

	<h1>Report</h1>	Agenda Item 8
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Report to:	Planning Committee
Date of Meeting:	29 November 2011
Report by:	Executive Director (Enterprise Resources)

Application No	CL/11/0266
Planning Proposal:	Erection Of Two 125m High Turbines, Access, Sub Station And Control Building And Associated Works

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Clyde Valley Energy Co-operative Ltd
- Location : Cartland Muir Windfarm
Lanark

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Refuse Detailed Planning Permission (for reasons stated).

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Natural Power Consultants Ltd
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
 - Policy STRAT4: Accessible Rural Area
 - Policy STRAT9: Environmental Mitigation and Enhancement
 - Policy CRE2: Stimulating the Rural Economy
 - Policy ENV4: Protection of the Natural and Built Environment Policy
 - Policy ENV15: Spatial Framework for Windfarms Proposal
 - Policy ENV17: Renewable Energy Community Benefit Policy
 - Policy ENV21: European Protected Species
 - Policy ENV 23: Ancient Monuments and Archaeology
 - Policy ENV29: Special Landscape Areas
 - Policy ENV38: Renewable Energy Site Assessment Policy

- **Policy SLLP Supplementary Planning Guidance: Renewable Energy (December 2010)**
- Policy REN2: Constraints
- Policy REN6: Assessment Checklist for Renewable Energy Proposals

◆ Representation(s):

- ▶ 189 Objection Letters
- ▶ 193 Support Letters
- ▶ 2 Comments Letters

◆ Consultation(s):

Environmental Services

Countryside & Greenspace

Network Rail

RSPB Scotland

Ministry of Defence

BBC Research Department

Scottish Water

West of Scotland Archaeology Service

SP Energy Network

National Air Traffic Services Ltd

Roads and Transportation Services (Clydesdale Area)

Scottish Gas, Digital Records Department

BAA Aerodrome Safeguarding

British Telecom

S.E.P.A. (West Region)

The Coal Authority - Planning and Local Authority Liaison Department

Carluke Community Council

Forestry Commission (Central Scotland Conservancy)

Historic Scotland

The Royal Burgh of Lanark Community Council

Joint Radio Company

Scottish Wildlife Trust

Ofcom

Scottish Natural Heritage

Transco

Civil Aviation Authority

Planning Application Report

1 Application Site

1.1 This application site is located in open countryside between Lanark and Carluke within a commercial conifer plantation known as Cartland Muir Plantation. Currently there is an 85 metre high wind monitoring mast on site. The villages of Kilncadzow and Cartland are located 0.6km to the north east and 1.5 km to the south respectively. Nearby to the south is the west coast railway line and the A73 whilst to the east is the A721 Carluke to Peebles Road. It falls within the rolling farmland landscape type characterized by undulating, medium scale landforms incised by rivers and streams. The site extends to an area of approximately 5ha and sits between 220 and 250 metres above sea level.

2 Proposal(s)

2.1.1 Planning permission is being sought for the erection of 2 wind turbines, each with a maximum ground to tip height not exceeding 125m and installed capacity of 2.5MW. Above ground, each turbine would comprise:

- A tubular tower, approximately 80m high to the hub.
- A generator, gearbox, control systems and externally mounted anemometry instruments
- A rotor comprising a central hub and three blades, each 45 m in length; and
- A transformer housed at ground level;
- An 11 KV sub-station containing a switch gear and metering building.

Other key elements of the planning application comprise turbine foundations, crane pads and associated hard standing areas, electrical connection and a temporary work compound. A new access track 1km in length and 5m in width would be formed whilst 600 m of existing track would be up-graded. There will be 10 culverted water crossings

2.2 It is anticipated that the development would take approximately 14 months to construct. The proposed wind farm would require connection to the National Grid. A separate application for the transmission works would be submitted to the Scottish Government Energy Unit.

2.3 The traffic movements for the proposed wind farm relate to staff transport movements and construction traffic which would consist of heavy goods vehicles (HGV's) and abnormal load deliveries. Non HGV flows have been estimated at 1320 deliveries whilst the figure for HGVs is 281. The turbine delivery route would be from the port at Glasgow via the M8, the M74 to the A706/A721 Harelaw roundabout. The abnormal loads would then travel along the A721 before turning left at Hole Farm then along a minor road until Collielaw Farm where it would turn right along another minor road until the site entrance where a bellmouth would be formed. The road junctions at Hole and Collielaw Farms would be widened to accommodate the type of traffic associated with the proposal.

- 2.4 The application is supported by an Environmental Statement and a planning statement which seek to address the potential impact of the development and appropriate mitigation measures to reduce adverse impacts. Following on from consultation responses, further additional information in the form of supplementary Environmental Information was provided relating to the access route and a response to detailed matters raised in representations.
- 2.5 The wind farm has been designed with an operational life of 25 years. At the end of its life, the turbines would be dismantled and removed from the site, unless further consents were granted. The decommissioning would also involve breaking out a section of the turbine foundation to below ground level and re-instating with topsoil; removal of all hardstanding areas adjacent to turbines and the anemometer masts; the substation, control building, control and electrical equipment and any protective fencing will be removed and the land re-instated. Access tracks may be left in place for future forestry operations.
- 2.6 The applicants have explained they are a co-operative which aspires to achieving 100% community ownership of the development. It has been set up by a limited company known as Energy4All which has established similar schemes in other parts of the country. It is intended that priority for membership of the co-operative would be drawn from the local area. Members would be able to invest in the project and they would be eligible to an annual return and have voting rights in the co-operative. In addition, a community fund would be put in place whose funds would be generated by a proportion of the income from the wind farm. It is intended the funds would be used for local projects.

3 Background

3.1 Relevant Government Advice / Policy

- 3.1.1 National Planning Framework 2 (NPF 2) June 2009 guides Scotland's development to 2030 and sets out strategic development priorities to support the Scottish Government's central purpose – sustainable economic growth. NPF 2 notes in paragraph 145 that “the aim of national planning policy is to develop Scotland's renewable energy potential while safeguarding the environment and communities”.
- 3.1.2 Scottish Planning Policy (SPP) paragraphs 182 to 191 sets out the Scottish Government's policy for Renewable Energy, and policy for Landscape and Natural Heritage at paragraphs 125 to 148. It states that renewable energy generation will contribute to more secure and diverse energy supplies and support sustainable economic growth. It also states that planning authorities should take a broader approach to landscape and natural heritage than just conserving designated or protected sites and species, taking into account the ecosystems and natural processes in their area.
- 3.1.3 PAN 45 Renewable Energy Technologies and Annex 2 Spatial Frameworks and Supplementary Planning Guidance for Wind Farms has been replaced with web based renewables advice which will be regularly updated. The Specific Advice Sheet for Onshore wind turbines was last modified on 25th February 2011. It supports the policy in SPP by providing information and best practice on renewable energy developments. It gives advice on areas for planning authorities to focus upon, technical information and typical planning considerations in determining planning applications for onshore wind turbines.

3.2 Local Plan Policy

3.2.1 The South Lanarkshire Local Plan was adopted in March 2009 and contains the following policies against which the proposal should be assessed:

- STRAT 4: Accessible Rural Area Policy
- STRAT 9: Environmental Mitigation and Enhancement Policy
- CRE 2: Stimulating the Rural Economy Policy
- ENV 4: Protection of the Natural and Built Environment Policy
- ENV 15: Spatial Framework for Windfarms Proposal
- ENV 17: Renewable Energy Community Benefit Policy
- ENV 21: European Protected Species
- ENV 23: Ancient Monuments and Archaeology
- ENV 29: Special Landscape Areas
- ENV 32: Design Statements Policy
- ENV 38: Renewable Energy Site Assessment Policy

3.2.2 The South Lanarkshire Local Plan Supplementary Planning Guidance (SPG): Renewable Energy was approved in December 2010 and is a material consideration in deciding planning applications. The following SPG policies are relevant to the determination of this application:

- Policy REN 2: Constraints
- Policy REN 6: Assessment Checklist for Renewable Energy Proposals

3.2.3 A series of technical studies were prepared to inform the preparation of the SPG and were approved by the Council in December 2010. The technical studies are noted below:

- South Lanarkshire Landscape Character Assessment
- South Lanarkshire Validating Local Landscape Designations
- South Lanarkshire Spatial Framework and Landscape Capacity for Wind Farms

3.3 **Planning Background**

3.3.1 Planning Permission CL/10/0503 was granted in January 2011 for an 85m high anemometer mast.

3.3.2 Prior to the submission of a planning application a screening opinion was carried out which concluded that an EIA would not be required.

4 **Consultation(s)**

4.1 **Environmental Services**: A desk study is required to confirm that no contaminants are present. Noise levels at noise sensitive properties should adhere to current standards. If the threshold of audibility is exceeded then noise levels should be reduced accordingly. Measures should be implemented to minimise dust.

Response: Noted. The Environmental Report includes an assessment of the potential noise impact of the proposals. Environmental Services are content with the methodology and findings however conditions would be attached to any consent to regulate noise levels at sensitive properties. Conditions would also be used to control operations to ensure the construction works are conducted in a way to minimise noise impact and impact on air quality and contamination.

4.2 **Scottish Natural Heritage**: The proposal is unlikely to raise any issues of national significance. However they have advised that the proposal is likely to give rise to locally significant impacts on landscape and visual amenity.

The photomontages and wirelines provided in the Environmental Report do not reflect current guidance and this may under represent the visibility of the proposal. Viewpoints chosen are not fully representative of the residents of Cartland, Carluke or Braidwood. No assessment of the sensitivity and magnitude of change have been given in respect of Carluke. Nevertheless sufficient information has been provided to allow an assessment. The description of the baseline characteristics of the Rolling Farmlands Landscape type and assessment of impacts arising do not fully consider the ability of the landscape to accommodate the size of turbine proposed. At 125 m it is considered that the scale of turbines does not fit with the scale of the Rolling Farmlands Landscape type or scale indicators such as forestry, powerlines and buildings and will therefore result in significant adverse landscape impacts. The proposed turbines are of a similar height to those utilised by the large upland windfarms in the Plateau Moorlands where turbines of this height are more easily accommodated. The South Lanarkshire Spatial Framework and Landscape Capacity for Windfarms considers the Rolling Farmlands only to have capacity for smaller scale windfarms – by virtue of the height of the turbines proposed, the development can not be considered as small. A wide separation of 5 – 10 km to avoid potential for cumulative impacts that could change the landscape character is recommended. The location of the application site places it at the lower end of the separation range recommended. In their view the proposal will fill the gap between the developments at Blacklaw and Lochend Farm, near Stonehouse. This development could limit further capacity for wind development in the Rolling Farmlands.

The proposed development is unlikely to have a significant adverse effect on bird populations although measures to protect breeding birds will be necessary. No significant impacts upon habitat are anticipated. It is advised that additional information on protected species should be provided to help the determination of the application. This would included an assessment of the impact of the bat roosting potential of the site, non roosting bat use at the site, great crested newts, red squirrels and reptiles.

Response: Noted. The concerns about visual and landscape impacts of the proposals are shared by the Planning Service. The applicant has been asked to supply the additional information on protected species recommended by SNH but this has not been received to date.

- 4.3 **British Airports Authority:** object as the turbines would be visible to the Glasgow airport and Lowther Hill radars and would generate clutter on the controllers screen and therefore pose a threat to aircraft safety.

Response: Ensuring air traffic safety is not compromised is a priority criteria of local plan policies relevant to wind turbine proposals. Therefore unless a solution acceptable to BAA can be found the proposal would contravene local plan policy. The applicants have been made aware of the objection and propose to discuss the matter with BAA. However the objection remains at the time of preparing this report.

- 4.4 **West of Scotland Archaeology Service:** within the site there are no substantive issues. However works to improve a road junction at Collielaw Farm may impact upon a Roman Road therefore an archaeological watching brief condition should be attached to any consent granted.

Response: Noted. A suspensive condition could be used to address issues if consent were granted.

- 4.5 **NATS:** has no safeguarding objection to the proposal.

Response: Noted.

- 4.6 **Countryside and Greenspace Services:** given the topographical characteristics of the surrounding landform and the height of the turbines the development will be visually significant from surrounding visual receptor points. At an overall turbine height of 125 metres and the sites proximity to a Special Landscape Area the development can not easily be accommodated within the local landscape without detriment to its special characteristics. A substantially lower turbine would be significantly less intrusive. There is an opportunity for the site to be restored to a peatland/wet woodland habitat as opposed to the proposed replanting with predominantly conifer plantation. The applicant should consider extending opportunities for recreational access within the site.
Response: Noted. It is agreed that turbines of this height would adversely impact upon the landscape and visual amenity of the area. The after use of the site if consent were granted would be addressed at a later stage.
- 4.7 **Roads & Transportation Services:** the applicant will have to demonstrate that the corridor width required for abnormal loads can be achieved. An industrial standard access should be provided whilst existing visibility at the access point needs to be maintained. A formal section 96 agreement and dilapidation survey is required on any proposed haul route. Appropriate drainage and warning signs should be installed.
Response: Noted. The applicants subsequently provided details of the haul route which would require local junction improvements to accommodate the vehicles associated with the development. A suspensive condition could be used to require these works in advance of work starting on site. Appropriate conditions can be attached to address other issues whilst a section 96 agreement would be required to address the impact on the local road network if Committee chooses to grant consent.
- 4.8 **Ofcom:** have declined to comment.
Response: Noted.
- 4.9 **Scotland Gas Networks:** has no gas mains in the area of enquiry.
Response: Noted.
- 4.10 **Forestry Commission:** the information provided indicates that the woodland proposals have been developed to meet with the requirements of the Scottish Governments Policy on Control of Woodland Removal. The planning application details suitable felling and replanting proposals and there will be no permanent loss of woodland as a result of the development. FCS is content that the woodland plans are appropriate in the context of the development.
Response: Noted.
- 4.11 **The Coal Authority:** A coal mining risk assessment was provided by the applicants. This has been considered by the Coal Authority and they are content with the recommendations of the report requiring that site investigations are undertaken and any remedial works identified are completed prior to the commencement of development on site.
Response: Noted. Any consent granted would be subject to appropriate conditions.
- 4.12 **Ministry of Defence:** Do not object to this application. However advise that they must be notified of any granting of consent and when work commences and finishes on site. The turbines should also be fitted with aviation lighting for air traffic safety reasons.

