

## **EAST AYRSHIRE COUNCIL**

**NORTHERN AREA LOCAL PLANNING COMMITTEE: 4 APRIL 2003**

**02/0864/FL – ERECTION OF TEMPORARY METEOROLOGICAL MAST TO  
RECORD WIND DATA FOR A PERIOD OF 12 MONTHS AT  
AMLAIRD WATER TREATMENT WORKS, GALSTON ROAD, WATERSIDE  
BY SCOTTISH WATER**

### **EXECUTIVE SUMMARY SHEET**

#### **1. DEVELOPMENT DESCRIPTION**

1.1 It is proposed to site a 40m high mast to accommodate a mechanism to monitor the wind patterns at the location for the purposes of assessing the potential of installing a permanent wind powered generating station in the same vicinity. This generating station would be utilised to power the treatment works.

1.2 The mast itself is constructed of thin steel sections (10cm diameter) set into a base plate which will be supported by an array of guywires or stays screwed into the ground. These stays will be anchored to the ground in a circle of approximate radius of 20m around the base of the mast.

#### **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 As detailed in Section 5 of the report, there are no policies contained within the Local Plan relevant to the determination of the application and therefore greater weight should be given to other material considerations. As is indicated in Section 6 of the report there are material considerations relevant to this application, notably the consultation responses and the letter of objection. As stated above, the consultation responses are supportive of the application.

It is not considered that the letter of objection raises concerns of a weight sufficient to warrant a refusal of the application.

#### **CONTRARY DECISION NOTE**

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

**Alan Neish**  
**Head of Planning and Building Control**

**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

NORTHERN AREA LOCAL PLANNING COMMITTEE: 4 APRIL 2003

### 02/0864/FL – ERECTION OF TEMPORARY METEOROLOGICAL MAST TO RECORD WIND DATA FOR A PERIOD OF 12 MONTHS AT AMLAIRD WATER TREATMENT WORKS, GALSTON ROAD, WATERSIDE BY SCOTTISH WATER

#### Report by Head of Planning and Building Control

#### 1. PURPOSE OF REPORT

1.1 The purpose of this report is to present a full application which is to be considered by the Local Planning Committee under the scheme of delegation because it is subject to an objection.

#### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises an area of land to the north of the existing Scottish Water, Water Treatment Works at Amlaird, north of Waterside. The site is on a prominent situation currently in agricultural use under grass.

2.2 **Proposed Development:** It is proposed to site a 40m high mast to accommodate a mechanism to monitor the wind patterns at the location for the purposes of assessing the potential of installing a permanent wind powered generating station in the same vicinity. This generating station would be utilised to power the treatment works.

2.3 The mast itself is constructed of thin steel sections (10cm diameter) set into a base plate which will be supported by an array of guywires or stays screwed into the ground. These stays will be anchored to the ground in a circle of approximate radius of 20m around the base of the mast.

#### 3. CONSULTATIONS AND ISSUES RAISED

3.1 Moscow and Waterside Community Council have not responded at the time of writing this report.

***Noted.***

3.2 Scottish Environment Protection Agency, The Royal Society for the Protection of Birds and the Scottish Wildlife Trust have confirmed that they have no objections to the proposed development.

**Noted.**

3.3 East Ayrshire Councils Roads and Transportation Division have not objected to the proposal.

**Noted.**

#### **4. REPRESENTATIONS**

4.1 One letter of objection has been submitted in respect of this application. The grounds of objection vary but relate heavily to possible events that may occur if the monitoring mast successfully demonstrates that there is scope for a permanent wind turbine to be installed to serve the Treatment works.

***Whilst the purpose of the temporary mast is clear, it can only be the merits of this proposal that are assessed at this time. If the test period is successful and if that were to result in a proposal for a wind turbine, then any necessary application will be determined on its own merits.***

4.2 A wind turbine of the height comparable with the mast would be extremely prominent at this location.

***Noted, however the application is not for a wind turbine..***

4.3 The proposed mast will in itself be noticeable and distract road users.

***It is accepted that the mast may be conspicuous depending on prevailing lighting conditions. However, the structure is very lightweight in character and it is considered that the proposal for a temporary period can be supported.***

4.4 Alternative locations should be considered that are less obtrusive; as should masts of a more domestic scale.

***Noted. It can be assumed that the height and location of mast are geared to the operation and siting of a possible future turbine. However, the proposal is presented for consideration in the form before Committee.***

4.5 If the Council made it clear that consent for this application did not mean that any future application for a turbine would be automatically approved the level of objection would be reduced.

