

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 26 MAY 2011

**11/0213/PP: PROPOSED ERECTION OF A 50 METRES HIGH ANEMOMETER
MAST AT CROFTHHEAD FARM, CATRINE**

APPLICATION BY MR DAVID SHAW (SORN MILK)

Report by Head of Planning and Economic Development

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=11/0213/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Planning permission is sought for the erection of a 50 metres high anemometer mast on the site. The proposed mast is a tubular steel structure set in a triangular configuration with a small base footprint and thereafter extending as a very thin tower. The proposed mast will be stabilised and secured on site by means of guyline wires. The mast will accommodate one or more small anemometers which will gather wind speed data relative to the application site. The applicant seeks to site the proposed mast for a temporary period of six months.

2. RECOMMENDATION

2.1 **It is recommended that the application be approved subject to the conditions indicated on the attached sheet.**

3. CONCLUSIONS

3.1 Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the Adopted Ayrshire Local Plan (2010).

3.2 The proposed development is consistent with the development plan and there are no material considerations that would warrant a recommendation other than approval. The proposed development will have a minor localised impact on the surrounding area but this impact will be temporary in nature

CONTRARY DECISION NOTE

Should the Committee agree that this application be refused contrary to the recommendation of the Head of Planning and Economic Development then the application will not require to be referred to Council as it would not be a significant departure from Council Policy.

Alan Neish
Head of Planning and Economic Development

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 26 MAY 2011

11/0213/PP: PROPOSED ERECTION OF A 50 METRES HIGH ANEMOMETER
MAST AT CROFTHHEAD FARM, CATRINE

APPLICATION BY MR DAVID SHAW (SORN MILK)

Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for consideration an application for planning permission which is to be considered by the Local Planning Committee under the scheme of delegation as the application is made by a member of the Council.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located approximately 825 metres to the north of Catrine in open countryside and lies off the south side of the U718 Crofthead Farm Road within the lands of Crofthead Farm itself. The site forms part of a larger field located some 140 metres south-east of the Crofthead farm steading. The site is currently in agricultural use for pastoral purposes and lies in an elevated position on sloping ground with some medium distance views of the village of Catrine.

2.2 **Proposed Development:** Planning permission is sought for the erection of a 50 metres high anemometer mast on the site. The proposed mast is a tubular steel structure set in a triangular configuration with a small base footprint and thereafter extending as a very thin tower. The proposed mast will be stabilised and secured on site by means of guyline wires. The mast will accommodate one or more small anemometers which will gather wind speed data relative to the application site. The applicant seeks to site the proposed mast for a temporary period of six months.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Sorn Community Council has not responded to the consultation letter.

3.2 MOD (Defence Infrastructure Organisation) has no safeguarding objections to the proposal.

3.3 British Airports Authority, Glasgow Prestwick Airport (Infratil) and National Air Traffic Services (NERL) have no objections to the proposed development.

4. REPRESENTATIONS

4.1 None.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan (2007) and the Adopted East Ayrshire Local Plan (2010).

Ayrshire Joint Structure Plan

5.2 There are no specific structure plan policies relevant to this application.

East Ayrshire Local Plan

5.3 Policy ENV16 states:

The Council will not be supportive of development which would create unacceptable visual intrusion or irreparable damage to the landscape character of rural areas. In this regard, the Council will ensure, through the development process, that:

- (i) any authorised development is in keeping with, has minimal visual impact and reflects the nature and landscape character of the rural area in which it is located, in terms of layout, materials used, design, size, scale, finish and colour. The design and material finish of any ancillary features will also be required to be sympathetic to the character and appearance of the area;

Due to the design, construction and its temporary nature, the proposed development will have minimal visual impact on the surrounding landscape.

- (ii) any authorised development is sensitively sited, landscaped and screened so as to blend into, respect and complement the landscape characteristics of the particular area in which it is to be located; and

The siting of the proposed development is away from existing dwellinghouses and any visual impact will not be a permanent intrusion in the landscape.

- (iii) the landscape setting of a particular area affected by a proposed development is safeguarded from adverse or irreversible change by the use of appropriate planning conditions, management agreements, preparation and promotion of environmental improvement schemes, development and design briefs etc.

Appropriate conditions can be applied to the consent to minimise the impact of the proposed development and to safeguard the site from adverse or irreversible change.