Response: Noted. The MOD will receive notice of the final decision relating to this application. An informative will be attached to any consent granted to ensure that the developer advises MOD directly when work commences and finishes on site. A condition would be attached if consent is granted to ensure that aviation lighting is installed on the turbines.

- 4.13 **Scottish Water:** No response to date.
Response: Noted.
- 4.14 **TRANSCO (Plant Location):** Advise that there are no gas mains in the application site.
Response: Noted.
- 4.15 **Royal Burgh of Lanark Community Council:** Object on grounds that the proposed turbines are extremely tall and will be totally out of character. The turbines are far too close to Cartland and Lanark. Noise levels will be high.
Response: Noted. In the context of the surrounding landscape the proposed turbines will be visually intrusive. The noise impact assessment shows the noise impact would not be significant and could be controlled through the use of conditions if consent is granted.
- 4.16 **RSPB Scotland:** No response to date.
Response: Noted.
- 4.17 **Historic Scotland (HS):** No response to date.
Response: Noted.
- 4.18 **Scottish Wildlife Trust:** No response to date.
Response: Noted.
- 4.19 **Carlisle Community Council:** To date no response has been received.
Response: Noted.
- 4.20 **BBC:** Returned consultation request letter without any comments.
Response: Noted.
- 4.21 **Joint Radio Company:** does not foresee any potential problems based on known interference scenarios and the data provided.
Response: Noted.
- 4.22 **British Telecom:** No response to date.
Response: Noted.
- 4.23 **SP Energy Network:** No response to date.
Response: Noted.
- 4.24 **Network Rail:** No response to date.
Response: Noted.
- 4.25 **Civil Aviation Authority:** No response to date
Response: Noted
- 4.26 **SEPA:** Does not comment formally on small scale proposals such as this however they have advised that general advice can be found in their web site.

Response: Noted. Conditions and informatives would be used to reflect their advice if consent was granted.

5 Representation(s)

5.1 The application has been advertised as an Article 12(5) Development requiring Advertisement due to the Scale or Nature of Operations (as the turbines exceed 20 m in height), and for non-notification of neighbours. A subsequent addendum on the proposed access route and a report highlighting the applicant's response to points raised in representations was also advertised. These adverts were placed in the Lanark Gazette. In response to the aforesaid, 189 letters of objection and 193 letters of support were received. In addition 2 comment letters were received. A summary of the representations that have been received are set out below. It is noted that some individuals have made multiple representations. In addition the vast majority of objectors reside in the immediate locality surrounding the site whilst letters of support primarily relate to members of Energy 4 All co-operatives who do not live in the locality.

5.2 Points of objection

(a) **Visual/Landscape Impact**

- ◆ **will have a significant detrimental impact upon amenity;**
- ◆ **loss of view;**
- ◆ **insufficient information as details of the siting, design and external appearance of substantial engineering works and building complexes are absent from the planning application;**
- ◆ **visual cumulative impact with other turbines;**
- ◆ **only a significant reduction in the size of the turbines could mitigate the impact;**
- ◆ **there is genuine concern that this part of Clydesdale is becoming a windfarm wilderness;**
- ◆ **the southern part of the site is within the Special Landscape Area;**
- ◆ **too close to Kilncadzow and Cartland;**
- ◆ **the turbines are huge and industrial in nature - therefore they are unsuitable for this area;**
- ◆ **the turbines can not be screened in any way;**
- ◆ **the building of the turbines will have a negative impact on amenity and the enjoyment of the countryside around Kilncadzow and;**
- ◆ **the proposal has the potential to destroy the country village ethos that residents of Kilncadzow and Cartland currently enjoy as the proximity of the turbines and the movement of the blades will be impossible to ignore.**

Response: Due to the scale and topography of the rolling farmland landscape type it will not be possible to fit structures of the size proposed without adverse visual impacts being experienced in the immediate locality. In terms of cumulative impacts, I believe there is sufficient separation distance between the proposed turbines and those of operational windfarms at Blacklaw, Lochhead and Hagshaw Hill to ensure that cumulative or sequential visual impacts are not unacceptable. Existing smaller turbines at nearby farms are too small to be visually problematic. Applications for single turbines at Collielaw Farm (51 m in height) and Hole Farm (79 metres in height) were submitted after this application and have still to be determined.

There is no definitive separation distance for small scale wind farm proposals relative to settlements however in consideration it is believed that the distance of only 0.6 m between Kilncadzow and the 125 metre high turbines is too

close and will result in a detrimental impact to the residential amenity of the settlement due to scale and prominent position of the turbines. The impact on Cartland is less significant due to the greater distance between that village and the site. The visual intrusion for residents would not be as great and as such the overall amenity of the village would not be destroyed by the turbines. However the visual appeal and enjoyment of the surrounding countryside will be altered.

Only the access road falls within the designated Special Landscape Area however the close proximity of this scale of turbine will inevitably impact upon an individual's perception of the quality of the designated area both locally and from a wider distance. Additional landscaping or tree planting will not provide effective screening in respect of the immediate vicinity. Discussions with the applicants included a suggestion to reduce turbine height but they advised that a reduced height would increase the turbine heights turbulence caused by trees which would disrupt the efficiency of the turbines and render the proposal unviable.

The applicant has confirmed what they describe as the worst case scenario in terms of the dimensions of the construction compound and the buildings associated with the proposals. It has been the case with other windfarms proposals that have received consent (including from the Council, Reporters considering appeals and the Scottish Government) that conditions are used to cover a range of matters including requiring detailed specifications of compounds and ancillary development. In any event it is considered that the impact of this ancillary infrastructure would be negligible.

(b) Noise Impact

- ◆ **low frequency noise – associated health risks;**
- ◆ **turbines should be turned off at certain times to give peace;**
- ◆ **the applicant has produced a noise assessment for the Enercon E70E4 turbine whereas the turbine shown on drawing 6.1 is a Nordex N10 2.5 MW turbine which is noisier;**
- ◆ **Following construction of the turbines, the noise generated by them would be considerable for at least 2km around the site and be omnipresent. Studies have shown that people living within 2km of turbines suffer from sleep deprivation, headaches and anxiety. An independent specialist report (not paid for by the applicant) should be commissioned by South Lanarkshire Council.**
- ◆ **Noise from the turbines would be exacerbated by the strong prevailing westerly winds.**

Response: The Council's Environmental Services recommend that, if granted, conditions are attached to any approval that will govern noise levels from the site. Frequency analysis will be a requirement of the conditions. In the event of infringement it is possible the operator will be asked to turn the turbines off until a solution is found. In view of the distance between turbines and houses it is reasonable to expect that vibration will not adversely affect properties.

The applicant claims the noise assessment was based on a typical turbine that meets the dimensions applied for. In terms of the noise report, it is standard practice for the applicant to appoint a consultant to assess noise and then for an assessment to be made in consultation with Environmental Health to confirm the accuracy of the results and that the appropriate methodology has been undertaken. The appointed consultants are a recognized noise

consultant and there is nothing in their approach or methodology to suggest that noise levels have not been appropriately assessed. The conclusion of their report is that noise levels will meet criteria recommended by ETSU – R – 97. There is currently no scientific evidence which substantiates alleged health concerns.

(c) **Ecological Impact**

- ◆ **the area contains SSSIs and SAC;**
- ◆ **in respect of SNH response further details on protected species are required;**
- ◆ **impact upon migratory geese, barn owls and buzzards etc;**
- ◆ **trees are a carbon sink and when felled they will release CO2 into the environment;**
- ◆ **as the site is currently a forest a large number of trees would have to be felled;**
- ◆ **the massive concrete foundations will cause considerable damage to the local ecosystem and cause potential drainage problems and;**
- ◆ **the site chosen is very near to two SSSIs.**

Response: SNH have not formally objected and have concluded that there will be no adverse impacts upon birds, habitat and nearby SSSIs. They have however recommended that additional information on protected species should be submitted to allow a proper assessment. The applicant is willing to undertake most of the additional survey work suggested, however it has not yet been submitted. The impact on protected species cannot therefore be fully assessed at this time. The site is within a commercial conifer forest with low ecological value. The applicant proposes to undertake a replanting programme to compensate for tree removal therefore there will be no permanent loss of woodland. The Forestry Commission has confirmed that this approach is acceptable. Appropriate conditions could be used if consent were granted to ensure the foundations can be contained without adverse impacts upon the wider environment and the existing drainage regime. SEPA has not objected to the application in terms of the impact on the drainage system in the area.

(d) **Need for Windfarms**

- ◆ **The turbines are not environmentally friendly and most are shipped from abroad mostly erected by foreign labour and;**
- ◆ **there is no evidence that wind farms combat climate change due to the unreliable nature of wind;**

Response: The need for windfarms is clearly set out in national guidance. The origin of the turbines is not a planning matter.

(e) **Socio/Economic**

- ◆ **negative impact upon tourism;**
- ◆ **the application does not represent a community project - it is motivated by private speculation;**
- ◆ **the landowner is an absentee property investor from London and site ownership offers no benefits to the local community;**
- ◆ **any financial contribution will be spread over a wider geographical area;**
- ◆ **detrimental effect on local economy as the development will discourage visitors attracted by the quality of the scenery;**
- ◆ **affect upon value of property and;**

- ◆ **there is no perceived benefit to the local community despite the company describing themselves as a community based co-operative.**

Response: Although it is accepted that people will visit the area for recreation the area itself is not considered to be a well known tourist destination which is dependant upon tourist related industries. Neither the origins nor motivation of the landowner nor impact upon property values are relevant planning concerns. The setting up of a co-operative to fund and manage the wind farm has been the subject of heavy criticism by the local community. However this is not a material planning consideration in determining the application. The applicant has agreed to make annual contributions to the South Lanarkshire Renewable Energy in addition to the local community fund they propose to establish.

(f) Archaeology/Heritage

- ◆ **the development would result in the excavation of a Roman Road which is particularly well preserved and;**
- ◆ **the site is very close to the UNESCO World Heritage Site at New Lanark;**

Response: Road junction improvements could impact upon the site of a Roman Road. A condition requiring prior archaeological investigations would adequately address this concern. Due to the distance from the site and the screening benefits of topography and landscape the character and setting of New Lanark would not be adversely affected.

(g) Public Consultation

- ◆ **Inadequate community consultation and exaggeration by the applicant about the level of consultation carried out;**
- ◆ **there is strong local opposition to the proposal and any letters of support generally appear to come from existing shareholders of Energy4All Co-operatives from other parts of the UK, remote from South Lanarkshire;**
- ◆ **the developer intimates that objections received from 100 households is a relatively small number given the population of the Carluke area. However the majority of the 100 households concerned are from Cartland and Kilncadzow. Both of these villages are located directly beside the site of the proposed development and 100 households represents almost the entire population of both villages ;**
- ◆ **letters of support/objection from the local community should be given far more credence than letters from people outwith the community;**
- ◆ **members of Energy4All co-operatives should be disregarded as they are effectively from the applicant themselves and;**
- ◆ **claims the applicant would not take representations seriously**

Response: The proposal does not fall within the definition of a major development and therefore statutory pre-application consultation was not required. The application has been subject to the statutory publicity process to allow representation to be made. A substantial number have been received and have been fully addressed in this report. The applicant carried out pre-application consultations by holding meetings in public halls and leafleting locals. In general terms less weight is normally given to representations (whether in support or opposing the application) from persons or organisations that are not local to the application site. It is noted that a significant number of letters of support have been submitted by members of other co-operatives that have been established by Energy4All.

(h) **Planning Submission**

- ◆ **SNH state that the wirelines and photomontages do not reflect guidance on visual impact and as such the visual impact may have been under - represented;**
- ◆ **the selected viewpoints are not fully representative of the residents of Cartland, Carluke or Braidwood. They have underestimated the visual impact;**
- ◆ **an assessment of the sensitivity and magnitude of change have not been given for Carluke;**
- ◆ **the visual representation downplays the impact and could be construed as misleading. It is surprising to read an assessment of two 125m turbines within a kilometre of a settlement and scattered houses that finds no major adverse visual impacts. If there is no major adverse impact a reasoned explanation of this (angle of view from properties, local screening etc.). For this assessment, the explanation would appear to be that they were simply not considered because the structure of the methodology allowed them to be avoided;**
- ◆ **applicant has been forced to re-advertise as the original submission lacked basic, fundamental information;**
- ◆ **a claim that the Council state that a 500m separation distance is acceptable. A 2km is the recommended minimum distance from settlements;**
- ◆ **no indication of transmission lines;**
- ◆ **the ES states that Kilncadzow is 1km away. This is factually incorrect and according to another section of the planning application Kilncadzow is stated as being only 480m from the site;**
- ◆ **the LVIA only considers the sensitivity of the visual resource and magnitude of change. It appears to leave out direct consideration of the effect on people;**
- ◆ **there are alternative sites away from homes and out of site of areas of tourism;**
- ◆ **the applicant has not specified the size/model of the turbine they wish to build;**
- ◆ **the application should be assessed as a major application;**
- ◆ **a full EIA should be requested from the developers and;**
- ◆ **it is apparent that the ZVI has been based on the incorrect hub and blade tip heights.**

Response: Many of these points were also raised by SNH in their consultation response. The applicants have been given the opportunity to address them but to date no further information has been submitted. However, SNH did confirm that the information supplied was sufficient to allow comment and the Planning Service concur with this view.