***Noted, this particular statement is directed specifically to the subsequent stage should the temporary test be successful and whilst the sentiment is noted it does not specifically relate to this application.***

## 5. ASSESSMENT AGAINST THE 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 comprises the Approved Ayrshire Joint Structure Plan and the Adopted Stewarton Local Plan which was prepared within the context of the then emerging Strathclyde Structure Plan.

***On assessing the details of the application against the terms of the Adopted Local Plan it is concluded that there is no immediately applicable policy against which to test the proposal. Consequently greater weight should be attached to the other material planning considerations.***

## 6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

The principal material considerations in the assessment of this application are as follows:

East Ayrshire Local Plan (Finalised Versions with Modifications), consultation replies, representations and impact on the amenity of the area.

### East Ayrshire Local Plan (EALP)

6.1 The Adopted Plan is considerably out of date and therefore it is considered appropriate that greater weight be attached to more recent expressions of policy. The Council has agreed that the East Ayrshire Local Plan should be considered a prime material consideration.

6.2 The EALP contains various policies on renewable energy applications but none of the policies are directly relevant to the details of this application as it is for test purposes. However, most of these policies relate to the impact on habitat and wildlife considerations and the responses from consultees.

***As detailed above those matters have been assessed and found to be satisfactory.***

### Consultations

6.3 As detailed in Section 3 above the consultations are supportive of the application.

### Representations

6.4 The matters raised by the objector are mainly considered to be premature. It is considered that the valid concerns in respect of this proposal do not warrant a refusal of the application before the Committee.

## Impact on the amenity of the area

6.5 It is accepted that the application will have an impact on the area however, it is considered that this impact will not be significant. The temporary nature of the application which can be secured by the use of conditions will also ensure that the matter can be reassessed at a later date.

## **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 As detailed in Section 5 of the report, there are no policies contained within the Local Plan relevant to the determination of the application and therefore greater weight should be given to other material considerations. As is indicated in Section 6 of the report there are material considerations relevant to this application, notably the consultation responses and the letter of objection. As stated above, the consultation responses are supportive of the application.

It is not considered that the letter of objection raises concerns of a weight sufficient to warrant a refusal of the application.

## **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 the application be refused contrary to the recommendation of the Head of Planning and Building Control the application will not require to be referred to the Development Services Committee as it would not be a significant departure from Council Policy.

**Alan Neish**  
**Head of Planning & Building Control**

25 March 2003

(IW/MS)

FV/DVM

## **LIST OF BACKGROUND PAPERS**

1. Application form and plans.
2. Consultation responses.
3. Letter of Objection.
4. Adopted Stewarton Local Plan.
5. East Ayrshire Local Plan Finalised Version with Modifications.
6. Adopted Ayrshire Joint Structure Plan.

Anyone wishing to inspect the above papers should contact Ian Walker on (01563) 576769.

**Implementation Officer: Dave Morris**

Form TP24

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 02/0864/FL

---

Location: Amlaird Water Treatment Works  
Galston Road  
WATERSIDE  
Kilmarnock

Nature of Proposal: Proposed Erection of Temporary Meteorological  
Mast to Record Wind Data for a Period of 12  
Months

Name & Address of Applicant: Kirsty MacKenzie  
Scottish Water  
Thompson Pavilion  
West of Scotland Science Park  
Acre Road  
GLASGOW G20 0XA

Name & Address of Agent: Alan Taylor  
Halcrow Group Ltd  
Ambassador House  
Ambassador Drive  
EXETER EX1 3QN

---

DPO's Ref: IW/MS

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

1. Permission is granted for a limited period of 12 months from the date hereof, and the use shall be discontinued and the land restored to its former condition in accordance with a scheme to be agreed by the Planning Authority, at the expiration of this period unless a further permission is granted.

REASON To enable the Planning Authority to review the situation in the interest of visual amenity.

2. The proposed development shall be carried out in accordance with the application form received on 10 October 2002 and the amended plans received by the Planning Authority on 19 November 2002.

REASON To ensure that development is carried out in accordance with the approved details.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT**



**THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S  
PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON  
VIEWING PLEASE CONTACT (01563) 576790.**