

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>11 May 2021</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/20/1749
Planning proposal:	Erection of 2 wind turbines (maximum height 100m to tip) and associated infrastructure including 2 No. 2MW battery storage facilities, access tracks and associated cabling

## 1 Summary application information

Application type:	Detailed planning application
Applicant:	HBV2 LTD
Location:	Land 575M SSE Of Dykecroft B7086 From Boghead Kirkmuirhill To Deadwaters Bridge Boghead Lanark South Lanarkshire

## 2 Recommendation(s)

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

- (1) Refuse the application for the reasons attached

### 2.2 Other actions/notes

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

## 3 Other information

- ◆ Applicant's Agent: Adele Ellis
- ◆ Council Area/Ward: 04 Clydesdale South
- ◆ Policy Reference(s): South Lanarkshire Development Plan 2  
Policy 1 - Spatial Strategy  
Policy 2 - Climate change  
Policy 4 - Green Belt and Rural Area  
Policy 5 - Development Management and Placemaking  
Policy 14 - Natural and Historic Environment

Policy 15 - Travel and Transport  
 Policy 16 - Water Environment and Flooding  
 Policy 18 - Renewable Energy  
 Policy DM1 - New Development  
 Policy SDCC2 - Flood Risk  
 Policy SDCC3 - Sustainable Drainage Systems  
 Policy NHE9 - Protected Species  
 Policy NHE18 - Walking, Cycling and Riding Routes  
 Policy NHE20 - Biodiversity  
 Policy RE1 – Renewable Energy

**Supporting Planning Guidance:** Renewable Energy

◆ **Representation(s):**

▶	41	Objection Letters
▶	14	Support Letters
▶	3	Comment Letters

◆ **Consultation(s):**

CAA

Roads Development Management Team

Environmental Services

Roads Flood Risk Management

West of Scotland Archaeology Service

Countryside and Greenspace

BAA Glasgow

MoD (Windfarms)

National Air Traffic Services Ltd

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site is an area of predominantly agricultural grazing land some 0.27 hectares in size. The site is located some 534m to the west of the settlement of Boghead. To the south of the site is Dunduff Quarry, a hard rock quarry that has been in operation for decades. The Quarry operates a one way system with separate access and egress routes from the B7086 public road. The east and north of the site is bounded by open farmland with the woodland separating the site from Boghead. The site sits within a large, open landscape sitting at approximately 240m above ordnance datum. The site, therefore, sits on one of the higher points of a relatively flat landscape.
- 1.2 The application site is on land designated as Rural within the Adopted South Lanarkshire Local Development Plan 2 2021 (SLLDP2) and the surrounding landscape is described as having a landscape character type of Plateau Farmland.

### **2 Proposal(s)**

- 2.1 Planning permission is sought for the installation of 2 No. wind turbines with a maximum tip height of 100m each together with a 2MW battery storage unit, associated electricity infrastructure and ancillary access track. The proposed battery storage units are each 2.29m in height, 4.23m in width and 1.65m deep. The batteries are solely to store energy from the wind turbines and transfer to the grid when energy is required.
- 2.2 It is proposed to access the site using the Dunduff Quarry haulage road described above and then create an internal access track to each turbine.

### **3 Background**

#### **3.1 National Policy**

- 3.1.1 National Planning Framework 3 (NPF3) June 2014 sets out the long-term vision for the development of Scotland and is the spatial expression of the Scottish Government's Economic Strategy. It has a focus on supporting sustainable economic growth which respects the quality of the environment, place and life in Scotland and the transition to a low carbon economy. The framework sets out strategic outcomes aimed at supporting the vision – a successful, sustainable place, a low carbon place, a natural, resilient place and a connected place. NPF 3 also notes in paragraph 3.8 "We want to meet at least 30% of overall energy demand from renewables by 2020".
- 3.1.2 Scottish Planning Policy (SPP) December 2020 aligns itself with NPF3 and one of its policy principles states that "This SPP introduces a presumption in favour of sustainable development". At paragraph 28, SPP states that "the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost." The SPP also identifies a number of considerations to be taken into account when determining energy infrastructure developments including net economic benefit, the contribution to renewable energy targets, cumulative impacts, visual impacts, residential amenity, and landscape and visual impacts (paragraph 169).

- 3.1.3 The Scottish Government's Onshore Wind Policy Statement (Dec 2017) sets out the considered views of Scottish Ministers, following consultation, with regard to onshore wind energy and how renewable technology continues to evolve. Paragraph 25 acknowledges "the way in which wind turbine technology and design is evolving, and fully supports the delivery of large wind turbines in landscapes judged to be capable of accommodating them without significant adverse impacts".

## **3.2 Development Plan**

### **Development Plan Status**

- 3.2.1 The proposed development requires to be considered against the approved Glasgow and Clyde Valley Strategic Development Plan 2017 (GCVSDP) Onshore Wind Spatial framework (paragraphs 7.8 and 7.9). The Onshore Wind Spatial Framework is aligned to increasing energy efficiency and reducing carbon emissions. Diagram 6 identifies areas within the city region that are likely to be most appropriate for onshore wind farm development. Policy 10 Onshore Energy requires proposals to accord with local development plans.
- 3.2.2 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of South Lanarkshire Local Development Plan 2 2021 (SLLDP2) and a number of modifications to the plan were recommended. At the Planning Committee on 1 December 2020, members agreed to the approval of all of the modifications, the publication and public deposit of the Plan, as modified and the submission of the Plan to Scottish Ministers. SLLDP2 was formally adopted on 09 April 2021 and now supersedes the former Local Development Plan. For the purposes of determining planning applications the Council will, therefore, assess proposals against the policies contained within the newly adopted SLLDP2. In this regard the application site and associated proposal is affected by the following policies contained in SLLDP2:

#### Volume 1

- Policy 1 Spatial Strategy
- Policy 2 Climate Change
- Policy 5 Development Management and Placemaking
- Policy 13 Green network and greenspace
- Policy 14 Natural and Historic Environment
- Policy 15 Travel and Transport
- Policy 16 Water Environment and Flooding
- Policy 18 Renewable Energy

#### Volume 2

- DM1 New Development Design
- SDCC2 Flood Risk
- SDCC3 Sustainable Drainage Systems
- NHE9 Protected Species
- NHE18 Walking, Cycling and Riding Routes
- NHE20 Biodiversity
- RE1 Renewable Energy

- 3.2.3 In addition, the Council has prepared Supporting Planning Guidance on Renewable Energy which provides further detailed advice and requirements for renewable energy developments.

### **3.3 Planning Background**

- 3.3.1 An EIA screening request was submitted for the current proposals (P/20/1603). Following the screening process the Council was content that due to the scale and location of the proposals they did not constitute EIA development.