The applicant has stated that the turbine type referred to throughout the Environmental Report represents a maximum height of turbine that would be erected if consent were granted and has been utilized in their assessment. They advise that it is not possible to confirm the exact turbine type until the tender process with the manufacturer is complete. It is usual in dealing with wind farm applications that the make and detailed specification of the turbine to be used is unknown at the planning application stage. The environmental report submitted by the applicants does refer to two types of turbines. In both cases the tip height of the blades is 125m although the height of the hubs and

the length of the blades differ. It is considered that these details are sufficient to allow a full assessment to be carried out.

The nearest turbine is located approximately 0.6km from the edge of Kilncadzow therefore information detailed in the ES could be construed as misleading. Government policy and the Councils Supplementary Planning Guidance on Renewable Energy do not establish a minimum distance a residential property must be from a turbine. Each case is considered on its merits and will depend on topography, the orientation of the affected properties to the turbines and their scale. The SPP states that a separation distance of up to 2km between areas of search and the edge of cities, towns and villages is recommended to guide development to the most appropriate sites and to reduce visual impact. This approach is adopted in the SPG as a mechanism for directing proposals to Broad Areas of Search. It should be noted that the broad search area relates to wind farms which exceed 20MW. However within 2km distance proposals will continue to be judged on a case by case basis taking into account specific local circumstances and geography, in particular for smaller scale proposals below 20MW.

The transmission line is subject to a separate application and therefore is not a relevant planning consideration for this application. The scale and size of the proposal falls below the threshold for a major application as defined by current legislation. Prior to the submission of the application a screening opinion was undertaken which confirmed that an EIA would not be necessary. The applicant now accepts the Council does not have a recommended separation distance of 500m. For complex applications it is not unusual after the initial consultation period for additional information to be requested which requires to be advertised however this does not necessarily infer any deficiency in the original submission. The ER contains a section on the site selection process used by the applicants. Irrespective of whether there are alternative sites available the application as submitted is the proposal which must be assessed.

(l) Roads Issues

- ◆ **Significant tree felling and road alignment will have to undertaken to facilitate deliveries;**
- ◆ **increased traffic will have a detrimental impact upon road safe - roads are too narrow;**
- ◆ **the turbines may cause distraction to drivers on both the A73 and A721 roads and;**
- ◆ **damage to the road surface, drainage pipes, gas pipes etc**

Response: A report has been submitted by the applicants detailing improvements to the road junctions at Hole Farm and Collielaw Farm. Roads and Transportation Services have not objected in principle to these works. Road widening and re-alignment may also be required in sections resulting in improvements to the road network and traffic safety. No construction vehicles would pass through Kilncadzow and Cartland and this matter could be controlled by condition if consent is granted. In addition the applicant would submit a traffic management plan to ensure public safety issues are addressed. The applicant has agreed to undertake road repairs due to damage incurred by construction vehicles. This would be formalized through means of a section 96 agreement involving a pre and post survey of the affected roads. The applicant would be directly responsible for repair to any infrastructure such as drainage pipes however this has not been an issue during the construction of other wind farms. As wind turbines are now a

commonplace feature in the country they are unlikely to cause distraction to road users.

(j) Other Impacts

- ◆ **potential television and radio interference;**
- ◆ **public safety issue due to potential for turbines shedding parts and throwing ice;**
- ◆ **shadow flicker;**
- ◆ **disturbance from noise, dust, exhaust and other emissions during construction period.**

Response: The malfunctioning of turbines and shedding parts is a Health and Safety issue. With regard to television reception being problematic, it is confirmed that should consent be granted a condition would be in place to monitor and address this potential issue. Notwithstanding no objections have been received from telecom operators and the switch from analogue to digital signals is expected to further reduce the possibility of interference. The Environmental Report includes an assessment of the impact of shadow flicker relative to residential properties. This shows that the impact on the local community will be negligible. It is normal in cases where planning consent is granted to impose a condition to require turbines to be shut down when weather and lighting conditions result in shadow flicker. Disturbance during construction will be temporary and impact upon residents will generally be attributable to increased vehicle movements along the haul route. The applicant has confirmed that the combined use of sensors and SCADA systems can predict and implement shut down scenarios to prevent the occurrence of ice throw.

(k) Leisure/recreation

- ◆ **would inhibit and discourage outdoor recreation and;**
- ◆ **unable to ride horse which is relaxing**

Response: Only a small section of the road network will be affected by construction traffic and this will only be for a temporary period of 7 months thereafter there are no anticipated impacts during the operational phase. The site will be located within a commercial coniferous forest which currently has limited recreational opportunities. Whether or not the presence of the turbines impairs enjoyment whilst engaged in outdoor recreation is down to individual perceptions however it is considered that the turbines will not prevent activities such as walking, cycling and horse riding.

(l) Precedence

Response: Each application is judged on its individual merits.

(m) Planning Policies

- ◆ **Contravention of Structure Plan policies;**
- ◆ **contrary to Policy ENV 38 due to adverse impacts upon air traffic safety, visual amenity and protected species and;**
- ◆ **contrary to Policy ENV 21 as it has not been demonstrated that the proposal will not have an adverse impact upon protected species**

Response: In this case structure plan policies are not relevant as a wind farm of the size and scale proposed does not have any strategic implications. It is considered that the proposal will have an adverse impact upon visual and landscape amenity and BAA have confirmed an objection due to impacts upon radar. For these and other reasons detailed in section 6 below the proposal

will contravene Policy ENV 38. SNH have not objected and the applicant has intimated a willingness to undertake further survey work on protected species.

(n) Radar and air safety

- ◆ There are a large number of light aircraft and balloons who fly in the area at low height and there is a substantial risk that one could come into contact with a turbine resulting in a horrific accident and;
- ◆ BAA Airports state that the turbines would generate clutter on air traffic control screens and as such have objected.

Response: It is the responsibility of the operators of small aircraft and balloons to familiarize themselves with potential risks. This could not be seen as a justifiable reason to refuse the application. The objection from BAA is required to be addressed but to date the objection remains.

(o) Hydrology/drainage

- ◆ Impact upon hydrology due to the brittle nature of the underlying rock and;
- ◆ the effect on the water table and knock on effect further down the hill will cause problems.

Response: Additional survey work on hydrogeology is recommended in the mining report and this along with drainage details/installation can be covered by appropriate conditions.

(p) Vibration

- ◆ The proposal does not take into account the fact that the site is a former mine and identified as a “Zone of Potential Mineral Instability” .This is particularly relevant given the extremely close proximity to local housing, particularly the village of Kilincadzow.

Response: The applicants submitted a Coal Mining Risk assessment which was provided to the Coal Authority for comment. They agree with the findings and recommendations of the report that further intrusive site investigation should be carried out prior to development starting on site to inform the need for remediation works at the site. This matter could be covered by a suspensive condition if consent is granted.

Points of Support

(a) Global warming issues

- ◆ there is a need to address the problem of global warming through increased generation of renewable energy;
- ◆ will contribute to Scotland’s renewable energy targets;
- ◆ reduction in harmful emissions;
- ◆ avoids damage from mining and threat of nuclear production;
- ◆ Scotland is abundant in wind resources;
- ◆ the Cartland Muir site offers the potential for a viable and effective wind energy scheme;
- ◆ some renewable resources such as landfill gas, are depleting as a result of changes in waste management practices that are seeing more and more recyclable materials being diverted from landfill and;
- ◆ much is made of the carbon footprint of the production, transportation and the construction of the turbines. After they are erected this footprint goes into reverse.

Response: Noted.

(b) Social/Economic Benefits

- ◆ Renewable energy co-ops offer an opportunity for local people to be proactive in their response to climate change, fossil fuel depletion and energy security;
- ◆ Local people will have an opportunity to own a stake in their wind farm and because participation can start from just £250, many people could benefit;
- ◆ all co-ops are democratically run and operate on a one member one vote basis;
- ◆ the Clyde Valley project will put power back into the hands of the community and not into the pockets of private companies.

Response: The co-operative model proposed is an alternative means of financing windfarms and has the potential to benefit individuals in the community and provides funding to local projects. However this is not a material consideration in determining the application.

(c) Visual Impacts

- ◆ Wind turbines are beautiful and enhance an area;
- ◆ given the amount of farming and forestry in the area it is wrong to state the countryside is untouched by man;
- ◆ the site layout achieves good visual balance from key views around Kilncadzow, Cartland and the surrounding area. The appearance of the proposed development would be strong, positive and balanced and the changes to the surrounding landscape character and visual amenity would not be unacceptably widespread or adverse;
- ◆ objectors come up with many arguments, which are generally spurious or out of date. The real objection turns out to be dislike of people coming in and making visible changes. Most people are getting used to turbines and in due course will take no more notice of them than electricity pylons and;
- ◆ other consented wind farms have appeared to have little environmental impact once built despite initial objections.

Response: Opinions on the visual impact vary and are largely down to the subjective views of the individual.

(d) Leisure/recreation

A resource which local schools can visit and see alternative energy sources.

Response: Noted.

(e) Planning issues

- ◆ The Environmental Assessment accompanying the planning application indicates that there are no significant environmental issues;
- ◆ bird strikes are rare at wind farms in the UK and;
- ◆ the noise levels are not intrusive

Response: There are sections in the Environmental Statement which have been criticised for underplaying the potential visual impacts and not adhering to guidance recommended by SNH. SNH recognize that there are no adverse impacts upon birds and bird strikes are considered to be rare. Mitigation measures and appropriate conditions will address any potential noise issues.

(f) Response to critical representations

- ◆ The consultation events were advertised in the local newspaper;

- ◆ **letters of representations with objection were submitted without any statement of reasons for objection;**
- ◆ **Energy4All have a track record of well managed, responsibly planned wind farms on behalf of a number of co-ops.**

Response: Noted. The ability of the applicants to develop and manage the windfarm is not a material planning consideration.

5.2 All of the above letters have been copied and made available in the usual manner and on the Planning Portal.

6 Assessment and Conclusions

6.1 Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan comprises the South Lanarkshire Local Plan 2009 and the Supplementary Planning Guidance on Renewable Energy (December 2010). In assessing any application for renewable energy development it is also necessary to evaluate the proposal against the most up to date policies and criteria contained in the relevant Scottish Planning Policies and Specific Advice Sheets.

6.2 National Planning Policy and Guidance

6.2.1 Government guidance on planning matters is found in the Scottish Planning Policy that was published in February 2010. This establishes a target of 50% of Scotland's electricity to be generated from renewable sources by 2020. Subsequently this target has been increased to 100% by 2020 by the Scottish Government.

The SPP is primarily concerned with larger scale renewable energy projects and wind farms. However, it highlights the importance of renewable sources for the regeneration of electricity as being an integral part of the Government's energy policy. It states that planning authorities should support the development of a diverse range of renewable energy technologies and support the development of wind farms in locations where the technology can operate efficiently and environmental and cumulative impacts can be satisfactorily addressed. The design and location of any wind farm development should reflect the scale and character of the landscape. The location of turbines should be considered carefully to ensure that the landscape and visual impact is minimised. A range of benefits are often voluntarily provided by developers to communities in the vicinity of renewable energy developments. These can include community trust funds. The SPP itself also suggests likely assessment criteria, which include:

- Landscape and visual impact
- Effects in the natural heritage and historic environment
- Contribution of the development to renewable energy generation targets
- Effect on the local and national economy and tourism and recreation interests
- Benefits and disbenefits for communities
- Aviation and telecommunications
- Noise and shadow flicker, and
- Cumulative impact.

6.3 Adopted South Lanarkshire Local Plan

6.3.1 In the adopted South Lanarkshire Local Plan the application site is located within the defined Accessible Rural Area. Policy STRAT4: Accessible Rural Area affirms the Local Plan strategy to build on the economic potential of the area's high quality natural and built environment and tourism potential and to ensure these qualities are not eroded. The policy states that business and industrial proposals should conform

to Policy CRE2: Stimulating the Rural Economy while all development should seek to enhance the environmental quality of the area or, where enhancement is not possible, environmental impacts should be mitigated in line with Policy STRAT9 - Environmental Mitigation and Enhancement.