5.4 Policy ENV17 states:

In assessing development proposals relating to land within the rural area which has not been identified as specific development opportunity sites on the local plan maps, the Council shall ensure that these have minimum impact on the rural environment. There will be a general presumption against any development which would:

- (i) cause the permanent and irreversible loss of prime quality agricultural land (i.e. Classes 1, 2 and 3.1 in the Macaulay Land Classification System) (see Appendix 3);

The proposal is temporary in nature and will not result in the permanent and irreversible loss of prime quality land.

- (ii) have significant unacceptable adverse impact or cause irreparable damage to built heritage resources requiring conservation or their settings including listed buildings, conservation areas, historic gardens and designed landscapes, scheduled ancient monuments, archaeological and industrial archaeological sites;

The proposal is not considered to constitute a significant unacceptable adverse impact or would cause irreparable damage to the built heritage resources as the proposal is remote from built heritage resources and is not a permanent feature of the landscape.

- (iii) have significant unacceptable adverse impact or cause irreparable damage to natural heritage resources requiring conservation and to existing species and habitats;

The proposal is not considered to have a significant unacceptable impact or cause irreparable damage to natural heritage resources requiring conservation or to existing species and habitats.

- (iv) have significant unacceptable adverse visual impact or cause irreparable damage to the landscape character and scenic quality of the area within which it is proposed;

The proposal is not considered to have significant unacceptable visual impact or cause irreparable damage to the landscape character and scenic quality of the area. It is accepted that the mast will break the skyline of the landscape; however, it is for a temporary period.

- (v) adversely affect the quality of water resources, water catchment areas, land drainage or flood protection interests or create water pollution problems;

The proposed development will not impact on any water resources.

- (vi) result in the destruction of any areas of peat which are considered to be of significant ecological value.

The proposal is temporary in nature and is unlikely to result in the destruction of any areas of peat which are considered to be of significant ecological value.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses and visual amenity considerations.

Consultation Responses

6.2 There are no adverse issues raised by consultees.

Visual Amenity

6.3 Given that the application site lies in an elevated position within the rural area, it is accepted that the proposal will break the skyline of the landscape. However, it is also considered that the proposed development will not have any significant detrimental impact on surrounding land uses,

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the Adopted Ayrshire Local Plan (2010).

8.2 The proposed development is consistent with the development plan and there are no material considerations that would warrant a recommendation other than approval. The proposed development will have a minor localised impact on the surrounding area but this impact will be temporary in nature

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheet.

CONTRARY DECISION NOTE

Should the Committee agree that this application be refused contrary to the recommendation of the Head of Planning and Economic Development then the application will not require to be referred to Council as it would not be a significant departure from Council Policy.

Alan Neish
Head of Planning and Economic Development

17 May 2011
HM/HM

FV

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation Responses.
4. Adopted East Ayrshire Local Plan (2003)
5. Approved Ayrshire Joint Structure Plan (2007)

Any person wishing to inspect the background papers listed above should contact Mr. Hugh Melvin on 01563 576753.

Implementation Officer: Hugh Melvin

**EAST AYRSHIRE COUNCIL
TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997**

Application No: 11/0213/PP

Location	Crofthead Farm, Catrine
Nature of Proposal:	Proposed erection of a 50 metres high anemometer mast
Name and Address of Applicant:	Mr. David Shaw Sorn Milk Crofthead Farm, Sorn KA5 6HW
Name and Address of Agent	

DPO's Ref:	Marion Fergusson (01563 576769)
PPO's Ref:	Hugh Melvin

The above PLANNING PERMISSION application should be granted subject to the following conditions:

1. Permission is granted for a limited period of 8 months from the date hereof and, at the expiry of this permission, the development to which this permission relates shall cease and the anemometry mast and other fixtures associated with the development shall be removed and the land restored to its former condition at the expiration of this period unless a further permission is granted.