- 3.3.2 An application for the erection of three 100m wind turbine (height to blade tip) and associated crane pads, equipment housings and access track (P/19/1712) was refused by the Planning Committee of the 23 June 2020. The refusal reasons were:-

1. The application site is located on an elevated position within a Plateau Landscape Character Type with limited capacity for further wind turbine development of this scale which would result in an unacceptable visual and cumulative impact on the landscape character and visual amenity of this area. As such the proposals are contrary to Scottish Planning Policy (2014), Policy 10 of the Glasgow and Clyde Valley Strategic Development Plan (2017), Policies 4 and 19 of the adopted South Lanarkshire Local Development Plan (2015) and Policies RE1 and RE2 of Supplementary Guidance 10- Renewable Energy.
2. The application site is located within close proximity to the settlement of Boghead such that the proposed turbines would result in an unacceptable impact on visual and residential amenity of residents. In addition, the proposals would result in shadow flicker for a significant number of properties in the vicinity of the application site and appropriate mitigation has not been proposed to address this matter. As such the proposals are contrary to Scottish Planning Policy (2014), Policy 10 of the Glasgow and Clyde Valley Strategic Development Plan (2017), Policies 4 and 19 of the approved South Lanarkshire Local Development Plan (2015) and Policies RE1 and RE2 of Supplementary Guidance 10 - Renewable Energy.
3. The proposals would have an adverse impact on aviation safety and appropriate mitigation has not been proposed to address this matter. As a result the proposals are contrary to Policy 19 of the approved South Lanarkshire Local Development Plan (2015) and Policies RE1 and RE2 of Supplementary Guidance 10 - Renewable Energy.

- 3.3.3 This decision was the subject of an appeal to Scottish Ministers. The Reporter dismissed the appeal and maintained the refusal of planning permission. The appeal (hereon referred to as the Appeal Decision) concluded that (para 29) “the proposal would not either individually or in combination with other developments, unacceptably affect the character of the Plateau Farmland landscape or, beyond the village of Boghead and its immediate surroundings, have an unacceptable visual amenity effect. I am satisfied that conditions could adequately control noise, shadow flicker and radar mitigation.” The reason for dismissing the appeal was, therefore, on the basis (para 34) “the proposal would have an unacceptably detrimental effect on living conditions of a number of properties in Boghead due to the visually dominant and overbearing presence of the proposed turbines. It would

not, therefore, be the right development in the right place and would not represent development that contributes to sustainable development.”

- 3.3.4 The current planning application includes 2 of the 3 turbines that were part of the above application with the turbine closest to Boghead removed and the addition of the battery storage element.

#### **4 Consultation(s)**

- 4.1 **Roads and Transportation Services (Development Management)** – requested additional detailed information in relation to the abnormal load route, construction programme, submitted Traffic Management Plan, visibility splays, parking arrangement and information relating to the cable route. Additional information has been submitted which is still under review.

**Response:** Noted that Roads are still reviewing the additional information submitted but given there were no objections on transport grounds to the previous 3 turbine scheme and subsequent Appeal Decision it is considered that the transportation of turbines would not impact upon road safety in this instance subject to detailed conditions ensuring the above mentioned information is addressed prior to any works starting on site. Conditions regarding Traffic Management and a legal agreement securing a financial guarantee in relation to wear and tear of the public road network would also be required to be attached to any permission if granted.

- 4.2 **West of Scotland Archaeology Service (WOSAS)** – state that, whilst they consider the Cultural Appraisal methodology to be insufficient, would agree with the conclusion that, in general, the proposed turbines would not have an impact on any cultural designation. Note that the application site may have some local archaeological significance and, therefore, have no objections subject to the use of a suitable archaeological condition requiring a programme of archaeological works to be carried out prior to construction.

**Response:** Noted, should planning permission be granted a condition requiring the further approval of a programme of archaeological works should be attached to any decision issued.

- 4.3 **Environmental Services** – are content with the findings of the noise and shadow flicker assessments and have no objections to the proposals subject to appropriate noise limits and shadow flicker mitigation being condition to any consent if issued.

**Response:** Noted, should planning permission be approved appropriate conditions relating to noise and shadow flicker should be attached to any decision issued.

- 4.4 **National Air Traffic Systems Ltd (NATS)** – object on the grounds of aviation safety in regard the turbines impacting upon the aviation RADAR system.

**Response:** Noted. Following this objection, the applicant has entered into discussions with NATS to try and agree a RADAR mitigation solution in relation to the turbines. The applicant has submitted evidence demonstrating that they are in advance discussions with NATS on agreeing appropriate RADAR mitigation.

- 4.5 **BAA Glasgow** – have examined the proposals from an aerodrome safeguarding perspective and are content it does not conflict with their safeguarding criteria.

**Response:** Noted.

- 4.6 **Ministry of Defence (Wind Farms)** – no objections but note that warning lighting will be required due to the height of the proposals.

**Response:** Noted and a condition requiring warning lighting would be required should planning permission be granted.

4.7 **Countryside and Greenspace** –content with the ecological survey submitted and note that the proposals would not physically impact on any Core Path

**Response:** Noted.

4.8 The following consultees had no comments to make on the proposals:-

- ◆ Roads and Transportation (Flood Risk Management)
- ◆ CAA

## 5 **Representation(s)**

5.1 The proposal was publicised as an application requiring advertisement due to the non-notification of neighbours and as a Schedule 3 (Bad Neighbour) development in the Lanark Gazette on 13 January 2021. Following this advertisement 41 letters of objection have been submitted, including from Boghead Community Group and the land owner of the adjacent Quarry and access road. The grounds of objection are summarised as follows:-

a) **Landscape and Visual Impact/ turbines not in-keeping with the area.**

**Response:** A detailed assessment of the landscape and Visual Impact of the proposals is carried out in 6.26 to 6.33 below.

b) **Proximity to houses/ within 2km of a settlement**

**Response:** A detailed assessment of Residential Visual Amenity of the proposals is carried out in 6.30 to 6.33 below.

c) **Shadow Flicker/ Impact on Health**

**Response:** Environmental Services are content that the proposed shadow flicker mitigation is adequate subject to it being a condition attached to any permission if granted.

d) **Cumulative Impact in relation to existing turbines**

**Response:** Cumulative impact forms part of the detailed landscape and visual assessment carried out in 6.26 to 6.33 below.

e) **Noise Pollution**

**Response:** Environmental Services are content that due to the location of the turbines, acceptable noise levels could be achieved. A condition ensuring such levels are maintained would be attached to any permission if issued.

f) **Light Pollution**

**Response:** It is considered that the only lighting required in association with the proposals would be to address air traffic safety and would generally, therefore, have limited visual impact. Should permission be granted, a lighting scheme could form a condition on any decision.

g) **Aviation Safety**

**Response:** There is currently an objection from NATS on these grounds but the applicant is in discussions with NATS to agree appropriate RADAR mitigation. In relation to local, hobby flying within the locale, this is a private

leisure activity and as such would be required to be mindful of these or any other turbines as part of the activity.

**h) Impact on Road Safety**

**Response:** The applicant is discussing the abnormal load route with Roads and Transportation. If consent were granted, a condition requiring the submission of a Traffic Management Plan would be attached to the decision.

**i) Set a precedent for 100m tall turbines close to settlement boundaries.**

**Response:** As set out within Section 6 below, all applications are assessed on their individual merits and any decision taken on these turbines does not necessarily preclude or allow similar turbines in the area without further, detailed assessment.

**j) Potential impact on turbines from quarry blasting**

**Response:** The proposed turbines and their bases would be constructed to ensure they meet ground vibration tolerances which would include the blasting from the quarry. The blasting is strictly controlled to ensure blast vibrations do not breach tolerable levels outwith the quarry face.