- 6.3.2 Policy STRAT9 requires the environmental impact of developments to be measured and any adverse impacts prevented, reduced or offset. The issues relating to cumulative impacts and landscape and visual impacts are assessed in more detail below, however it is considered that the landscape and visual impacts associated with the proposal could not be mitigated successfully.
- 6.3.3 Policy CRE2 provides guidance on a range of appropriate uses that may be acceptable in the rural area. This includes energy related developments which meet criteria in Policy ENV38 - Renewable Energy Site Assessment. A full assessment against this policy is provided below.
- 6.3.4 Policy ENV4: Protection of the Natural and Built Environment Policy aims to safeguard sites of international, national and local/regional importance ensuring that they are conserved and where appropriate enhanced. The application is not located in an international or national designated site. Part of the access road falls within a Special Landscape Area but none of the turbines are located within it. Nevertheless Policy ENV29: Special Landscape Areas is relevant in determining the application. This requires developments to satisfy the terms of Policy STRAT4 and to not adversely affect the overall quality of the designated landscape area. From some viewpoints the turbines would act as a backdrop to and be seen from within the SLA. As a result it is considered that the impact would undermine the special qualities and character of the designated area.
- 6.3.5 Policy ENV17: Renewable Energy Community Benefit Policy encourages developers of renewable energy facilities in South Lanarkshire to contribute to the Renewable Energy Fund. The developer proposes to enter into a suitable community benefit package, and should planning consent be granted a legal agreement would be required to secure this and would be concluded prior to the issue of planning consent.
- 6.3.6 Policy ENV21: European Protected Species emphasises the requirement to give full consideration to the potential impact upon European Protected Species and habitats. This policy also applies to species listed in schedules 1, 5 and 8 of Wildlife and Countryside Act 1981 as amended. An initial ecological survey has been carried out and SNH have not objected. However they have recommended additional survey work on bats, great crested newts, red squirrels and reptiles to allow an informed assessment. The applicant has agreed to most of these recommendations but as yet has still to submit the details required.
- 6.3.7 Policy ENV23: Ancient Monuments and Archaeology aims to avoid adverse effects upon scheduled ancient monuments and archaeological resources. There would be no major impacts on these resources. Any potential impact upon the Roman Road as a result of the road improvements can be addressed by a pre-start archaeological evaluation covered by condition.
- 6.3.8 Policy ENV38 requires all wind farms and other renewable energy developments to be assessed against a set of criteria, each of which is taken in turn below.

(A) International and National Natural Heritage Designations and the Green Belt

The application site is not located within any sites with international or national designations or the Green Belt. On this basis the proposed development complies with criterion (A) of Policy ENV 38.

(B) Other Natural and Built Heritage Resources

This section of the policy requires proposals to be assessed against 6 criteria as follows;

(1) This requires proposals to take place without unacceptable significant detrimental effects on landscape character and significant adverse visual impact including the landscape quality of the Regional Scenic Area or Areas of Great Landscape Value. These designations have now been redefined in a series of Special Landscape Areas.

The turbines would be located within the Rolling Farmlands Landscape type. The South Lanarkshire Landscape Character Assessment (November (2010) states that given the small scale of the landscape and the number of domestic scale references such as houses and small roads, large scale wind turbines are likely to be in contrast with this landscape type and would dominate its surroundings. The recommendation is that tall structures such as masts, aerials or wind turbines should generally be discouraged except where there are opportunities to provide a degree of backclothing and where unacceptable cumulative impacts will not result. The SPG contains a summary of the capacity of individual landscape types to accommodate windfarms states that Rolling Farmland has a low landscape capacity to absorb wind turbines although small scale (1-5) turbines developments may be accommodated in selected locations away from settlements or other sensitive locations. The nearest large scale wind farms are a sufficient distance away to avoid adverse cumulative impacts with this proposal. However there is no suitable backcloth which would help minimise the visual dominance of this scale of development. It would not be possible for the rolling farmlands landscape type to effectively absorb the visual impact. The turbines would dominate the landscape and visually intrude upon the setting of Kilncadzow which is located only 0.6km from the nearest turbine, to an unacceptable degree and Cartland to a less significant degree. The landscape and visual impacts of the proposed development are acceptable.

(2) This requires the cumulative impacts of windfarm developments to be acceptable.

It is not considered that there would be an adverse impact with large scale operational or consented windfarms due to the distances between the site and those developments. There are several planning application for single and small scale turbines in the vicinity of the site but they have not been determined.

(3) Requires that the development will have no unacceptable significant adverse impact on Local Nature Conservation Sites and priority species and habitats; the developers are required to undertake necessary cumulative impact assessments on ecological and/or ornithological interests.

There would be no adverse impacts upon designated sites. SNH have advised that additional information on protected species should be supplied. This information has still not been submitted and as such the assessment on protected species remains incomplete. On that basis it is considered that the proposal does not adequately satisfy the requirements of this criteria.

(4) Requires cumulative visual, landscape and ecological/ornithological impact assessments to include all operating and consented schemes and those that are subject to valid but undetermined applications.

SNH have not raised a formal objection in terms of ecological impact. However they have advised that additional information should be submitted to allow a full assessment to be made. To date this has not been received.

(5) Requires proposals to meet local plan policy on the New Lanark World Heritage Site, Listed Buildings, Conservation Areas and Ancient Monuments.

This criteria is met as the proposed development will not impact upon any of the designations.

(6) Requires developments to minimize soil disturbance when building infrastructure to ensure carbon balance savings of the scheme are maximised and subsequently information in support of these matters may be required.

The site is not identified on the South Lanarkshire Peatlands map and the estimated carbon displacement due to renewable energy generation is significant and should balance out any carbon emissions during the construction phase.

(C) Other Material Considerations

1. The development will not unacceptably affect the amenity of residents of nearby towns, villages and other properties by means of noise, smell, visual dominance, shadow flicker, reflected light or other emission

The application site is in close proximity to the settlements of Kilncadzow and Cartland and would be visible from the nearby towns of Carluke and Lanark. A detailed Landscape and Visual Impact Assessment was carried out by the applicants. While the proposal represents a small wind farm development, it is considered that the scale of the turbines in close proximity to Kilncadzow and to a lesser extent Cartland would have a significant impact on the amenity of nearby residents. The impact would be less obtrusive for residents in Carluke and Lanark. There would be no adverse effect on the amenity of residents as a result of odour, shadow flicker, reflected light or other omissions. In terms of noise, Environmental Services have advised that they have no objections to the proposals and conditions should be used to ensure that noise levels meet the required limits. However, overall the visual dominance of the proposal would have a significant impact on residential amenity while mitigation against this effect is not achievable.

2. Views from key tourist routes and visitor attractions will not be adversely affected to an unacceptable degree

The site would not be seen from the Clyde Valley tourist route or nearby attractions, in particular the New Lanark WHS. therefore tourism and visitor attractions will not be significantly affected.

3. The siting and external appearance of apparatus, including any locational or landscaping requirements, have been designed to minimise the impact of such apparatus on amenity, while taking account of operational efficiency.

The proposal includes a compound area, control building, foundation/hardstanding areas and site access tracks. These features are small scale in nature and would be assimilated into existing tree cover that would be retained or replaced. It is considered that the inclusion of the associated apparatus within the site raises no amenity issues.

4. Access for construction traffic can be achieved without compromising highway safety, residential amenity or causing significant permanent damage to the environment.

It is intended that the haul route would comprise local A class roads until it meets the local road network at Hole Farm on the A721. Some junction improvements are required in two locations which would improve overall road safety in this vicinity. A Traffic Management Plan stating the timings and movements of vehicles and the proposed management of the vehicles would have to be submitted for the approval of the Council.

5. Where there are clear landscape or other sensitivities that will have to be addressed, as agreed with the council, the environmental effects of all new transmission lines between the development and the point of contact to the grid should have been assessed and shown to have no significant adverse environmental impact, or that such impacts can be suitably mitigated.

The applicants have advised that the grid connection to the sub station at Braidwood would be made via underground cables.

6. No electromagnetic disturbance is likely to be caused by the proposal to any existing transmitting or receiving system or, where such disturbances may be caused, that measures will be taken to remedy or minimise any such disturbances

There are no conflicts with any of the existing known links within the vicinity of the site.

7. The impact of the proposal on radar performance and other air safety considerations have been satisfactorily addressed and demonstrated to the satisfaction of the relevant technical authorities.

While the MOD and NATS have not objected to the application, an objection has been received from BAA due to the potential for the turbines to create additional clutter on radar screens and the impact on air safety. The applicants have been made aware of this matter but to date a satisfactory solution has not been provided. As a result the objection remains.

8. Where proposals are shown to have a significant adverse impact in respect of any of the above criteria, the developer will be required to demonstrate that appropriate mitigating measures will be applied.

The applicants have so far failed to address the adverse impacts identified by BAA.

9. For larger schemes, and for other schemes where specific species/habitats are affected, developers may be required to submit a Habitat Management Plan setting out the means of land management that will secure biodiversity objectives.

The applicants have been asked to submit additional details of the impact on protected species in and around the site. To date this has not been submitted.

10. All windfarm applications should acknowledge the need for decommissioning, restoration and aftercare at the end of the permission or the life of the turbines, if earlier, and not renewed by the Council. Conditions, including a restoration bond where appropriate, will be imposed on any permission granted to this effect, requiring implementation measures to be agreed with the Council in accordance with best practice at the time.

If consent is granted, the applicants will be expected to submit an aftercare scheme and restoration bond for the approval of the Council. These matters would be dealt with by suspensive conditions.

11. The Council will require all applications for renewable energy developments which fall within the scope of the Environmental Assessment legislation to be accompanied by an Environmental Statement, and encourages these to be preceded by a pre-application scoping report.

Under the Environmental Impact Assessment (Scotland) Regulations 1999 (as amended) the applicant requested that the Council adopt a screening opinion as to whether or not an Environmental Impact Assessment (EIA) was required for the development. Having regard to the characteristics of the project, its nature, location and potential impact the Council considered that no EIA was required.

12. Where appropriate, the Council will normally require an applicant to enter into a Section 75 Obligation to address community benefit payments, restoration bond requirements and other matters which cannot be controlled by the imposition of planning conditions.

Any planning consent granted would be withheld until a Section 75 Obligation between the Council and the applicant has been concluded to ensure that a financial contribution was made annually to the Councils Renewable Energy Fund.

13. Applications should include details of the environmental, social and economic benefits that will arise from the project, both locally and nationally, including the overall number of jobs and economic activity associated with the procurement, construction and operation of the development.

With a maximum installed capacity of up to 5MW (based on the proposed 2.5MW turbine models), the proposal would make a contribution in the drive to deliver the renewable energy targets in Scotland by 2020. Each year the development would on average produce sufficient electricity to meet the annual domestic needs of around 35% of homes in Carluke and displace more than 140,000 tonnes of CO₂ over the operational lifecycle of the wind farm. The applicants also point to the co-operative model that that be used to finance the windfarm which they state would provide financial benefits for local residents who choose to become a member.

6.4 Supplementary Planning Guidance – Renewable Energy

6.4.1 The proposal also requires to be assessed against the South Lanarkshire Local Plan SPG Renewable Energy that was approved in December 2010. The SPG policies relevant to the determination of this application are REN 2 - Constraints and REN 6 - Assessment Checklist for Renewable Energy Proposals.

6.4.2 Policy REN2 requires that wind energy developments address the constraints set out in Chapter 4 of the SPG and that they meet the relevant criteria in Policy REN6 - Assessment Checklist for Renewable Energy. Policy REN6 requires all proposals for wind farms and other renewable energy developments to be assessed against the relevant criteria set out in Table 8.1, Assessment Checklist for Renewable Energy Proposals. The criteria are considered in turn.

1. Impact on international and national natural heritage designations.

This criterion has been assessed above and although no designated sites are affected additional work on protected species is necessary. This has not been submitted to date.

2. Impact on Southern Uplands Foothills and Pentland Hills Area of Significant Protection.

The proposed development is not located within an area of significant protection and therefore it is not relevant.

3. Impact on the Green Belt.

The proposed development is not located within the Green Belt and therefore it is not relevant.

4. Impact on the Landscape Character

This requires consideration of the landscape character type in relation to its sensitivity to change and capacity for development. The application site is within the Rolling Farmlands which has a low capacity for wind farm development as identified in the spatial framework. The SPG states that generally tall turbines should be discouraged unless there is a backdrop. These turbines sit on elevated land overlooking the surrounding area and would be devoid of rising ground behind the structures which would help them blend into their surroundings and minimise the visual intrusion. This landscape type is unable to effectively absorb turbines of this height due to the small scale nature of the reference features such as fields, woodland, houses, farms, pylons etc in comparison.

5. Impact on Special Landscape Areas (SLA).

This requires that proposed wind farm developments in SLAs should not affect the qualities for which the area has been recognized, as described in 'Validating Local Landscape Designations' (December 2010). As previously assessed only the access tracks fall within the SLA. However the turbines will be viewed from a significant distance and as a result would impinge on the setting of the SLA.

6. Effects of the development on areas where cumulative impacts limit further development

The proposed development does not fall within an area defined in the SPG where cumulative impacts limit further development and therefore it is not relevant.

7. Cumulative Impacts.

Cumulative landscape and visual impact assessment requires to be taken into consideration. The distance between the proposal and other operational and consented wind farms is sufficient to avoid adverse cumulative impacts.

8. Contents of the LVIA to be submitted – more than 4 turbines

This relates to developments of 4 turbines or more therefore it is not relevant to this proposal.

9. Contents of the LVIA to be submitted – less than 4 turbines

SNH have highlighted concerns about the methodology employed in the LVIA which does not reflect current guidance in respect of wirelines and photomontages. Chosen viewpoints are not fully representative of the communities affected. An assessment of the sensitivity and magnitude of change relative to Carluke has not been undertaken. Nevertheless they advise that sufficient information has been provided to allow an assessment to be carried out.

10. Impacts on nature conservation interests

This has been previously considered above and it is considered that in most instances nature conservation interests will not be compromised however additional survey work on protected species will be necessary to fully satisfy concerns.

11. Impact on Trees and Woodland

The proposed development will result in the removal of trees in a commercial conifer forest however a replanting scheme is proposed which has met the approval of the Forestry Commission.

