing, opportunity sites, air safety, prime landscape designation and areas of ecological interest / wildlife value (as evidenced by the Council's SG), it is considered that, subject to imposition of conditions, the impact of the proposal would be acceptable and that it accords with the development plan. The other material considerations do not warrant refusal and can be addressed by condition.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

Subject to imposition of conditions to address the environmental / amenity impacts of the development, it would accord with the Development Plan policies R8, D5, D6, NE2, NE8 and NE9, with the Council's supplementary guidance regarding wind turbine development and with the objectives of the Scottish Government in relation to sustainable economic growth.

CONDITIONS

it is recommended that approval is granted subject to the following conditions:-

(1) That no development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work which shall include post-excavation and publication work in accordance with a written scheme of

investigation which has been submitted by the applicant and approved by the planning authority - in the interests of protecting items of historical importance as may exist within the application site.

(2) Prior to work commencing on site, full colour details of the proposed Turbine and substation shall be submitted for the further written approval of the Planning Authority and the development shall be implemented in accordance with the approved details - in order to minimise its impact on the visual amenity of the surrounding area.

(3) That no development pursuant to this planning permission shall commence unless a detailed site specific construction method statement for the site has been submitted to and approved in writing by the planning authority. The method statement must address the temporary measures proposed to deal with surface water run-off during construction and prior to the operation of the final SUDS. Such statement shall be implemented in full for the duration of works on the site - in order to prevent potential water pollution.

(4) That no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the Planning Authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

(5) That no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting - in the interests of the amenity of the area.

(6) That all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.

(7) That no development shall take place unless a scheme for ecological protection (drawing no131859-01), or such alternative has been submitted to, and approved in writing by, the Planning Authority, and any such scheme as may have been approved has been implemented - in order to ensure adequate protection for the trees on site during the construction of the development.

(8) That no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree / ecological protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks - in order to ensure adequate protection for the trees on site during the construction of the development.

(9) Prior to the commencement of development on the site, the developer shall obtain written approval from the planning authority, following consultation with Transport Scotland - Trunk Road Network Management Directorate (the trunk roads authority) and Police Scotland, for a traffic management plan. This plan shall include details of:

- i) routing of construction traffic and construction workers' traffic;
- ii) provision of any temporary car park;
- iii) controlled routing of heavy vehicles;
- iv) arrangements for police escort or other escort approved by Police Scotland of abnormal loads;
- v) any speed restrictions required; and
- vi) temporary site signage identifying routes for all site vehicles and advising drivers of all necessary information.

Such provisions in the approved plan shall be fully implemented, unless otherwise agreed in writing by the planning authority.

Reason: to minimise disruption arising as a result of traffic movements and in the interest of road safety.

(10) In the event that this turbine becomes obsolete or redundant, it must be removed within 6 months of such event. In the event that the turbine and associated equipment is removed, the site shall be made good, in accordance with a scheme to be submitted and approved in writing by the Planning Authority, within 1 month of such removal - to minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory condition.

(11) Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, no symbols, signs, logos or other lettering (other than those required for health and safety reasons) shall be displayed on the turbines, or other

buildings or structures within the site without the written approval of the planning authority.

Reason: to prevent advertisements being displayed on the turbines, buildings and structures, in order to protect the amenity of the area.

Dr Margaret Bochel

Head of Planning and Sustainable Development.