**k) Impact on wildlife**

**Response:** An Ecological appraisal, including Phase 1 Habitat study have been submitted with the planning application. It is considered that given the application site consists of cultivated land, there is little habitat value on the site.

**l) Impact on walkers, footpaths etc.**

**Response:** The proposals do not directly affect any footpath or Right of Way. Indirect impacts in Visual Impact terms form part of the detailed Visual Impact assessment in 6.26 to 6.33 below.

**m) Access to site prohibited by owner**

**Response:** Land ownership issues are civil matters outwith the planning system. Should planning permission be granted, any applicant must, separately, ensure they have ownership or any right of access required to implement the development. Nevertheless, in this case, the applicant has served an ownership notice on the owners of the land required for access. The applicant has stated that if they were not given access to the site from the owner, they would investigate the transport of the turbine components to site by air.

**n) Lack of reference to Boghead**

**Response:** It is considered that, given the proximity of the proposals to the settlement of Boghead, the carrying out of a Residential Visual Amenity Study (RVAS), including providing a viewpoint from a prominent point within the settlement would have been best practice as part of the LVIA carried out. Whilst it is disappointing that this has not been carried out and opens up the suggestion that the LVIA is lacking in detail, it is accepted that the LVIA does provide viewpoints in all directions around the site. It is noted that the lack of an RVA was highlighted in the Council's assessment of the previous application and within the Reporter's Appeal Decision.

- o) **Inaccuracies within the planning submission including out of date information**  
**Response:** The application met the minimum criteria required to allow the application to be validated.
- p) **Ownership issues regarding cabling infrastructure.**  
**Response:** As noted in m) above, issues regarding land ownership are civil matters outwith the planning system. Should planning permission be granted, any applicant must, separately, ensure they have ownership or any right of access required. Connecting the turbines to the National Grid would also involve Scottish Power Energy Networks (SPEN) who have separate civil powers for infrastructure delivery.
- q) **The previous appeal decision should be taken into account**  
**Response:** The appeal decision is referenced, where relevant, throughout the assessment of the application in Section 6 below.
- r) **Impact on property values and private business interests. Impact on livestock. Inappropriate offer of community benefit.**  
**Response:** These are not material considerations to the assessment of any planning application.

5.2 14 letters of representation, including from the National Farmers Union (NFU) Scotland, have been received stating that they are in support of the proposals and 3 neither objecting nor supporting.

5.3 These letters are available for inspection 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 approved Glasgow and the Clyde Valley Strategic Development Plan 2017 (GVCSDP) and the adopted South Lanarkshire Local Development Plan 2 2021 (SLLDP2).

6.2 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of SLLDP2 and a number of modifications to the plan were recommended. At the Planning Committee on 1 December 2020, members agreed to the approval of all of the modifications, the publication and public deposit of the Plan, as modified and the submission of the Plan to Scottish Ministers. SLLDP2 was formally adopted on 9 April 2021 and now supersedes the former Local Plan. For the purposes of determining planning applications, the Council will, therefore, assess proposals against the policies contained within the newly adopted SLLDP2.

6.3 In terms of National Planning Policy and Guidance, NPF 3 notes in paragraph 3.8 that the Government seeks to meet at least 30% of overall energy demand from renewables by 2020.

6.4 The Scottish Government's Onshore Wind Policy Statement (December 2017) sets out the considered views of Scottish Ministers, following consultation, with regard to

onshore wind energy and how renewable technology continues to evolve. Paragraph 25 acknowledges “the way in which wind turbine technology and design is evolving, and fully supports the delivery of large wind turbines in landscapes judged to be capable of accommodating them without significant adverse impacts”.

- 6.5 SPP Policy Principles (page 9) states that “This SPP introduces a presumption in favour of sustainable development”. At paragraph 28, SPP states that “the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.” The SPP also identifies a number of considerations to be taken into account when determining energy infrastructure developments including net economic benefit, the contribution to renewable energy targets, cumulative impacts, visual impacts, residential amenity, and landscape and visual impacts (paragraph 169).
- 6.6 SPP, therefore, promotes renewable energy projects but only ‘the right development in the right place; it is not to allow development at any cost’. As noted in 6.1, the planning system should be plan led and this is re-enforced as being part of the Core Values of the Planning Service set out in SPP Paragraph 4. It is, therefore, considered that whilst the principle of renewable energy is supported at a National Level, it is only supported if the proposals are deemed to be considered ‘the development in the right place’ and that the primary, determining criteria for this assessment should be the Development Plan.
- 6.7 The proposed development therefore requires, firstly, to be considered against the Glasgow and Clyde Valley Strategic Development Plan 2017 (GCVSDP) Onshore Wind Spatial framework (paragraphs 7.8 and 7.9). The Onshore Wind Spatial Framework is aligned to increasing energy efficiency and reducing carbon emissions. The methodology used in devising the Onshore Wind Spatial Framework is set out in Part Two of Background Report 10 Low and Zero Carbon Generating Technologies. At section 15.10, the background report acknowledges that wind turbine development is likely to be acceptable subject to detailed consideration against local policy criteria and that potential wind farm development should not be viewed in isolation. It goes on to state that developers and interested parties must refer to any local guidance made available by the local planning authority including local development plans and supplementary guidance, and landscape capacity studies. Policy 10 Onshore Energy requires proposals to accord with local development plans. It is, therefore, considered that at a strategic level the Development Plan supports the principle of renewable energy subject to a detailed assessment against the local development plan.
- 6.8 In terms of the adopted South Lanarkshire Local Development Plan 2, Policy 1 ‘Spatial Strategy’ of the SLLDP2 states that the Plan will encourage sustainable economic growth and regeneration, protect and enhance the built and natural environment and move towards a low carbon economy and that this will be achieved, inter alia, by supporting ‘development that accords with and supports the policies and proposals in the development plan and supplementary guidance. As the site is located within the Rural Area the application, therefore, requires to be assessed under the Policy 4 ‘Green Belt and rural area’. This states that support will not be given for development proposals within the Countryside, unless they relate to uses which must have a countryside location. Policy 4 recognises that there

are specific circumstances where proposals may require to be located within a rural area if it can be demonstrated that there is an established need for the proposed development. SLLDP2 Volume 2 Policy GBRA2 Business Proposals within Green Belt and Rural Area lists renewable energy as an appropriate use in the Rural Area subject to it conforming to SLLDP2 Policy 18: Renewable Energy. Further assessment of the proposals against SLLDP2 Policy 18 are considered below but the principle of the renewable energy use within the Rural Countryside accords with the spatial strategy set out within SLLDP2 Policies 1 and 4 in this instance. Again, the overall acceptability of such a development must, however, also meet other Policy and Development Management criteria and these issues are considered in detail further in the report.