12. Impact on Historic Environment

The proposal would not have any adverse impact on the setting or character of any historic heritage designations.

13. Impact on Historic Environment

The proposed wind turbines are located approximately 4.7 km from the New Lanark World Heritage site and due to intervening topography, trees and woodland the proposed turbines will not affect its historical and topographical character. Archaeological resources can be adequately protected by the use of condition. No listed buildings or ancient monuments will be affected.

14. Impact on Peat and Soils

The site does not affect an identified peatland and generally impact upon soils is not considered significant.

15. Impact on Prime Agricultural Land

The application site does not contain any prime agricultural land as identified in the SPG.

16. Impact on Water

If appropriate conditions are attached then the proposed development complies with this criteria.

17. Impact on Residential Amenity

There will be no adverse effect on the amenity of residents as a result of odour, shadow flicker, reflected light or other omissions. In terms of noise the noise impact assessment states there will be no significant adverse effects on residential amenity from noise. Environmental Services have advised that conditions should be used to ensure that noise levels meet the required limits. However, visual impacts on the residential amenity for members of surrounding communities would be significant.

18. Impact on Air Quality

This criterion is not relevant to the proposed development.

19. Impact on Tourism.

This criteria requires that views from key tourist routes and visitor attractions must not be adversely affected to an unacceptable degree. The turbines would not be prominent from the Clyde Valley tourist route while no visitor attractions would be adversely affected.

20. Transport impacts

A route for delivery of abnormal loads has been identified by the applicants together with a range of off-site road improvements that would be required. Roads and Transportation Services are satisfied that the proposals are acceptable and therefore the local roads network is capable of accommodating the required traffic. A section 96 agreement to ensure any surface defects arising from construction traffic are repaired and conditions can be utilized to address public safety and other traffic related issues.

21. Impact on Transmitting or Receiving Systems

The ES assesses the potential impact of the proposed development on receiving systems and concludes that the proposed development will not be detrimental to receiving systems. None of the telecom operators have objected and a condition can be employed to monitor and address interference with television reception.

22. Impact on Radar and Defense

NATS and MOD have no objections however BAA have objected on grounds that the turbines could potentially interfere with readings on the radar screen and consequently pose a threat to air safety. This matter has not been satisfactorily addressed by the applicants.

- 6.5 In summary, the proposed development of two 125m turbines at the site has been assessed against national planning guidance on wind energy development, the adopted local plan and the approved supplementary planning guidance on Renewable Energy. A range of information has been provided by the applicants and consultation has been carried out a number of statutory consultees and other bodies. A significant number of points have been raised in third party representations which have also been required to be addressed.
- 6.6 A large number of technical matters relating to noise, shadow flicker, access and impact on the local road network, vibration, the siting of ancillary apparatus, impact on archaeology, TV/radio interference and health and safety concerns have been satisfactorily addressed or could be dealt with by conditions if consent were granted. In addition, it is considered that there would not be an adverse effect on tourism or recreation and that there are potential benefits to the local community in terms of contributions to the Councils Renewable Energy Fund. A significant and almost equal number of letters of objection and in support of the application have been received. It is noted that the vast majority of the objections have been submitted by local residents more directly affected by the proposal while the letters of support originate in all but a small number of cases from throughout the UK.
- 6.7 An objection has been received from BAA in relation to their concerns about the potential for the turbines to introduce clutter on radar screens which in turn could affect air safety. In addition, SNH have advised that further information be provided in respect of protected species in and around the site to enable a full assessment of the impact of the proposals on these species to be made. The applicants were advised of these matters in late September but to date they have not been addressed. It may be that a solution to the BAA objection can be found and that the additional survey work on protected species will be provided to the satisfaction of SNH and the Council. However as it stands this issues remain outstanding and the proposal is contrary to policy and guidance as a result.
- 6.8 The key issue in determining this application however is the visual and landscape impact of the proposals on nearby settlements and the landscape character of the area. The location and characteristics of the application site are considered unsuitable for wind farm development of this scale and any wind farm development in this area would breach the principle set by the SPG Renewable Energy in terms of the rolling farmland landscape type. The rolling farmlands landscape type is generally unable to accommodate turbines of the height proposed and this is compounded at this site due to the comparative small scale manmade and natural reference features and the lack of a suitable backdrop. The turbines would dominate the surrounding area to an unacceptable degree in an attractive and highly visible area of countryside close to Lanark, Carluke and smaller settlements such as Cartland and Kilncadzow. While the turbines are not in a Special Landscape Area,

the site sits immediately adjacent to one of these designations. The proposal would significantly detract from the setting of the SLA due to the prominence of the site from a variety of viewpoints. Further, the turbines would be visually intrusive and a dominant feature in the landscape for residents in the nearby settlements of Kilncadzow and Cartland. Visual and residential amenity in both villages and the setting of Kilncadzow in particular would be adversely affected. These significant and adverse landscape and visual impacts are of serious concern and as such the proposal fails to comply with Local Plan policy, the SPG on Renewable Energy and government guidance on wind energy development.

- 6.9 The proposal would contribute towards meeting the Scottish Governments targets for electricity to be generated by renewable energy. However overall the landscape and visual impact would be adverse and significantly affect the amenity of the area. Accordingly it is recommended that planning permission be refused for the proposals.

7 Reasons for Decision

- 7.1 The proposal cannot be assessed favourably against the provisions of the Scottish Planning Policy and in particular in relation to the section on renewable energy developments. The proposal is also contrary to Policies STRAT4, STRAT9, CRE2, ENV4 and ENV38 of the adopted South Lanarkshire Local Plan 2009. In addition, the proposal cannot be assessed favourably against Policies REN2, and REN6 of the approved South Lanarkshire Supplementary Planning Guidance Renewable Energy (December 2010).

Colin McDowall
Executive Director (Enterprise Resources)

15 November 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - West of Scotland Archaeology Service 07/09/2011
 - Environmental Services 28/09/2011
 - Forestry Commission (Central Scotland Conservancy) 30/06/2011
 - West of Scotland Archaeology Service 15/07/2011
 - Roads and Transportation Services (Clydesdale Area) 15/07/2011
 - The Coal Authority - Planning and Local Authority Liaison Department 28/06/2011

Scottish Gas, Digital Records Department	29/06/2011
Scottish Gas, Digital Records Department	29/06/2011
BAA Aerodrome Safeguarding	22/09/2011
Scottish Natural Heritage	23/09/2011
Countryside & Greenspace	20/07/2011
Ministry of Defence	27/06/2011
S.E.P.A. (West Region)	27/06/2011
National Air Traffic Services Ltd	27/06/2011
Royal Burgh of Lanark Community Council	30/08/2011

► Representations

- Representation from : John Morrison, 10 Simpson Avenue, Rathienorman, AB51 8YW, DATED 07/07/2011
- Representation from : Valerie Barr, Cartland Lodge, 11 Cartland Road, Cartland, Lanark, ML11 7RF, DATED 29/07/2011
- Representation from : Ian Walker, 254 Wilton Road, Carluke, DATED 22/06/2011
- Representation from : Fiona Curran, 3 Moor Road, Cartland , South Lanarkshire, ML11 7RE, DATED 22/06/2011
- Representation from : Lawrence Curran, 3 Moor Road, Cartland, South Lanarkshire, ML11 7RE, DATED 22/06/2011
- Representation from : Mackenzie Curran, 3 Moor Road, Cartland, South Lanarkshire, ML11 7RE, DATED 22/06/2011
- Representation from : Mitchell Curran, 3 Moor Road, Cartland, South Lanarkshire, ML11 7RE, DATED 22/06/2011
- Representation from : Mrs Karen Blair, West Town House, 30 Craigenhill Road, Kilncadzow, ML8 4QT, DATED 22/06/2011
- Representation from : Mrs Mary Brogan, 22 Windsor Court, Carluke, ML11 7RF, DATED 28/06/2011
- Representation from : Master Ronan Boyle, 14 Cartland Road, Cartland, ML11 7RF, DATED 28/06/2011
- Representation from : Karen & Allan Dunbar, 12 Cartland Road , Cartland, Lanark ML11 7RF, DATED 28/06/2011
- Representation from : Michael Logan, 9 Moor Road, Cartland, Lanark ML11 7RE, DATED 28/06/2011
- Representation from : Miss Lucy Boyle, 14 Cartland Road, Cartland, ML11 7RF,

DATED 28/06/2011

- Representation from : Mrs Christine Boyle, 14 Cartland Road, Cartland, ML11 7RF, DATED 28/06/2011
- Representation from : Sarah Logan, 9 Moor Road, Cartland, Lanark ML11 7RE, DATED 28/06/2011
- Representation from : Mr P Fleming, 21 Greentowers Road, Cartland, ML11 7RD, DATED 22/06/2011
- Representation from : Master Jack Boyle, 14 Cartland Road, Cartland, ML11 7RF, DATED 28/06/2011
- Representation from : Andrew R Nelson, 5 Scarletmuir, Lanark ML11 7PS, DATED 28/06/2011
- Representation from : Owner/Occupier, 1 Ridgepark Drive, Lanark ML11 7PG, DATED 28/06/2011
- Representation from : Mrs Eleanor McLean, Cameronia Cottage, Cleghorn Road, Lanark ML11 7RL, DATED 28/06/2011
- Representation from : Robert McLean, Cameronia Cottage, Cleghorn Road, Lanark ML11 7RL, DATED 28/06/2011
- Representation from : Mr Cameron and Mrs Ray Murray, Stonebyres Linn, Kirkfieldbank, Lanark ML11 9UP, DATED 28/06/2011
- Representation from : Tom Smith, 20 Craighenhill Road, Kilncadzow, DATED 28/06/2011
- Representation from : Moira Smith, 20 Craighenhill Road, Kilncadzow, DATED 28/06/2011
- Representation from : B M Auckin, 18 Craighenhill Road, Kilncadzow, Carluke ML8 4QT, DATED 28/06/2011
- Representation from : Dr G F Paechter, 21 Elm Avenue, Beeston, Nottingham, NG9 1BH, DATED 30/06/2011
- Representation from : George Conchie, via email, DATED 30/06/2011
- Representation from : Alison Rennie, 79 St Whites Road, Cinderford, GL14 3ER, DATED 30/06/2011
- Representation from : Ms Karen Blair, West Town House, 30 Craighenhill Road, Kilncadow, ML8 4QT, DATED 30/06/2011
- Representation from : David Onions, Caolbrookdale, 9 Craighenhill Road, Kilncadzow, ML8 4QT, DATED 30/06/2011
- Representation from : K Chalmers, via email, DATED 30/06/2011
- Representation from : C Raphael, 27 Hayward Avenue, Carluke, ML8 4LQ,

DATED 30/06/2011

- Representation from : Derek Wallace, via email, DATED 30/06/2011
- Representation from : Paul Merrell, via email, DATED 30/06/2011
- Representation from : D Macdougall, Woodend Lodge, Eastend, ML12 6NH, DATED 30/06/2011
- Representation from : Stop Clyde Valley Wind Farm, C/O Niall Robertson, 23 Greentowers Road, Cartland, Lanark, ML11 7RD, DATED
- Representation from : Mike Blanch, 22 Packhorse Lane, Marcham, Oxon, OX13 6NT, DATED 08/07/2011
- Representation from : Dr Josech Pesch, Vauban Allee 29, 79100 Freiburg, Germany , DATED 13/07/2011
- Representation from : Thomas Philliben, Ardluing, 17 Moor Road, Cartland, Lanark, ML11 7RE, DATED 22/07/2011
- Representation from : Gillian McLeod, 7 Cartland Road, Cartland, Lanark, ML11 7RF, DATED 06/07/2011
- Representation from : Lynn Clelland, 23 Greentowers Road, Cartland, Lanark, ML11 7RD, , South Lanarkshire, , ML11 7RD, , DATED 06/07/2011
- Representation from : Lynn Clelland, 23 Greentowers Road, Cartland, Lanark, ML11 7RD, DATED 25/07/2011
- Representation from : David Logan, 6 Moor Road, Lanark ML11 7RE, DATED 03/08/2011
- Representation from : Ed Archer, 18 Hope Street, Lanark ML11 7LZ, DATED 12/08/2011
- Representation from : Clare Togneri, 3 Louise Gardens, Holytown, Motherwell, ML1 , DATED 06/07/2011
- Representation from : Owner/Occupier, 1 Marshall Street, Wishaw, ML2 7NR, DATED 06/07/2011
- Representation from : Megan Marshall, Co 23 Moor Road, Cartland, Lanark, ML11 7RE, DATED 06/07/2011
- Representation from : D Marshall, 41 Dryburgh Road, Wishaw, ML2 7JA, DATED 06/07/2011
- Representation from : Owner/Occupier, 41 Dryburgh Road, Wishaw, ML3 7JA, DATED 06/07/2011
- Representation from : Owner/Occupier, 41 Laurel Drive, Wishaw, ML2 7QZ, DATED 06/07/2011

Representation from : Owner/Occupier, 190 Wishaw Road, Waterloo, Wishaw, DATED 06/07/2011

Representation from : Helen Marshall, 190 Wishaw Road, Waterloo, Wishaw, DATED 06/07/2011

Representation from : Gavin Marshall, 23 Moor Road, Cartland, ML11 7RE, DATED 06/07/2011

Representation from : John Cartley, 3 Louise Gardens, Holytown, Motherwell, ML1 4XF, DATED 06/07/2011

Representation from : Hazel Ferguson, 4 Morven Gate, Motherwell, ML1 2TU, DATED 08/08/2011

