

P76. INSTALLATION OF A WIND TURBINE, NEW ACCESS ROAD, HARDSTANDING, SUBSTATION BUILDING, TRANSFORMER HOUSING AND AREA FOR MICROSITING ON LAND TO THE SOUTH OF WESTERGLLEN FARM, FALKIRK FOR BESPOKE COMMUNITY DEVELOPMENT COMPANY – P/14/0203/FUL (CONTINUATION)

The Committee was advised by Mr Donald Campbell that the interim interdict action had been refused at Falkirk Sheriff Court. It was agreed to circulate to all members of the Committee a letter dated 27 October 2014 from the solicitors for the objector who had raised the action of interim interdict. It was then agreed to have a 10 minute recess in order for the members of the Committee to read and consider the letter. The recess started at 10.15 a.m. and ended at 10.25 a.m.

Thereafter, with reference to Minutes of Meetings of the Planning Committee held on 10 September and 29 September 2014 (Paragraphs P55 and P66 refer), Committee gave (a) further consideration to a report by the Director of Development Services; and (b) considered an additional report by the said Director on an application for full planning permission for the erection of a single wind turbine measuring 50 metres to hub and 79 metres to blade tip located on a site to the north of Greenrigg Farm on agricultural land accessed via an existing farm track off the B803 Falkirk to Slamannan Road and to the south of Westerglen Farm, Falkirk. The proposal also included a new access road, hardstanding, substation building, transformer housing and an area for micro-siting.

The Committee heard from the Chief Governance Officer on the arrangements made for the site visits and the expectations of parties invited to them. In addition, Mr Campbell confirmed that the location of the 'blimp' used to illustrate the proposed site for the turbine at the first site visit was accurate, being within 8m to 10m of the site identified at the second site visit, that distance being an acceptable allowance for micro-siting where a variation of 10m to 20m is commonly used.

Councillor Martin, seconded by Baillie Buchanan, moved that consideration of this item of business be continued to allow a further inspection of the site by Committee.

By way of an amendment, Councillor Chalmers, seconded by Councillor Turner, moved that Committee grant planning permission in accordance with the recommendations in the Report. He noted that there had been clarification of the matters previously requested by Committee and the position of the marker at the original site inspection had been confirmed not to be inaccurate to the degree suggested.

On a division, 3 Members voted for the motion and 4 voted for the amendment.

Decision

The Committee agreed to grant planning permission subject to the following conditions:-

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of the permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.**

- (2) Prior to operation, the proposed turbine shall be fitted with infrared aviation lighting with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration at the highest practicable point.
- (3) Prior to initiation of development, the applicant shall inform, in writing, the Ministry of Defence of:-
 - the date construction will start and end;
 - the maximum height of construction equipment; and
 - the latitude and longitude of the turbine.
- (4) Should complaints of noise be received as a result of the operation of the wind turbine, the operator shall, at its expense, employ an independent consultant (not financially involved) approved by the Planning Authority to assess the level of noise emissions from the wind turbine in relation to that specified in the original application (35dB(A)) at the nearest noise sensitive receptor. The report shall be submitted to the Planning Authority for perusal with a view to prevent noise disturbance.
- (5) Prior to the initiation of development, the applicant shall confirm the exact colour of turbine colour, hub, blades and all approved infrastructure with the Planning Authority.
- (6) Prior to the initiation of development, the applicant shall provide a plan detailing any landscape features that require to be removed and reinstatement details and specification.
- (7) Prior to the initiation of development, a method statement shall be provided, confirming soiling and seeding works to ensure that the access road is reduced in width to 2.5 metres following construction.
- (8) All cable trenching shall follow the route of access.

Reason(s):-

- (1) As these drawings and details constitute the approved development.
- (2) The development would not be acceptable without these additional works.
- (3) To enable the Planning Authority to consider this/these aspect(s) in detail.
- (4) To ensure that the occupants of the property are safeguarded against excessive noise intrusion.
- (5-8) In the interests of visual amenity.

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01- 06.

- (2) Falkirk Council have determined the application on the basis of available information relating to ground contamination/landfill gas. The responsibility for the safe development and secure occupancy of the site remains with the applicant/developer.
- (3) The applicant will be required to negotiate pre and post construction road and bridge surveys with Falkirk Council's Roads Services, Earls Road, Grangemouth and Bridge and Structures Design, Abbotsford House, David's Loan, Falkirk.