- 6.9 Policy 2 'Climate Change' of the SLLDP2 states that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change. The proposals are for a renewable energy development and, therefore, intrinsically support minimising the effects of climate change through greener energy generation. It is, therefore, considered that the principle of the development accords with SLLDP Policy 2 in this instance. Again, the overall acceptability of such a development must however also meet other Policy and Development Management criteria and these issues are considered in detail further in the report.
- 6.10 Policy 5 'Development Management and Placemaking' states that development proposals should take account of and be integrated within the local context and built form. New development should also have no significant adverse impacts on the local community. This advice is supported through SLLDP2 Volume 2 Policy DM1 New Development Design.
- 6.11 Policy 14: Natural and Historic Environment provides the context for assessing all development proposals in terms of their effect on the character and amenity of the natural and built environment. This advice is supported through a range of topic specific SLLDP2 Volume 2 Policies NHE1 to NHE21 and reference to the relevant specific policy is made throughout the remainder of the assessment below.
- 6.12 Policy 18: Renewable Energy states applications for renewable energy infrastructure developments will be supported subject to an assessment against the principles set out in SPP, in particular, the considerations set out at paragraph 169 and additionally for onshore wind developments of 15 metres or greater in height, the terms of Table 7.2 of SLLDP2. It further states that all renewable energy proposals shall be assessed against the relevant criteria and requirements set out in the Assessment Checklist for Renewable Energy Proposals (hereon referred to as the Checklist) contained within SLLDP2 Volume 2. SLLDP2 Volume 2 Policy RE1 Renewable Energy supports Policy 18 and states that as well as the Checklist, renewable energy proposals should also take into account the considerations, criteria and guidance contained within the Supporting Planning Guidance on Renewable Energy, Landscape Capacity Study for Wind Energy (2019 as amended) and other relevant policies in SLLDP2. Part of the Checklist includes an assessment of the criteria referenced in Policies 5 and 14 above. The assessment below, therefore, also includes the assessment against these policies criteria.
- 6.13 SLLDP2 Table 7.2 sets out the Spatial Framework for Wind Energy and applies to all wind energy developments of 15 metres or greater in height. The spatial framework identifies those areas that are likely to be most appropriate for onshore

wind farms as a guide for developers and communities. It sets out three groupings in relation to wind energy development. These are as follows:-

- Group 1: Areas where wind farms will not be acceptable
- Group 2: Areas of significant protection
- Group 3: Areas with potential for wind farm development

6.14 Group 1 areas comprise of National Parks and National Scenic Areas (NSA). There are no National Parks or NSA that will be affected by the proposed development and, therefore, the proposals are not located within a group 1 area.

6.15 Group 2 Areas of significant protection; SPP and the Spatial Framework for Wind Energy recognise the need for significant protection of particular areas which include:-

- National and international designations
- Other nationally important mapped environmental interests
- Community separation for consideration of visual impact

6.16 The New Lanark World Heritage Site is approximately 8.5km to the east of the application site and it is considered that this distance negates any proposed impact the development may have on the setting of this international designation. In relation to national designations, there are no ecological designations within a 2.5km radius of the site. In relation to historical designations there are no Historic Battlefields or A listed buildings within a 5km radius of the site. There are 19 B Listed buildings within a 5km radius of the application site. The nearest B Listed building (Dovecot, Blackwood House) is approximately 1.9km from the application site and it is considered that this separation distance and intervening topography would minimise any impact the turbines may have on the setting of this or any other B Listed building. The Cultural Heritage Assessment submitted as part of the Planning Application notes that the Lesmahagow Conservation Area is within 5km of the application site yet does not provide further commentary on any assessment of the proposals in relation to this Conservation Area. It is considered, however, that this Conservation Area is over 2.5km from the application site which would minimise any potential impact upon this national designation. There is only 1 Scheduled Ancient Monument within 5km of the site (Craighead Mill, Lesmahagow) and again the distance between this national designation and the application minimises any potential impact the turbines may have. It is, therefore, considered that there would be no adverse impacts upon National and international designations, as well as other nationally important mapped environmental interests.

6.17 The third criteria of the Group 2 Areas of significant protection relates to community separation for consideration of visual impact. This is defined by SPP as an area not exceeding 2km around cities, towns and villages identified on the local development plan with an identified settlement envelope or edge. The community of Boghead is within 2km of the application site, with the nearest turbine being some 534m to the settlement boundary. The application site, therefore, falls within a Group 2 Area of significant protection. It is noted that being within a Group 2 Area does not automatically preclude wind farm development as the 2km buffer zone around settlements is an indicative area in which potential developers will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation. The separation is not a

ban on wind energy development in the identified area but does require a full assessment of a wind farms potential impact in relation to the community. This assessment is carried out from paragraph 6.26 onwards.

6.18 As noted, in 6.12 above, Policies 18 and RE1 require renewable energy proposals to be assessed against the Checklist and other relevant policies of SLLDP2. These are taken in turn below.

6.19 Impact on international and national designations.

National and international designations have been previously assessed at paragraphs 6.14 to 6.17 above and it is considered that there are no adverse effects on national and international designations.

6.20 Impact on carbon rich soils, deep peat and priority peatland habitat (CPP).

The application site does not have any of these interests.

6.21 Community separation for consideration of visual impact.

This is examined in detail in paragraphs 6.30 to 6.32 below.

6.22 Economic benefits.

This includes local and community socio-economic benefits such as employment, associated business and supply chain opportunities. No assessment of the socio-economic impact of the proposed development was submitted as part of the application. It is acknowledged that there will be some construction employment related to the development but as the development involves 2 turbines and associated battery storage there is unlikely to be other economic opportunities associated with the development. It is, therefore, considered that there is little weight in any consideration of the development in relation to economic benefits.

6.23 Scale of contribution to renewable energy generation targets and effects on greenhouse gas emissions.

It is acknowledged that, as with any renewable energy project, if developed, the proposals would add to renewable energy targets. It is also acknowledged that renewable energy production is only one material consideration with any planning assessment and is balanced against the suitability of any scheme and its location.

6.24 Effect on the natural heritage, including birds - Table 7 criteria 7a) South Lanarkshire Local Biodiversity Strategy, Local nature conservation designations, bird sensitivity, protected species and bats.

This criterion, in line with SLLDP2 Volume 2 Policies NHE9 (Protected Species) and NHE20 (Biodiversity), states that development which will have an adverse effect on protected species following the implementation of any mitigation measures will not be permitted unless it can be justified in accordance with the relevant protected species legislation. An Ecological Appraisal, including a Phase 1 Habitat Survey, has been submitted as part of the application. It concludes that that the development would not have a significant impact upon protected species and habitats. It also provides proposed mitigation such as hedge clearance being carried out with the nesting bird season and pre-construction surveys for bats being carried out. It is considered that, given the application site is mainly cultivated land, the conclusion of the Ecological Appraisal is accepted and that the proposals would not have a significant, adverse impact upon the natural heritage of the area subject to suitable mitigation measures. Whilst the site is relatively small in wind farm terms there is

still adequate land within the application site to create new habitats to enhance the existing natural environment. It is considered that whilst not referenced within the planning submission, should approval be given a habitat creation and management plan should be a conditional requirement of the decision to ensure that there is a natural benefit arising from the development.