Representation from : Tracy Mitchell, via email, DATED 16/08/2011

Representation from : Dr Matthew FM Lawfield MA. MB.BChlr. MRCS. LRCP, The Sparrows, Helions Bumpstead Haverhill, Suffolk, CB97AJ, DATED 04/07/2011

Representation from : Mike Reynell, via email, DATED 08/07/2011

Representation from : B M Kay, The Burn House, Drumelyier, Broughton ML12 6JD, DATED 15/08/2011

Representation from : Mrs Marilyn H Jack, 8 Chapland Road, Lanark, ML11 7QL, DATED 23/06/2011

Representation from : Ian Waller, 253 Wilton Road, Carluke, DATED 22/06/2011

Representation from : Yvonne Carmichael, 1 Moor Road, Carmichael, ML11 7RE, DATED 01/07/2011

Representation from : Yvonne Carmichael, 1 Moor Road, Carmichael, ML11 7RE, DATED 01/07/2011

Representation from : Kevin Crawford, 1 Moor Road, Cartland, ML11 7RE, DATED 01/07/2011

Representation from : Rosa Johnson, via email, DATED 01/07/2011

Representation from : Mike Bartlett, via email, DATED 01/07/2011

Representation from : E Barthram, 11 Braemar Crescent, Carluke, ML8 4BH, DATED 02/07/2011

Representation from : Donald Frame, 19 Avon Avenue, Carluke, ML8 5DD, DATED 02/07/2011

Representation from : David Eastlick, via email, DATED 02/07/2011

Representation from : Rosemary Logan, 9 Moor Road, Cartland, Lanark, ML11 7RE, DATED 30/06/2011

Representation from : Alex Aikman, 20 Gillbank Avenue, Carlisle, ML8 5UW, DATED 04/07/2011

Representation from : Arthur Ramage, Beechknowe, Carnwath Road, Kilncadzow, ML8 4QW, DATED 04/07/2011

Representation from : E Ramage, Beechknowe, Carnwath Road, Kilncadzow, ML8 4QW, DATED 04/07/2011

Representation from : Arthur Ramage, Beechknowe, Carnwath Road, Kilncadzow, ML8 4QW, DATED 04/07/2011

Representation from : Mr & Mrs P Renouf, 3 Le Bel Au Roi, Gorey Village, Grouville, Jersey, JE3 9GK, DATED 04/07/2011

Representation from : Michael King, via email, DATED 04/07/2011

Representation from : Graham Strachan, Taigh an Uillit, Dunmore, Beaulieu, IV4 7AB, DATED 04/07/2011

Representation from : Linda Ramage, Beechknowe, Carnwath Road, Kilncadzow, ML8 4QW, DATED 04/07/2011

Representation from : Lynda McShane, 2 Moor Road, Cartland, ML11 7RE, DATED 04/07/2011

Representation from : R Parker, via email, DATED 04/07/2011

Representation from : Frank Gunning, via email, DATED 04/07/2011

Representation from : Mike Bartlett, Greentowers Road, Cartland, DATED 04/07/2011

Representation from : David Whyte, 16 Cartland Road, Cartland, ML11 7RF, DATED 04/07/2011

Representation from : Lex MacPherson, via email, DATED 04/07/2011

Representation from : Janice Webster, via email, DATED 04/07/2011

Representation from : Dr Moira Elliott, 76 Chapel Street, Carlisle, ML8 4BD, DATED 04/07/2011

Representation from : Dr Heather Jorgensen, 18 Goremire Road, Carlisle, ML8 4PQ, , DATED 04/07/2011

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Representation from : Jake Davies, 204 Brownlee Road, Law , ML8 5HQ, DATED 04/07/2011

Representation from : Ryan Davies, 204 Brownlee Road, Law, ML8 5HQ, DATED 04/07/2011

Representation from : Pam Fleming, via email, DATED 30/09/2011

Representation from : Thomas B Dick, Flat 2, 5 Portland Place, Lanark, ML11 7LG, DATED 30/06/2011

Representation from : Janet King, via email, DATED 08/07/2011

Representation from : George Fincher, via email, DATED 08/07/2011

Representation from : Sandy Fleming, via email, DATED 05/07/2011

Representation from : Diane Mutumha, 16 Craigenhill Road, Kilncadzow, ML8 4QT, DATED 05/07/2011

Representation from : Sarah Rose Macdonald, 7 Craigenhill Road, Kilncadzow, ML8, DATED 05/07/2011

Representation from : Iain MacDoanld, 7 Craigenhill Road, Kilncadzow, ML8, DATED 05/07/2011

Representation from : Hannah May Macdonald, 7 Craigenhill Road, Kilncadzow, ML8, DATED 05/07/2011

Representation from : Calum Macdonald, 7 Craigenhill Road, Kilncadzow, ML8, DATED 05/07/2011

Representation from : Derek Turner, 7 Westcroft Road, Sedgley, Dudley, DY3 3QP, DATED 05/07/2011

Representation from : Andy Neal, 12 Hamilton Place, East Kilbride, G75 0EJ, DATED 05/07/2011

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Representation from : Angus Oakley, 4 Renwick Place, Prestwick, KA9 2TD, DATED 05/07/2011

Representation from : April Macdonald, 7 Craigenhill Road, Kilncadzow, ML8, DATED 05/07/2011

Representation from : Dr Susan Calvert, via email, DATED 08/07/2011

Representation from : J H Smith, via email, DATED 07/07/2011

Representation from : Jean McSorley, via email, DATED 08/07/2011

Representation from : Elizabeth Ashburn, 43 Castle Street, Kendal, LA9 7AD, DATED 08/07/2011

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Representation from : Mike Bartlett, 6 Greentowers Road, Cartland, S. Lanark, ML11 7RD, DATED 29/06/2011

Representation from : Mr Peter Osborn, 1 Old Coastguard House, Portsoy, Banff AB45 2RS, DATED 29/06/2011

Representation from : Caia, via email, DATED 15/07/2011

Representation from : Rona Shellabear, via email, DATED 15/07/2011

Representation from : Mrs Eleanor E. D. Clark, Tudorbank Lodge, 18 St John's Road, Edinburgh, EH12 6NY, DATED 15/07/2011

Representation from : John R Wilcox MA PhD MIMMM MICorr CEng, via email, DATED 15/07/2011

Representation from : Ralph Thornton, via email, DATED 15/07/2011

Representation from : Tom Greenwood, via email, DATED 15/07/2011

Representation from : Niall Robertson BSc (Hons) MRICS, 23 Greentowers Road, Cartland, Lanark, ML11 7RD, DATED 14/07/2011

Representation from : Cecilia Raphael, 27 Hayward Avenue, Carluke, ML8 4LQ, DATED 09/07/2011

Representation from : Megan Marshall, 3 Louise Gardens, Holytown, Motherwell, ML1 4XF, DATED 04/07/2011

Representation from : Mr Emmanuel Mutumha, 16 Craighenhill Road, Kilncadzow, Carluke , ML8 4 QT, DATED 05/07/2011

Representation from : Laurence Gould Partnership, FAO Robin Thomson, Buchan House, Carnegie Campus, Dunfermline, KY11 8PL, DATED 14/07/2011

Representation from : Y M Green, 21 Harrysmuir Crescent, Pumpherston, West Lothian, EH53 ONZ, DATED 05/07/2011

Representation from : C Bason, 12 Glenafeoch Road, Carluke, ML8 4DR, DATED 05/07/2011

Representation from : Michael R Hunter, 92 Wilton Road, Carluke, ML8 4LB, DATED 05/07/2011

Representation from : M Wardlaw, Drums Farm, Kilncadzow, Carluke, ML8 4QS, DATED 05/07/2011

Representation from : I Lovell, 36 Craighenhill Road, Kilncadzow, Carluke, ML8

4QT, DATED 05/07/2011

- Representation from : Boyndie Wind farm Co-operative, Boyndie Community Visitor Centre, The Old School, Boyndie, Bannfshire, AB45 2JT, DATED 05/07/2011
- Representation from : Peter Whyman, Reader Emeritus in, Building Science and Architecture, University of Strathclyde, 8 Braxfield Row, New Lanark, ML11 9DE, DATED 05/07/2011
- Representation from : Mark Webster, 8/11 East Pilton Farm Rigg, Edinburgh, Eh5 2GD, DATED 06/07/2011
- Representation from : James M Stark, via email, DATED 06/07/2011
- Representation from : Niall Robertson BSc (Hons) MRICS, 23 Greentowers Road, Cartland, Lanark, ML11 7RD, DATED 18/07/2011
- Representation from : Barbara Philliben, Ardluing, 17 Moor Road, Cartland, Lanark ML11 7RE, DATED 21/05/2011
- Representation from : Neil Campbell Philliben, Ardluing, 17 Moor Road, Cartland, Lanark ML11 7RE, DATED 21/07/2011
- Representation from : Anna Campbell Philliben, Ardluing, 17 Moor Road, Cartland, Lanark ML11 7RE, DATED 21/07/2011
- Representation from : A Laver, via email, DATED 08/07/2011
- Representation from : Mrs Linda Sears, 46 Wainsford Road, Everton, Hampshire, SO41 0JR, DATED 12/07/2011
- Representation from : Sally Godber, 7 The Crescent, Plymouth, PL1 3AB, DATED 12/07/2011
- Representation from : A M Langford, via email, DATED 12/07/2011
- Representation from : D. Alasdair Gray, Darley, The Main Office, Dalham Hall Stud, Duchess Drive , Newmarket, Suffolk CB8 9HE,, DATED 13/07/2011
- Representation from : Mike and Polly Mansell, via email, DATED 13/07/2011
- Representation from : Terry Smith, via email , DATED 13/07/2011
- Representation from : Paul Allard, The Old Post Office, Main Street, Lullington DE12 8EG, DATED 13/07/2011
- Representation from : Virginia Shaw, Grunden 56 St Olaves Road, Bootham, York YO30 7AL, DATED 13/07/2011
- Representation from : Denis Davison, via email, DATED 13/07/2011
- Representation from : Andrew Bissell and Susan Lang-Bissell, via email, DATED 13/07/2011

Representation from : Carol Berwick, 7 Ladycroft Paddock, Allestree, Derby, DE22 2GA, DATED 13/07/2011

Representation from : Margaret A Robertson, 5C North Street, Strathaven, ML10 6JL, DATED 14/07/2011

Representation from : Stephen Gravett, Clerehold Lodge, Felday Glade, Holmbury St Mary, Dorking, Surrey, RH5 6PG, DATED 14/07/2011

Representation from : Tom Robinson, Tigh-Na-Fraoch, 116 Knockarthur, Rogart, Sutherland, IV28 3YE, DATED 14/07/2011

Representation from : Steve Baggs, via email, DATED 14/07/2011

Representation from : Mrs Mary Morris, Bonaventure, Hamm Court, Weybridge, KT13 8YB, DATED 14/07/2011

Representation from : Kristen Smith, via email, DATED 14/07/2011

Representation from : Rachel Alexander, Lime Trees, School Lane, Black Bourton , Bampton , Oxon, OX18 2PW, DATED 14/07/2011

Representation from : Geoff Ramshaw, 124 Horsefair Street, Charlton Kings, Cheltenham, GL53 8JT, DATED 14/07/2011

Representation from : Roger Williamson, via email, DATED 14/07/2011

Representation from : Elaine Sugden, via email, DATED 14/07/2011

Representation from : Mark Kingham, via email, DATED 14/07/2011

Representation from : John R Wilcox, via email, DATED 13/07/2011

Representation from : Brenda Bye, via email, DATED 09/07/2011

Representation from : John Royal, via email, DATED 09/07/2011

Representation from : Pauline Brockelhurst, via email, DATED 13/07/2011

Representation from : Richard Riggs, via email, DATED 13/07/2011

Representation from : Claire Hubbard, via email, DATED 21/07/2011

Representation from : Alison Jarvie, 5 green Towers Road, Cartland, Lanark, ML11 7RD, DATED 20/07/2011

Representation from : Joe Norman, Newton House, 25 Hill Road, Clevedon, BS21 7NE, DATED 13/07/2011

Representation from : Mr A E McLean Bullen, Flat 9 Cumrye, Cumrye Sheltered Housing, Cuminestown, AB53 5WJ, DATED 20/07/2011

Representation from : Ruth Parkes, via email, DATED 23/07/2011

Representation from : Pam Fleming, via email, DATED 29/07/2011

Representation from : Jim Green, Hazeldene, Main Street, Balbeggie, Perthshire, PH2 6EZ, DATED 29/07/2011

Representation from : Mrs Carol Lovell, 36 Craigenhill Road, Kiladzow, Carluk, ML8 4QT, DATED 26/07/2011

Representation from : E Bell, Middle Quarter, Yieldshields, Carluke, ML8 4QE, DATED 27/07/2011

Representation from : Mrs Diane Mutumha, 16 Craigenhill Road, Kilncadzow, Carluke, ML8 4QT, DATED 05/08/2011

Representation from : R McShane, 2 Moor Road, Cartland, Lanark, ML11 7RE, DATED 05/08/2011

Representation from : Alexander Fleming, 21 Greentowers Road, Cartland, ML11 7RD, DATED 22/06/2011

Representation from : Mrs P Fleming, 21 Greentowers Road, Cartland, ML11 7RD, DATED 22/06/2011

Representation from : Mrs Jean Beveridge, Forge Cottage, Craigenhill Road, Kilncadzow, ML8 4QT, DATED 22/06/2011

