

SUPPORTING STATEMENT

REVIEW OF APPLICATION 11/01995/APP

INSTALLATION OF A SINGLE C & F GREEN
ENERGY 20kW WIND TURBINE ON A 20m MAST
IN ORDER TO GENERATE ELECTRICITY

MILL OF NEWMILL

KEITH

MORAY

AB55 6LA

In support of the online submission of an application for the review of application 11/01995/APP for the installation of a single C & F 20kw wind turbine on a 20m mast, which was refused planning consent on 13th February 2012, we would like to take this opportunity to respond to the reasons of refusal with regard to this application.

The application for the wind turbine was refused due to the proposal being contrary to policies E10 Countryside Around Towns, ER1 Renewable Energy Proposals, IMP1 Development Requirements.

It was determined that the proposed wind turbine would detract from the special character of the CAT designations and would fail to preserve the distinction between the built up area and the countryside by virtue of the scale, appearance and position within an open setting.

The turbine situation is within the Countryside Around Towns designation, immediately out with the settlement boundary of Keith and is not in a Preferred Search Area. Based upon the Council's policy interpretation for wind turbine development (Approved April 2010), the proposal is classed as an 'own use' turbine since the majority of the electricity produced will be utilised by the applicant. As such, it is not subject to the requirement to be normally located within a Preferred Search Area (PSA) and may be permitted providing it does not result in any adverse environmental impact. Furthermore policy E10 places a clear presumption against development proposals within the CAT unless these involve redevelopment of existing buildings, are necessary for the purposes of agriculture, forestry or low intensity recreational use or are allowed under the terms of other policies within these areas. It has been established that the applicant will utilise in the region of 63% of the energy produced within the house and steadings where farming practises are carried out. It can therefore be concluded that the turbine is required for the purposes of agriculture and would therefore serve as a reason for departure from the policy and be permissible.

We feel that a development of such small scale should not be viewed as development sprawl as it will not detract from the special character of the area or cause any loss of distinction between the built up area and the countryside. The turbine position, within an open field setting is essential for a viable and sustainable level of production from the wind turbine. To reposition the turbine beside trees and buildings would result in the turbine becoming redundant.

The visual impact of the proposed turbine is demonstrated within the visual assessment submitted in support of the application which highlights that the turbine is not sky-lined with the local topography acting as a backdrop to the turbine from many viewpoints, apart from when in close proximity of the turbine. We feel that whilst the turbine is situated within an open field the visual affect is not to an unacceptable level.

In summation we would highlight that whilst the proposed development of the turbine is within the CAT Designation, the turbine will be utilised for agricultural purposes and



therefore allows for a departure from the policy. It is also felt that the level of visual impact of the turbine will not detract from the character of the designation and countryside and that it does not provide for development sprawl.