6.25 Effect on the natural heritage, including birds – Table 7 criteria 7b) Habitat Management Plans (HMP).

As noted above, it is considered appropriate to require the implementation of habitat creation to improve biodiversity within the site if consent is granted

6.26 Landscape and visual impacts including landscape capacity and cumulative developments

It is considered that landscape designations, character and capacity are key considerations in considering the impact of wind farm and wind turbine proposals. The Council's own landscape technical studies provide a comprehensive baseline for the assessment of wind farm and wind turbine proposals in South Lanarkshire. First the impact on landscape designation and character, and the capacity of the landscape to accommodate the proposed development is assessed below. Secondly the visual impact is assessed followed by the impact on visual residential amenity. Visual impact is, therefore, in essence, a development's impact in relation to how it impacts upon receptors. The assessment takes into account cumulative impacts. A Landscape and Visual Impact Assessment (LVIA) was submitted as part of the application.

6.27 The application site is located within the Plateau Farmland Landscape Character Type (LCT), as defined in the South Lanarkshire Landscape Character Assessment 2010 (LCA). The key characteristics of the Plateau Farmland LCT are its extensive, gently rolling undulating landform character, limited and generally declining tree cover, dominance of pastoral farming, visually prominent settlements and activities such mineral workings. In general terms, its rural character has suffered as tree cover has declined and the visual influence of wind farms, settlements, transport infrastructure and mineral workings has increased. South Lanarkshire's Landscape Capacity for Wind Turbines 2016 (Landscape Capacity Study) provides guidance on the individual and cumulative landscape impact of wind farm and wind turbine developments in the Plateau Farmland. The application site is in an area defined as having 'Low' capacity for turbines with heights between 80m to 120m and states that the landscape is sensitive to wind farm development and has a high value whereby only a slight level of change can be accommodated without significantly affecting the key characteristics of the LCT. The proposals involve turbines with a tip height to 100m and, therefore, fall within this category. The Landscape Capacity Study states that, due to the existing turbines within the Plateau Farmland Area, 'further number of turbines could create areas of wind turbines in Plateau Farmland, which would exceed capacity'. The Landscape Capacity Study, therefore, notes that the Plateau Farmland is sensitive to change and due to the existing number of turbines in the area has limited capacity for more to be located within the landscape.

6.28 The application site is located at one of the higher points in the plateau landscape which enhances its prominence within the landscape. The site has no landscape backdrop which would help minimise the turbines scale within the landscape. In broader landscape terms, as noted in the Landscape Capacity Study, there is already extensive turbine development within the landscape. It is noted that, within

a 5km radius of the application, site the majority of turbines are between 50m to 77m which is significantly lower than the 100m proposed as part of this application. There are turbines of similar height, but they are mainly located on the fringes of the 5km radius. There are no large scale wind farms within a 5km radius of the application site and the nearest is Kype Muir which is some 5.3km away. It is, therefore, considered that the proposed turbines would be out of scale with the majority of turbine development within the landscape and the elevated nature of the site would add to their prominence in the landscape. It is therefore considered that, given there is already limited capacity within the landscape for turbine development, the height of the proposed turbines (being at least 20m higher than any existing development on an elevated site within an undulating, plateau landscape) extenuates any landscape impact the proposals would have. The previous application for 3 turbines was considered by the Council as having potential to have a significant impact upon the landscape character that would further undermine the landscape's key characteristics and, therefore, were not considered appropriate in this LCT. However, in the subsequent Appeal Decision, the Reporter concluded that the 3 turbines would not "take the character of this LCT to the point where it could reasonably be described as a 'windfarm landscape' rather than (as it is now) a landscape in which turbines are a prominent but dominant element. I am satisfied, therefore, that the proposal would not unacceptably affect the landscape character of this LCT." Whilst still having concerns regarding the proposals impact upon the landscape taking the Reporter's decision on landscape and the reduction in scale from 3 to 2 turbines, it is considered that, on balance, the proposals would not have a significant, detrimental impact upon the landscape character of the area and would not be a reason to refuse planning permission.

6.29 In terms of Visual Impact, this can be categorised in 2 separate considerations. Firstly, there is the general Visual Impact the proposals may have to receptors throughout the wider area and secondly there is the specific Visual Impact proposals can have on residential amenity. Taking each in turn, in terms of general Visual Impact, it is considered that the height of the turbines on an elevated site within a plateau area would result Visual Impact occurring across a wide area. A Landscape and Visual Impact Assessment (LVIA) has been submitted as part of the application based on a study radius of 30km from the site. The LVIA visualisations show that the turbines would be prominent in views at distances of approximately 2.5km and that, beyond that distance, whilst visible, the turbines would be viewed in the context of other similar, vertical development including other wind turbines and electricity pylons. It is, therefore, considered that the visual impact of the turbines would be localised. In the Appeal Decision, the Reporter ruled that the proposal for the 3 turbines, given the presence of other turbines and pylons outwith approximately 2.5km "would ensure no unacceptable visual amenity effects." It is considered that, in relation to distances over 2.5km of the site and the reduction in the number of turbine numbers, that it is agreed that the general Visual Impact of the proposals is not significantly detrimental. In relation to Visual Impact within the 2.5km of the site, this is considered in tandem with the impacts on communities in 6.30 to 6.32 below.

6.30 Impacts on communities and individual dwellings, including visual impact, residential amenity, noise and shadow flicker.

The impact of the proposed development on communities and individual dwellings requires to be assessed in relation to criteria 10 of the Checklist. Criteria 10 contains 3 considerations which are residential visual amenity, noise and shadow flicker.

- 6.31 As noted above, the application site is considered a Category 2 development as the turbines are within 2km of a settlement/community, in this case within 500m of the settlement of Boghead. Whilst being located within a Category 2 area does not preclude wind farm development it does require the visual impact of the community to be taken into account and developers required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation. First of all, it is noted that a Residential Visual Amenity Study (RVAS) has not been carried out as part of the LVIA and that there is no viewpoint from the settlement of Boghead. The LVIA does, however, state that significant visual effects are predicted from the turbines at viewpoints 1 (Woodhead entrance) which is located to the west of Boghead and 2 (Bent Primary School) which is to the east of Boghead. It is considered that these viewpoints are of the most relevant in assessing the turbines visual impact in relation to Boghead. The turbines are approximately 534m and 672m respectively from the edge of the settlement boundary of Boghead and the nearest settlement boundary mainly comprises residential houses and their rear gardens. The application site is approximately 25m above Boghead which further elevates their prominence in terms of their height and visibility from the village. It is considered that these distances from the dwellings and the elevated nature of the site would lead to the turbines having a dominating effect over the settlement with the turbines looming over the village. In the Appeal Decision the Reporter ruled that “the proposal would have an unacceptably detrimental effect on living conditions of a number of properties in Boghead due to the visually dominant and overbearing presence of the proposed turbines.” It is noted that the turbine that was closest to Boghead has been removed as part of these proposals, but the Appeal Decision did not single out this turbine as being the only one that created the overbearing impact on Boghead.
- 6.32 It is considered that the current proposals still dominate and over tower the village of Boghead and that at a height of 100m to tip on an elevated position they would create an overbearing presence that would have an a significantly detrimental effect on the residential amenity of Boghead. It is considered that the proposals, therefore, do not constitute appropriate development at this scale and location and, therefore, do not also accord with Paragraph 28 of SPP which states that “the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.”
- 6.33 The impact on communities and individual dwellings in respect to shadow flicker and noise requires to be assessed. A noise assessment has been submitted as part of the EIA Report. Environmental Services raise no issues with the assessment and recommend that an appropriate condition can be attached which require the noise limits to be validated, if consent is granted, to ensure the required levels are met. A Shadow Flicker assessment has been submitted as part of the application submission which notes that shadow flicker is a concern to 51 properties. The effect of shadow flicker formed part of the reason to refuse the previous application however the Reporter took the view that this could be mitigated through the use of a condition. The mitigation proposed by the applicant requires the turbines being shut down when shadow flicker is likely to occur. At worst case scenarios (assuming the sun is always shining with sufficient intensity to cast a clear shadow from dusk till dawn) it is estimated that any shutdowns for shadow flicker would reduce the

potential output capacity of the turbines by 5.1% a year. It is considered that, whilst this would reduce the output of the turbines, it would not negate the energy generated to any degree where it would render this proposed mitigation as detrimental to the potential energy yield of the proposals. It is considered that a suitable condition could be employed to minimise the proposals' impact on shadow flicker and ensure that it would not have a detrimental impact upon the amenity of the area.