Representation from : Mr Sandy Beveridge, Smiddy Cottage, Craigenhill Road, Kilncadzow, ML8 4QT, DATED 22/06/2011

Representation from : Mrs Maryjane Beveridge, Smiddy Cottage, Craigenhill Road, Kilncadzow, ML8 4QT, DATED 22/06/2011

Representation from : Mrs K E Manners, Heatherlea, 27 Mousebank Road, Lanark, ML11 7PE, DATED 22/06/2011

Representation from : A P Manners, Heatherlea, 27 Mousebank Road, Lanark , ML11 7PE, DATED 22/06/2011

Representation from : Jean Sloan, 6 Birkfield Place, Carluke, ML8 4PZ, DATED 24/06/2011

Representation from : Tomas Rawlings, 19 Morgan Street, Bristol, UK, DATED 28/06/2011

Representation from : Mrs Wanda Nash, via email, DATED 28/06/2011

Representation from : Prof John Twidell, AMSET Centre, Bridgford House, Horninghold, Leicestershire LE16 8DH, DATED 28/06/2011

Representation from : Dick Millard, 1 Lawn Cottages, The Planks, Swindon, SN3 1QR, DATED 28/06/2011

Representation from : Ross Gilbert, Quoin Estates & Development Ltd, The Suite, 1 Cedar Chase, Cross Lane, Findon, West Sussex, BN14 0US, DATED 28/06/2011

Representation from : Derek Elsworth, 23 Parkside, Swarthmoor, ULVERSTON, Cumbria, LA12 0HR, DATED 28/06/2011

Representation from : Marilyn Milne, via email, DATED 28/06/2011

Representation from : Russell Hicks, via email, DATED 28/06/2011

Representation from : Mr Andrew Blair, Westtown, 30 Craigenhill Road, Kilncadzow, Carlisle ML8 4QT, DATED 28/06/2011

Representation from : Mrs Carol Marshall, 23 Moor Road, Cartland, Lanark ML11 7RE, DATED 28/06/2011

Representation from : Lucy Marchington, via email, DATED 28/06/2011

Representation from : Steph Tyson, via email, DATED 28/06/2011

Representation from : Paul Phare, via email, DATED 28/06/2011

Representation from : Harvey Tordoff, Green Mead, Rogate, Petersfield, GU31 5EQ, DATED 28/06/2011

Representation from : Ron Golightly, via email , DATED 28/06/2011

Representation from : Margaret Gilmour, via email, DATED 28/06/2011

Representation from : Dennis Walker, 5 North Deanpark Avenue, Bothwell G71 8HH, DATED 30/06/2011

Representation from : Loris Epis, 37 Halliday Close, Basingstoke, DATED 30/06/2011

Representation from : Alistair Aitkenhead, via email, DATED 30/06/2011

Representation from : Cedric C Gilson, via email, DATED 30/06/2011

Representation from : Estelle Webster, Glenburn Cottage, Yieldshields, Carlisle, ML8 4QB, DATED 05/07/2011

Representation from : Robert Fleming, 1 Greentowers Road, Cartland , Lanark, ML11 7RD, DATED 05/07/2011

Representation from : Michael Webster, Glenburn Cottage, Yieldshields, Carlisle, ML8 4QB, DATED 05/07/2011

Representation from : Mrs Gail Reat, 714B Pollockshaws Road, Glasgow, G42 2AD, DATED 05/07/2011

Representation from : Alan R Boyd, 2 Haseley Court, Ferndown Close, Taunton, Somerset, TA1 4TL, DATED 05/07/2011

Representation from : Stewart Leonard Dalglish, 23 Carnwath Road, Kilncadzow, Carlisle, ML84QW, DATED 05/07/2011

Representation from : Carol Dalgleish, 23 Carnwath Road, Kilncadzow, Carluke, ML84QW, DATED 05/07/2011

Representation from : Arran Dalgleish, 23 Carnwath Road, Kilncadzow, Carluke, ML84QW, DATED 05/07/2011

Representation from : Ian Smith, 297 Wallacewell Road, Balornock, Glasgow, G21 3RP, DATED 05/07/2011

Representation from : Ian Faichney, 8 Moor Road, Cartland, Larnark, ML11 7RE, DATED 05/07/2011

Representation from : Peter Lumb, 31 Hawksley Road, London, N16 0TL, DATED 28/06/2011

Representation from : Chris Wilson, via email, DATED 28/06/2011

Representation from : Mr C R Green, 9 Barracks Street, Port Seton, EH32 0DX, DATED 04/07/2011

Representation from : P G Moore, 41 Culver Street, Newend, Glos, GL18 1DB, DATED 01/07/2011

Representation from : Graham McFarland, 5 Nellfield Court, Braidwood, ML8 5GZ, DATED 01/07/2011

Representation from : Caroline McCabe, Midtown Farm, Craigenhall Road, Kilncadzow, ML8 4QT, DATED 01/07/2011

Representation from : Caroll Marshall, 23 Moor Road, Cartland, Lanark, ML11 7RE, DATED 01/07/2011

Representation from : Mrs Elaine Campbell, Midtown Cottage, Craigenhill Road, Kilncadzow, ML8 4QS, DATED 01/07/2011

Representation from : Lisa Faichney, 8 Moor Road, Cartland, Larnark, ML11 7RE, DATED 05/07/2011

Representation from : Silvia Faichney, 8 Moor Road, Cartland, Larnark, ML11 7RE, DATED 05/07/2011

Representation from : Lynn Faichney, 87 Prince Edward Street, Queens Park, Glasgow, G42 8LX, DATED 05/07/2011

Representation from : Craig Faichney, 8 Torwood Brae, Hamilton, DATED 05/07/2011

Representation from : G Matthews, Castlehill Farm, Kilncadzow, ML8 4QS, DATED 01/07/2011

Representation from : Jean Matthews, Castlehill Farm, Kilncadzow, ML8 4QS, DATED 01/07/2011

Representation from : Y M Green, 21 Harrysmuir Crescent, Pumpherston, West Lothian, EH53 0NZ, DATED 04/07/2011

Representation from : Lynn Howorth, via email, DATED 04/07/2011

Representation from : Michael McCabe, Midtown Farm, Craigenhill Road, Kilncadzow, ML8 4QT, DATED 01/07/2011

Representation from : Miss K Fraser, Rivendell, Craigenhill Road, Carluke, ML8 4QT, DATED 01/07/2011

Representation from : David Maguire, via email, DATED 22/09/2011

Representation from : Clark Cross, 138 Springfield Road, Linlithgow, EH49 7JT, DATED 11/07/2011

Representation from : Louise Fenwick, The Grange, Grange Road, Pettinain, Lanark, ML11 8SP, DATED 11/07/2011

Representation from : Erica MacDonald, 10 Greentowers Road, Cartland, Near Lanark, ML11 7RD, DATED 08/07/2011

Representation from : Robert Urie, 10 Greentowers Road, Cartland, Lanark, ML11 7RD, DATED 08/07/2011

Representation from : Alan McCullough, 98 Goremire Road, Carluke, ML8 4PF, DATED 08/07/2011

Representation from : Shona B. Stewart, Tai Back, 20 Carnwath Road, Kilncadzow, ML8 4QW, DATED 08/07/2011

Representation from : Ms D Birch, 36 Victoria Road North, Windermere, LA23 2DS, DATED 13/07/2011

Representation from : Mrs Dorothy Aitkenhead, The Birks Cottage, Fullwood Road, Kilncadzow , Carluke, ML8 4QS, DATED 19/07/2011

Representation from : Mr Robert Urie, 10 Greentowers Road, Cartland, ML11 7RD, DATED 14/10/2011

Representation from : Peter Body, Braemara limited, Braemara , Scarfeskerry , Thurso, KW14 8XW, DATED 14/07/2011

Representation from : Douglas McFarlane, 53 West Road, Newport on Tay, Fife, DD6 8HN, DATED 11/07/2011

Representation from : Adrian Scott - Scotsafe Testing Ltd, Scotsafe Testing Ltd, 17 Woodlands Drive, Kirkhill Ind Estate, Dyce, Aberdeen, AB21 0GW, DATED 14/07/2011

Representation from : Laurence Gould Partnership, Robin Thomson, Senior Planning Consultant, Buchan House, Carnegie Campus, Dunfermline, KY11 8PL DATED 30/09/2011

Representation from : Harriet Kopinska, Evenlode Cottage, Fawler, OX7 3AQ, DATED 14/07/2011

Representation from : Gill Portwine, 40 Elsie Road, London, SE22 8DX, DATED 14/07/2011

Representation from : Howard Gott, Howard.Gott@Rochdale.Gov.uk, DATED 14/07/2011

Representation from : Neil and cathy Kay, 90 Aird Avenue, Inverness, IV2 4AR, DATED 14/07/2011

Representation from : Stuart V Hinton, 16 Fulmar Drive, Kendal, LA9 7RN, DATED 14/07/2011

Representation from : Dr Robin Roy, via email, DATED 14/07/2011

Representation from : Mrs Trish and Mr Tom Stableford, via email, DATED 14/07/2011

Representation from : Margaret Pearce, via email, DATED 14/07/2011

Representation from : Kevin Poplett, via email, DATED 14/07/2011

Representation from : Mark Gill, via email, DATED 12/07/2011

Representation from : Mrs Jennifer M Tipler, 7 Linton Road, Balsham, Cambridgeshire, CB21 4HA, DATED 14/07/2011

Representation from : Alan Johnson, Moscow Farm, LE14 2EP, DATED 14/07/2011

Representation from : Mr Ian Lewis, Terra Cotta Nursery, Cleghorn, Lanark, ML8 4QS, DATED 14/07/2011

Representation from : Di Fowler, via email, DATED 14/07/2011

Representation from : Ian Wallace, via email, DATED 22/08/2011

Representation from : Lorna McCole, 21 Greentowers Road, Cartland ML11 7RD, DATED 06/07/2011

Representation from : Alan McDougall, 5 Greentowers Road, Cartland ML11 7RD, DATED 06/07/2011

Representation from : Jean R Battison, 21 West Avenue, Carluke ML8 5AE, DATED 06/07/2011

Representation from : Elizabeth Starkey, 8 Cartland Road, Lanark ML11 7RF, DATED 06/07/2011

Representation from : Arthur G Ramage, Townhead, Carnwath Road, Kilncadzow, Carluke ML8 4QW, DATED 06/07/2011

Representation from : Stuart B Chalmers, Erisort, 9 Cartland Road, Lanark ML11 7RF, DATED 06/07/2011

Representation from : Jessie Ramage, Townhead, Carnwath Road, Kilncadzow,

Carluke ML8 4QW, DATED 06/07/2011

- Representation from : Arthur Starkey, 8 Cartland Road, Lanark ML11 7RF, DATED 06/07/2011
- Representation from : Alan Grant, 22 Moss-side Avenue, Carluke ML8 5UG, DATED 06/07/2011
- Representation from : Lawrence Maxwell Lovell, 36 Craighenhill Road, Kilincadzow, CARLUKE, ML8 4QT, DATED 17/07/2011
- Representation from : Amanda Beard, via email, DATED 19/07/2011
- Representation from : L M Lovell, 36 Craighenhill Road, Kilincadzow, Carluke, ML8 4QT, DATED 19/07/2011
- Representation from : Robert MacLachlan, via email, DATED 19/07/2011
- Representation from : James M Stark, via email, DATED 07/07/2011
- Representation from : Mrs Achurch, via email, DATED 08/07/2011
- Representation from : Margaret E Davidson, via email, DATED 19/07/2011
- Representation from : Rob Jacobs, 14 Queensberry Road, Salisbury, Wilts, SP1 3PJ, DATED 22/07/2011
- Representation from : Mr Joe Boyle, 14 Cartland Road, Cartland, ML11 7RF, DATED 22/06/2011
- Representation from : Nick Bard, via email, DATED 23/06/2011
- Representation from : Rev Canon Jeremy Martineau OBE, 11 New Hill Villas, Goodwick, Pembrokeshire, SA64 0DT, DATED 23/06/2011
- Representation from : K Snowden, via email, DATED 23/06/2011
- Representation from : Mike Powell, via email, DATED 23/06/2011
- Representation from : Martin Diacon, via email, DATED 23/06/2011
- Representation from : Gordon Johnston , via email, DATED 23/06/2011
- Representation from : Ann Stewart, via email, DATED 23/06/2011
- Representation from : Graham Truscott, via email, DATED 23/06/2011
- Representation from : Ben Kane, via email, DATED 23/06/2011
- Representation from : Judith Emanuel, via email, DATED 23/06/2011
- Representation from : Alan Smith, via email, DATED 23/06/2011
- Representation from : Anne Thomas, via email, DATED 23/06/2011

Representation from : Martin Copeland, via email, DATED 23/06/2011

Representation from : Lyn Curtis, via email, DATED 23/06/2011

Representation from : Max Tucker, via email, DATED 23/06/2011

Representation from : Rodney Tillotson, via email, DATED 23/06/2011

Representation from : Stephen Lunn, 54 Rosamund Road, Wolvercote, Oxford, OX2 8NX, DATED 23/06/2011

Representation from : Sheila Freeman, via email, DATED 23/06/2011

Representation from : Roger Norton, via email, DATED 23/06/2011

Representation from : Ann Scruby, via email, DATED 23/06/2011

Representation from : The Fairbairns, via email, DATED 23/06/2011

Representation from : Jill Perry, Main Bond House, Bullgill, Maryport, Cumbria, CA15 6TW, DATED 23/06/2011