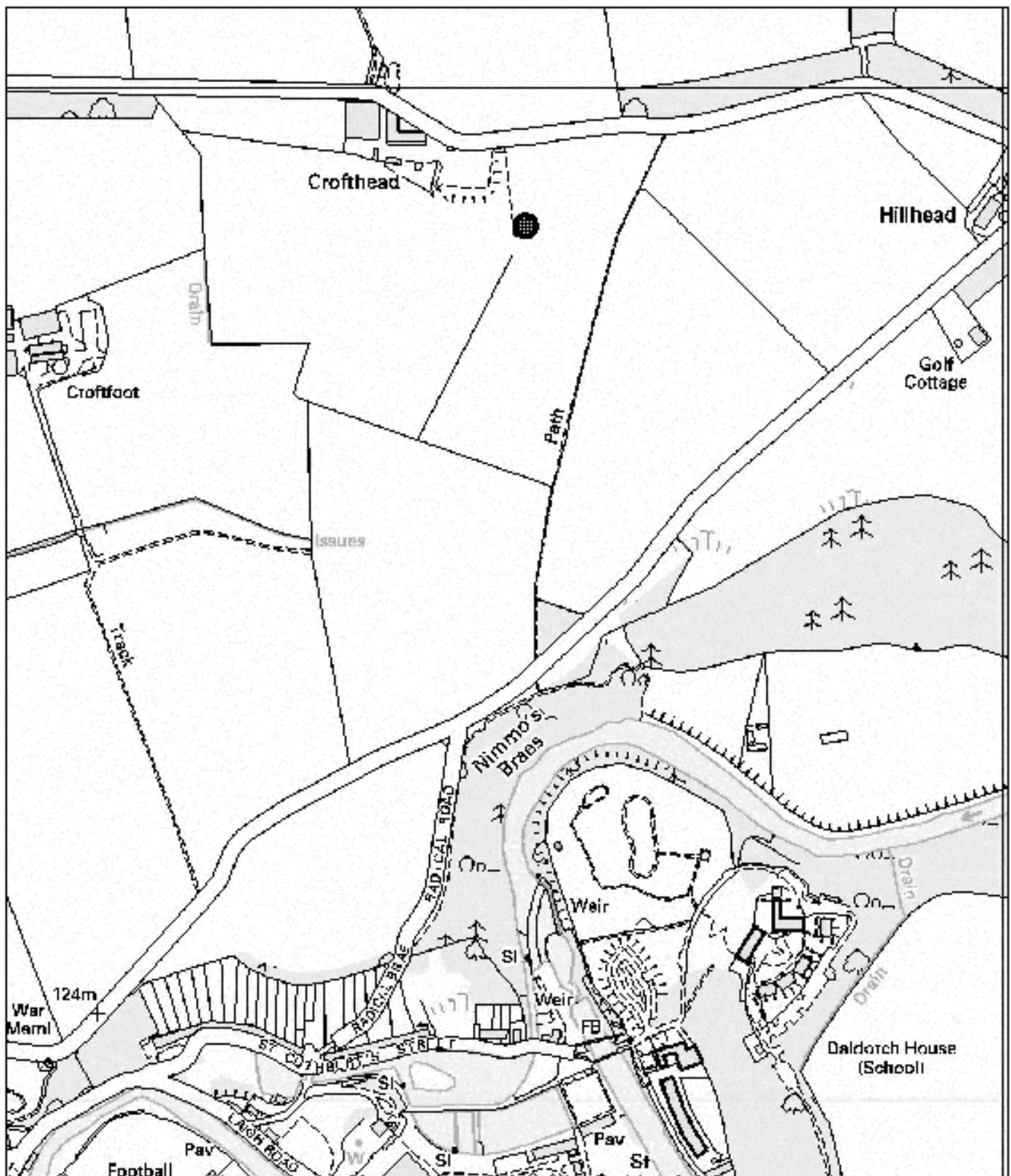
Reason: To maintain a measure of control over temporary development in the interests of visual amenity.

2. No symbols, signs, logos or other lettering (other than those required for operational or health and safety reasons) shall be displayed on any part of the mast nor any other ancillary structures without the written consent of the Planning Authority.

Reason: In order to minimise the visual impact of the proposals in the interests of visual amenity.

Reason for the Decision

The proposal is compliant with the Development Plan and it is considered that the material considerations do not indicate that the application should be refused contrary to the Development Plan.



Title/Location **Crofthead Farm**
Catrine
Application No. 11/0213/PP

Key  **Application Site**

East Ayrshire Council
 Department of Neighbourhood Services
 Planning & Economic Development Service.
 6 Croft Street
 Kilmarnock KA1 1JB
 Tel: (01563) 576790 Fax: (01563) 576774
 E-Mail : Planning@east-ayrshire.gov.uk
 Com Date: 26/05/2011