6.34 Impacts on carbon rich soils and peat, using the carbon calculator.

The application submission did not include a carbon calculation in relation to the development but as noted in 6.20 the proposals do not involve the loss of peat or carbon rich soils.

6.35 Impact on Public Access.

This consideration set out at criteria 12 of the Checklist aligns with SLLDP2 Policies 14 (Natural and Historic Environment) and NHE 18 (Walking, Cycling and Riding Routes) which contains guidance on core paths and rights of way. The proposals do not affect any core paths or right of ways during construction or operation. It is, therefore, considered that the proposals are acceptable in relation to public access.

6.36 Impacts on the historic environment.

This consideration set out at criteria 13 of Table 7 of the SG Renewable Energy, in line with the criterion of SLLDP2 Policy 14, has previously been assessed under National Designations at paragraph 6.16 with the exception of impact upon C Listed Buildings. With regard to C Listed Buildings, there are 5 within 5km of the application site with Kirkmuirhill Parish Church being the closest at 2.6km. It is considered that this distance is sufficient to minimise any impact upon C Listed Buildings. On the basis of the above assessment, it is considered that the proposed development accords with the consideration set out at criteria 13 of the Checklist.

6.37 Impacts on tourism and recreation.

As noted in 6.22 above, no assessment of the socio-economic impact of the proposed development was submitted as part of the application. It is considered, however, that the proposed turbines would be unlikely to have any direct impact on any tourism and recreational interests within the area given it does not impact upon any core walking route. The visual impact could be considered to have a detrimental impact upon the aesthetic of the area which could be considered to detract from the potential attractiveness of the area to visit but not in any significant quantifiable means.

6.38 Impacts on aviation and defence and transmitting or receiving systems.

As noted earlier there is an objection from National Air Traffic Systems Limited (NATS) in relation to the proposals having a detrimental impact upon their RADAR systems and, therefore, aviation safety. The applicant has provided evidence that they are now in discussions with NATS with regard a RADAR mitigation strategy and whilst they have not currently removed their objection it is considered that a solution appears to be available and an appropriate condition could ensure its implementation. This accords with the view taken by the Reporter in the appeal decision.

6.39 Impact on road traffic and on trunk roads.

The criterion of this section of the checklist mirrors SLLDP2 Policy 15 (Travel and Transport) which requires all new development to conform to South Lanarkshire Council's Road Development Guidelines. In this instance it is considered that the abnormal load route proposed mirrors that of the Kype Muir Wind Farm and, therefore, the public highway is capable for transporting turbines. The final stage of the route proposes to utilise a haulage road for an active quarry which has specifically designed and constructed for large Heavy Goods Vehicles. As noted in 4.1 above, Roads and Transportation Services (Development Management) requested additional detailed information relating to the abnormal load route, construction programme, submitted Traffic Management Plan, visibility splays, parking arrangement and information relating to the cable route and that is currently under review. The previous planning application and Appeal decision (which was for an additional turbine) was not considered to have an impact on Road Safety and, therefore, it is considered that subject to these details being satisfactorily addressed or conditioned, the proposals would accord with the Policy criteria and the Checklist in this instance. If planning permission were to be granted, conditions regarding a Traffic Management Plan, Road Safety Audit and Access Management Plan should be imposed on any decision notice as well as the requirement of a legal agreement to provide financial compensation for the repair of any damage to roads arising from extraordinary wear and tear associated with the development.

6.40 Impacts on hydrology, water environment and flood risk

This consideration mirrors SLLDP2 Policy 16: Water Environment and Flooding which states that any development proposal which will have a significant adverse impact on the water environment will not be permitted. The water environment is made up of groundwater, surface water and watercourses. SLLDP2 Volume 2 Policies SDCC2 (Flood Risk) and SDCC3 (Sustainable Drainage Systems) contain further, specific guidance on the water environment. The application site is not identified as being at risk of flooding and it is considered that the proposals would have an additional impact upon the water environment.

6.41 Decommissioning and restoration.

This consideration requires a plan for decommissioning and restoration of the proposed development to be robust. It is noted that the planning submission does not contain any assessment of the decommissioning of the proposals and subsequent restoration. Whilst the application submission is, therefore, lacking, it is considered that a 2 turbine scheme on existing agricultural land is of a scale and nature whereby the Planning Authority could impose a suitable condition ensuring an acceptable decommissioning and restoration scheme would be secured.

6.42 Opportunities for energy storage.

Battery storage is proposed as part of the application although it is noted that the batteries would only be suitable if the associated wind turbines were considered acceptable. The provision of battery storage is always encouraged but its provision does not automatically ensure a proposal is acceptable and will be considered on a case by case basis.

6.43 Site decommissioning and restoration bond.

Should planning permission be granted, a condition requiring a bond or other financial mechanism would be required to ensure delivery of any restoration scheme. The bond or guarantee will have to satisfy the Council's criteria.

6.44 Forestry and woodland removal.

Criteria 22 of the Checklist requires the effect proposals may have on forestry and woodland to be fully assessed. The majority of the site is agriculture so there is no woodland affected by the proposals.

6.45 Impact on Prime Agricultural Land.

There is no Prime Agricultural Land within the application site.

6.46 Borrow pits.

There are no borrow pits proposed as part of the application. It is also noted that the application site is adjacent to an active hard rock quarry which would allow material to be sourced easily.

6.47 Environmental Protection

Criteria 25 of the Checklist requires that all appropriate authorisations or licenses under current environmental protection regimes must be obtained. Developers are required to ensure there is no impact on waste water and/or water assets which are above and/or underground in the area that may be affected by the proposed development. If approval were to be granted, a Construction Environmental Management Plan should form part of any permission to ensure all construction is carried out in line with all required environmental authorisations and licenses.

6.48 Notifiable installations and exclusion zones

There are none within proximity to the application site.

6.49 Mitigation

Criteria 27 of the Checklist requires the developer to demonstrate that appropriate mitigation measures will be applied. As noted in 6.24 above limited mitigation in relation to ecology is proposed. It is considered that whilst the mitigation does not add benefit in ecological terms it does minimise the proposal's impact on the natural environment. Shadow Flicker mitigation has been proposed that has been considered as acceptable.