Representation from : Mr J D Wigg, 72 Brattle Wood, Sevenoaks, Kent, TN13 1QU, DATED 23/06/2011

Representation from : Hilary Griffiths, 59 St Johns Road, GU21 7QQ, DATED 23/06/2011

Representation from : John D Anderson, via email, DATED 23/06/2011

Representation from : Michael Calderbank, via email, DATED 23/06/2011

Representation from : M A Osner, via email, DATED 23/06/2011

Representation from : Aaron Walters, Flat 1 Cornwall Works, 3 Green lane, Sheffield , S3 8SJ, DATED 23/06/2011

Representation from : Richard Brunning, via email, DATED 23/06/2011

Representation from : Charles Cooper, via email, DATED 23/06/2011

Representation from : Alexander Hassan, 24 Bowers Way, Harpenden, Hertfordshire, AL5 4EW, DATED 29/08/2011

Representation from : Martin Hayward, 170 Buckswood Drive, Crawley, RH11 8JF, DATED 27/06/2011

Representation from : Alasdair MacPherson, 64B Bellfield Road, Inverness, IV1 3XX, DATED 27/06/2011

Representation from : Mrs Roberta Wilson, The Stavles, Tups Road, Kilncadzow, ML8 4QH, DATED 04/07/2011

Representation from : Charmaine Wilson, The Stables, Tups Road, Kilncadzow, ML8 4QH, DATED 04/07/2011

Representation from : Miss L Green, 28 Bowyett, Torphichen, Bathgate, West Lothian, EH48 4LZ, DATED 04/07/2011

Representation from : Arthur and Mary Fossey, Crossgates, Braidwood, Lanark, DATED 06/07/2011

Representation from : Rob Garland, via email, DATED 06/07/2011

Representation from : R O Owens, via email, DATED 07/07/2011

Representation from : Michael Blades, via email, DATED 07/07/2011

Representation from : Gavin and Grace Whiteford, Norwood Cottage, Craigendhill Road, Kilncadzow, Carluke, ML8 4QS, DATED 04/07/2011

Representation from : Evelyn G McCammont, Vardi, 4 Carrick Place, Main Street, Glenboig, Coatbridge, ML5 2RD, DATED 04/07/2011

Representation from : John Battison, 21 West Avenue, Carluke, ML8 5AE, DATED 04/07/2011

Representation from : Mrs Christina Newlands, 5 Franklin Place, Westwood, East Kilbride, G75 8LT, DATED 04/07/2011

Representation from : Janice Webster, 28 Craigenhill Road, Kilncadzow, Carluke, ML8 4QT, DATED 04/07/2011

Representation from : Mr C Webster, 28 Craigenhill Road, Kilncadzow, Carluke, ML8 4QT, DATED 04/07/2011

Representation from : Claire Webster, 49 St Peter's Road, Harborne, Birmingham, B17 0AU, DATED 04/07/2011

Representation from : J Wilson, The Stables, Tups Road, Kilncadzow, ML8 4QH, DATED 04/07/2011

Representation from : Niall Robertson BSc (Hons) MRICS, 23 Greentowers Road, Cartland, Lanark, ML11 7RD, DATED 07/07/2011

Representation from : Rosemary Logan, 9 Moor Road, Cartland, Lanark, ML11 7RE, DATED 22/06/2011

Representation from : Rod McLeod, 7 Cartland Road , Cartland, Lanark, ML11 7RF, DATED 06/07/2011

Representation from : Sandy Fleming, via email, DATED 08/07/2011

Representation from : Emily Towill, via email DATED 08/07/2011

Representation from : Kenneth Millard, via email DATED 08/07/2011

Representation from : Catherine Ford, 2 Bakers Lane, E Hagbourne, Oxon OX11 9lh, DATED 27/06/2011

Representation from : Anthony and Katrina Woolhouse, 15 Sky End Lane, Lymington, Hampshire SO41 0HG, DATED 27/06/2011

Representation from : Dr Simon Molyneux, c/o 163 Holburn Street, Aberdeen, AB10 6BZ, DATED 27/06/2011

Representation from : Peter Exley, 6 Browning Avenue, Wirral, CH42 2DF, DATED 27/06/2011

Representation from : Alastair Twigger, Warwick Court, High Street, Emsworth, Hampshire, PO10 7AE, DATED 27/06/2011

Representation from : David Ratcliff, 199 Lichfield Road, Sutton Coldfield, West Midlands, B74 2XB, DATED 27/06/2011

Representation from : David Abley, 14a Lower Road, Chinnor, Oxfordshire, OX39 4DT., DATED 27/06/2011

Representation from : Theresa Quinn, 169B Oxford Rd, Calne, SN11 8AQ, DATED 27/06/2011

Representation from : Louise Marix Evans, 2 West Laithe, Heptonstall, West Yorks HX7 7LX, DATED 27/06/2011

Representation from : Melanie Wilson, via email, DATED 27/06/2011

Representation from : Kieron Latham, via email, DATED 27/06/2011

Representation from : Terry Ball, via email, DATED 08/07/2011

Representation from : Dopda Sobieniewska, via email, DATED 08/07/2011

Representation from : Tina Elliot, via email, DATED 27/06/2011

Representation from : Terry Castle, via email, DATED 27/06/2011

Representation from : Margaret Brisley, via email, DATED 27/06/2011

Representation from : Corrie Cuthbertson, via email, DATED 27/06/2011

Representation from : Richard Quartermaine, via email, DATED 27/06/2011

Representation from : Michael Stroud, via email, DATED 27/06/2011

Representation from : Dieter & Marguerite Asbach-Cullen, via email, DATED 27/06/2011

Representation from : Dr Monica J Bolton, via email, DATED 27/06/2011

Representation from : John Orbell, via email, DATED 27/06/2011

Representation from : Serena Coombs, via email, DATED 27/06/2011

Representation from : Sebastian Rasch, via email, DATED 27/06/2011

Representation from : Sarah Hobson, via email, DATED 27/06/2011

Representation from : Hazel Carter, via email, DATED 27/06/2011

Representation from : Janet Hutchinson, via email, DATED 27/06/2011

Representation from : Susan Conolly, via email, DATED 27/06/2011

Representation from : Janne Dawson, via email, DATED 27/06/2011

Representation from : Yinka London, via email, DATED 27/06/2011

Representation from : Mary Robertson, 32 Craighill Road, Kilncadzow, DATED 15/07/2011

Representation from : S M Fenwick, Drums Farm, Kilncadzow, Carluke, ML8 4QS, DATED 07/07/2011

Representation from : Mrs Carolyn Carmichael, 26 Craighill Road, Kilncadzow, Carluke, ML8 4QT, DATED 07/07/2011

Representation from : Robert Chalmers, 10 Kintyre Wynd, Carluke, South Lanarkshire, ML8 5RW, DATED 07/07/2011

Representation from : Alison Jarvie, 5 Green Towers Road, Cartland, Lanark ML11 7RD, DATED 29/06/2011

Representation from : Mrs Ray Murray, Stonebyres Linn, Kirkfieldbank, Lanark ML11 9UP, DATED 29/06/2011

Representation from : Annette Heslop - Baywind Energy Co-op, Unit 33, Trinity Enterprise Centre, Furness Business Park, Barrow-in-Furness, Cumbria, LA14 2PN, DATED 29/06/2011

Representation from : Carol Lovell, 36 Craighill Road, Kilncadzow, By Carluke, ML8 4QT, DATED 30/06/2011

Representation from : M Bartlett, 6 Greentowers Road, Cartland, ML11 7RD, DATED 30/06/2011

Representation from : Margot Oakenby, via email, DATED 30/06/2011

Representation from : Pam Fleming, via email, DATED

Representation from : Corinne Grimley Evans, via email, DATED 14/07/2011

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Ian Hamilton, Planning Officer, Council Offices, South Vennel, Lanark ML11 7JT
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REASONS FOR REFUSAL

- 1 This decision relates to drawing numbers:
 - * 552_131_M_068 - Site Location
 - * 552_131_M_016 - Junction 1 Hole Farm
 - * 552_131_M_017 - Junction 2 Collielaw Farm

- 2 This decision relates to the Environmental Statement and Planning Statement dated May 2011, and subsequent Planning Statement Addendums on access route and response to matters raised in representations dated July 2011 and September 2011 respectively.

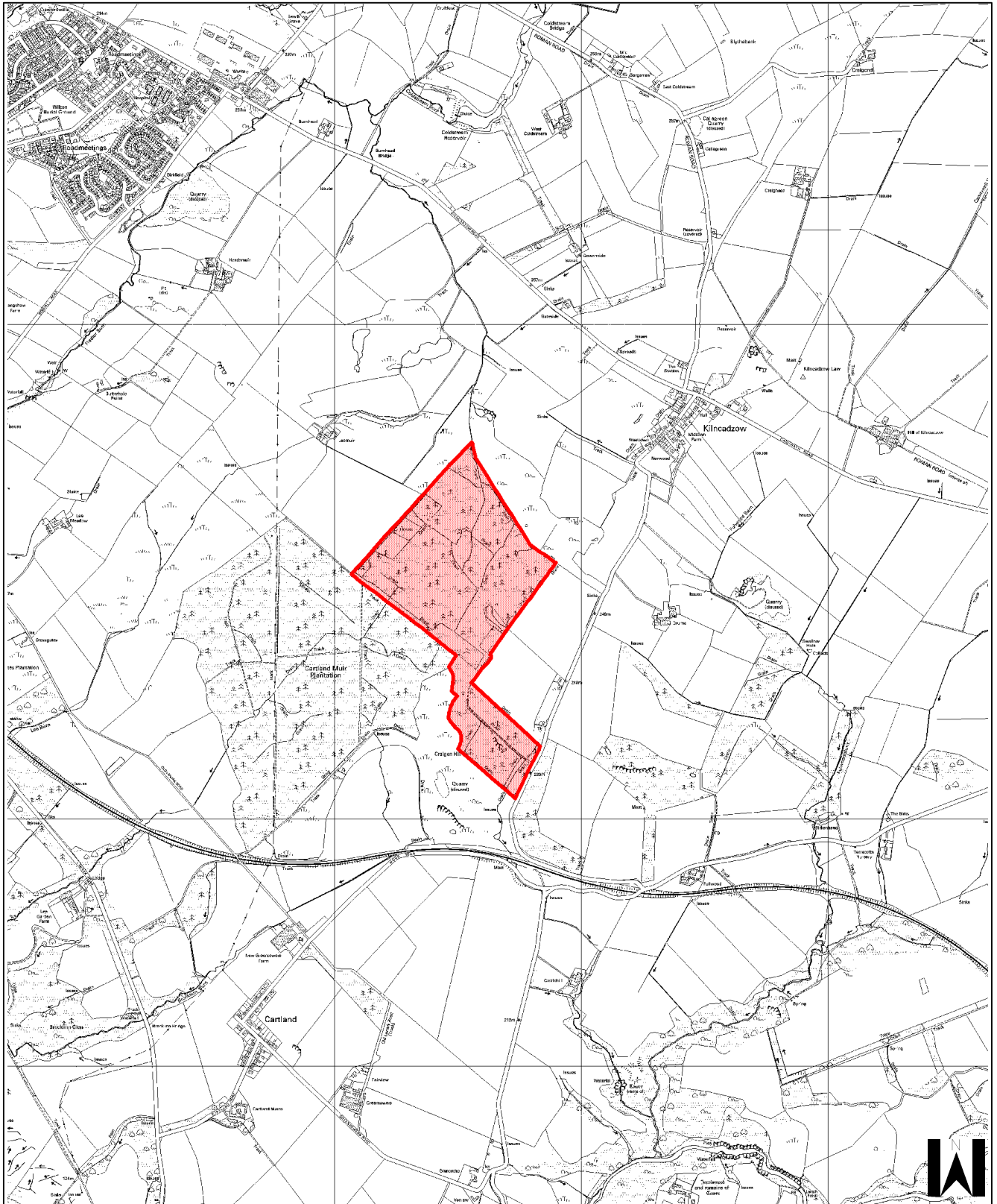
- 3 The planning application is contrary to the terms of Scottish Planning Policy, , polices STRAT 4,STRAT 9, CRE 2 and ENV 38 of the adopted South Lanarkshire Local Plan (2009) and Policy REN 2 and REN 6 of the SPG Renewable Energy (2010) in that, based on the information submitted in support of the application, the development would impact upon the landscape and visual amenity to an unacceptable level, and fundamentally alter the appearance of the skyline as seen from Kilncadzow and the approach roads to Kilncadzow.

- 4 The planning application is contrary to policy ENV 38 of the adopted South Lanarkshire Local Plan (2009) and Policies REN 2 and REN 6 of the SPG Renewable Energy (2010) in that, based on the consultation response from BAA, the proposal would have an adverse impact upon air traffic safety.

- 5 The planning application is contrary to the terms of polices ENV 4, ENV 29 and ENV 38 of the adopted South Lanarkshire Local Plan and Policy REN 2 and REN 6 of the Councils approved Supplementary Planning Guidance on Renewable Energy (2010) in that the development would have an adverse impact upon the landscape quality and setting of the Middle Clyde Valley Special Landscape Area.

- 6 The planning application is contrary to the terms of Scottish Planning Policy, , polices ENV21 and ENV 38 of the adopted South Lanarkshire Local Plan and Policy REN 6 of the Councils approved Supplementary Planning Guidance on Renewable Energy (2010) in that the applicant has failed to demonstrate to the entire satisfaction of the Council that the proposed development would not adversely impact on protected species, including bats, great crested newts, red squirrels and reptiles.

For information only



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