6.50 Legal agreement

Criteria 28 of the Checklist requires, where appropriate the Council to enter into a legal agreement to address matters that cannot be controlled by planning condition. In this instance a legal agreement to secure control over turbine transportation, and the repair of any damage to roads and bridges arising from extraordinary wear and tear associated with the development and associated indemnity insurance requirements will be required to be entered into if planning permission is granted. Whilst not a planning consideration, applicants may also enter into a legal agreement to provide community benefits, to the South Lanarkshire Renewable Energy Fund to offset some of the impacts caused by wind farm development. The applicant has confirmed that they would be willing to provide a community contribution.

6.51 In conclusion, SPP clearly sets out that whilst the principle of sustainable development should be supported, it should only be in relation to the right development in the right place. SPP then reinforces the provisions of the Town and Country Planning Act by supporting a plan led system whereby the Development Plan is the primary consideration for assessing development. A full assessment of

the proposals against the development plan has been carried out above. It is considered that the provision of renewable energy alone is not a material consideration in its own right and that renewable energy projects must be considered to meet development plan criteria to be supported. South Lanarkshire Council has, and continues to, support meeting renewable energy targets and has a suite of development plan and strategic documents to ensure the Council area continues to promote suitable, renewable development. In this instance, following the above assessment, it is considered that, due to an unacceptable visual impact on residential amenity, on balance, the proposals do not comply with policy. The detrimental impact of the proposals outweighs the renewable energy gain and, therefore, the proposals cannot be supported at this scale and at this location as they do not accord with policy in the adopted LDP2 and supporting planning guidance on renewable energy. It is, therefore, recommended that planning permission be refused.

## **7 Reasons for Decision**

- 7.1 The proposals are located within a Category 2 protection area given their proximity to a community and are of a scale and nature that be contrary to SPP (2020), Policy 10 Glasgow and Clyde Valley Strategic Development Plan (2017), Policies 5, 18, DM1 and RE1 of the adopted South Lanarkshire Local Development Plan 2 (2021).

**Michael McGlynn**

**Executive Director (Community and Enterprise Resources)**

Date: 30 April 2021

### **Previous references**

- ◆ P/19/1712
- ◆ P/20/1603

### **List of background papers**

- ▶ Application form
- ▶ Application plans
- ▶ Adopted South Lanarkshire Development Plan 2 (2021)
- ▶ Neighbour notification letter dated 16 December 2020

► Consultations

Roads Development Management Team	09.03.2021
Environmental Services	17.04.2021
West of Scotland Archaeology Service	23.12.2020
Countryside and Greenspace	17.12.2020
BAA Glasgow	29.12.2020
MoD (Windfarms)	05.01.2021
National Air Traffic Services Ltd	21.12.2020

► Representations	Dated:
Mr John McLean, 51 Lesmahagow Road, Boghead, Lesmahagow, Lanark, ML11 0JA	22.12.2020
Margaret Kennedy, Dykecroft, B7086 From Boghead Kirkmuirhill To Deadwaters Bridge, Boghead, Lanark, South Lanarkshire, ML11 0JQ	05.01.2021
Mrs Donna Hawthorn, 82 Lesmahagow Road, Boghead, Lanark, ML11 0JA	31.01.2021
George Brown, By Email	08.02.2021
Evelyn Findlay, Received Via E-mail	05.01.2021
Miss Kerry Wilson, High Blackwood Yards Farm Bungalow., Lesmahagow, ml110jh	07.01.2021
C D Ford, 90 Lesmahagow Road, Boghead, Lanark, South Lanarkshire, ML11 0JA	05.01.2021
Isobel McInally (Jnr), Dykecroft, Lesmahagow, , South Lanarkshire , ML11 0JQ	05.01.2021
Colin McLean, 46 Lesmahagow Road, Boghead, Lanark, South Lanarkshire, ML11 0JA	05.01.2021
Gavin Findlay, 56 Lesmahagow Road, Boghead, Lanark, South Lanarkshire, ML11 0JA	05.01.2021
Nicolas Broadbridge, Linmill, Lanark Road, Stonebyres, Lanark, ML11 9UP	11.01.2021
Becky McPherson, 140 Hillhouse Road, Hamilton, ML3 9TU	11.01.2021
Marion Bell, 16 Lesmahagow Road, Boghead, Lanark, ML11 0JA	11.01.2021

Allana Irving, Sent Via Email	11.01.2021
Mischa Irving, Sent Via Email	11.01.2021
Mr Douglas Wilson, High Blackwood Yards Farm Bungalow., Lesmahagow, ml110jh	07.01.2021
Graham Whiteford, 278 New Trows Road, Lesmahagow, Lanark, ML11 0JS	08.01.2021
Mr James Miller, 22 Lesmahagow Road,, Boghead, ML11 0JA	05.01.2021
Miss F Marshall, High Blackwood Yards Farm Bungalow., Lesmahagow, ml110jh	07.01.2021
Mr Alexander Marshall, High Blackwood Yards Farm, Lesmahagow, ml110jh	07.01.2021
Mrs Amanda Mclean, 46 Lesmahagow Road, Boghead, MI11 0JA	03.01.2021
Mrs JACQUELINE DONALDSON, 72 LESMAHAGOW ROAD, BOGHEAD, LANARK, ML11 0JA	03.01.2021
Mr Richard Haworth, Ty Pen Y Gors 65, Strathaven Road, Boghead, Lanark, ML11 0GN	24.12.2020 24.12.2020
Mr Ian Grant, 10 Lesmahagow Road, Lanark, ML11 0JA	03.01.2021
Mr David Thomson, 47 Lesmahagow Road, Boghead, Lesmahagow, ML110JA	04.01.2021
Mrs Janette Scott, Highbent Stables, Lesmahagow Rd, Boghead, Lesmahagow, ML11 0JA	06.01.2021
Mr John Bryson Senior, Dykeview, Dykehead Farm, Boghead, ML11 0JQ	27.12.2020
Mr Alan Alexander, 1 Lesmahagow Road Lesmahagow, Lanark, ML11 0JA	07.01.2021
Mrs Jessie Bell, Parklea, Strathaven Road, Boghead, Lesmahagow, ML11 0GN	08.01.2021
Miss Emily Bryson, Dykehead Farm, Lesmahagow, Lanark, ML11 0JQ	23.12.2020
Mr Douglas Rush, Rec Via Email	12.01.2021
Elizabeth Meikle, Brackenside, Lesmahagow	12.01.2021
Mr William Meikle, Brackenside, Lesmahagow	12.01.2021

Mr Neil Meikle, 26 Gilchrist Walk, Lesmahagow, Lanark, South Lanarkshire, ML11 0FQ	12.01.2021
Mr William Boyle, 11 Sycamore Gardens, Blackwood, ML119SX	07.01.2021
Kemp Lindsey, Patersons Quarries Ltd., Gartsherrie Road, Coatbridge , ML5 2EU	12.01.2021
Mr Derek Donaldson, 72 Lesmahagow Road, Boghead, Lanark, ML11 0JA	03.01.2021
M.S. Haworth, 65 Strathaven Road,	29.12.2020
Mr William Bryson, Dykehead Farm, Boghead, Lesmahagow, ML11 0JQ	27.12.2020
Dr Barry Harrison, Woodhead Farm, Blackwood Estate, LANARK, ML11 0JG	05.01.2021
Lisa Roberts, Rural Centre, West Mains , Ingliston, Newbridge, EH28 8LT,	08.01.2021
Grant Miller, 22 Leamahagow Road, Boghead	26.01.2021
Mr John McGuinness, 14 Lesmahagow Road, Boghead, Lesmahagow, ML11 0JA	05.01.2021
Mr George Bell, Parklea, Strathaven Road, Boghead, Lesmahagow, ML11 0GN	08.01.2021 08.01.2021
Mr John Bryson, Killalees Farm, Lesmahagow, ML11 0JH	06.01.2021 06.01.2021
Miss Annie Bryson, Dykehead Farm, Lesmahagow, Lanark, ML11 0JQ	23.12.2020
Mr Mark Bryson, Dykehead Farm, Lesmahagow, ML11 0JQ	23.12.2020
Christopher Ford, 90 Lesmahagow Road, Lesmahagow, ML11 0JA	27.01.2021
Angela Duncan, 90 Lesmahagow Road, Boghead, ML11 0JA	30.12.2020
Mrs Margaret Bryson, Dykehead Farm, Boghead, Lesmahagow, ML11 0JQ	27.12.2020
Mr Robert Scott, Highbent Stables, Lesmahagow Rd, Boghead Lesmahagow, ML11 0JA	06.01.2021
Mr Craig Hawthorn, 82 Lesmahagow Road, Boghead, Lanark, ML11 0JA	31.01.2021 31.01.2021

Mrs Elizabeth Orr, 6 Corra Mill Road, Crossford, Carluke, South Lanarkshire, ML8 5QW	04.01.2021
Mrs Isobel McNally, Dykecroft, Near Boghead, Lesmahagow, ML8 5QW	04.01.2021
Ms June Girdler, 51 Lesmahagow Road, Boghead, Lesmahagow, Lanark, ML11 0JA	06.01.2021 06.01.2021
Mr Hugh Meikle, North Brackenridge Farm, C14 From Deadwaters B7086 To Coalburn, Lesmahagow, Lanark, ML11 0HP	11.01.2021
Richard Haworth, 65 Strathaven Road, Boghead, Lanark, South Lanarkshire, ML11 0GN	02.03.2021
Mr Alan Alexander, 1 Lesmahagow Road, Lesmahagow, Lanark, ML11 0JA	03.03.2021

### **Contact for further information**

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

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Phone: 01698 455903

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Detailed planning application

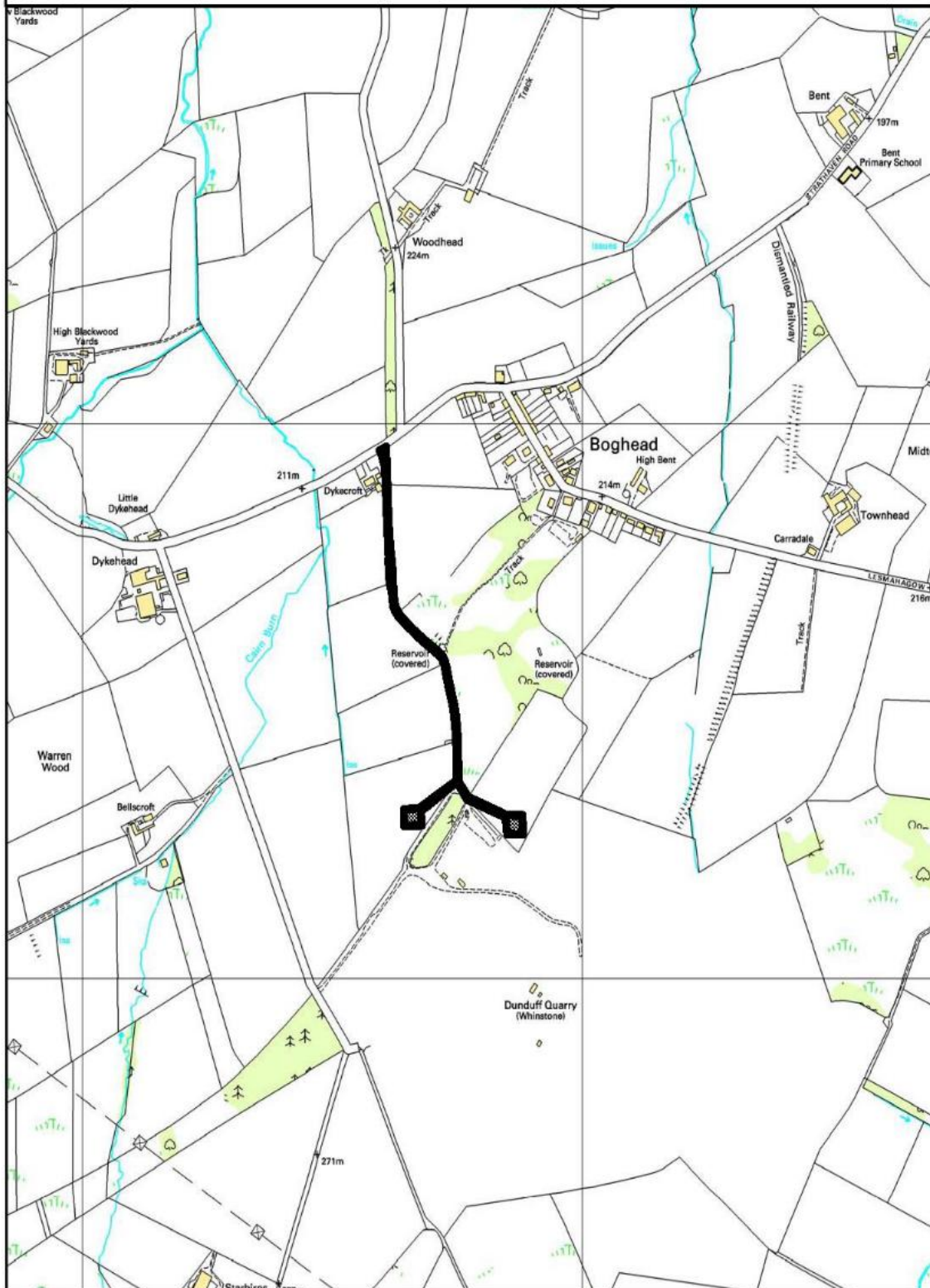
Paper apart – Application number: P/20/1749

### **Reasons for refusal**

01. The application site is located within close proximity to the settlement of Boghead and at a higher elevation than the settlement such that the scale and nature of the turbines would result in an overbearing, dominant and therefore unacceptable residential visual impact on the amenity of this settlement. As such the proposals are contrary to Scottish Planning Policy (2020), Policy 10 of the Glasgow and Clyde Valley Strategic Development Plan (2017) and Policies 5, 18, DM1 and RE1 of the adopted South Lanarkshire Local Development Plan 2 (2021).

P/20/1749

Land 575M SSE of Dykecroft, B7086 from Boghead Kirkmuirhill to Deadwaters Bridge



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Date:  
15/04/2021



**South Lanarkshire Council**  
**Community and Enterprise Resources**  
Planning and Economic Development