

REFUSAL OF PLANNING PERMISSION

Reference No: 13/04559/FUL

To:
Spittal Hill Windfarm Ltd
Baillie Farm
Westfield
Thurso
KW14 7QW
Caithness

Per:
Alex Schlicke Associates
Alex Schlicke
4 Noble Place
Edinburgh
EH6 8AX

Town & Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) 2006 Act

DECISION NOTICE

**Proposal for a wind farm comprising 7 wind turbines with a maximum tip height of 100m, and with an installed generating capacity of up to 21 MegaWatts. Associated infrastructure includes wind turbine transformers, a meteorological mast, new and upgraded access tracks, control building and substation, underground cables, and a temporary construction compound. (Spittal Hill Windfarm)
Land 1300M East Of Spittal Hill, Spittal**

The Highland Council in exercise of its powers under the above Acts **refuses planning permission** for the above development in accordance with the particulars given in the application and the following plans/drawings:

Type of Plan	Plan Number	Version No.	Date Plan Received
Location Plan	12020-PLA-001	A	03.12.2013
Site Layout Plan	12020-PLA-P003	C	03.12.2013
Site Layout Plan	12020-PLA-P005		03.12.2013
Elevations	12020-PLA-P004		03.12.2013
Elevations	12020-PLA-P006		03.12.2013
Elevations	12020-PLA-P007		03.12.2013

This application is refused for the following reasons: -

1. The proposal is deemed to be contrary to Policy 28 (Sustainable Design) and Policy 67 (Renewable Energy Developments) of the adopted Highland-wide Local Development Plan as the visual impact of the development would be significantly detrimental to the amenity of properties / communities within 2 and potentially up to 4 km radius of the west, north and east of the site, the latter including cumulative visual impact in association with the cluster of turbines formed from the operational Causeymire turbines and the consented Halsary, Achlachan and Bad a Cheo wind farms.
2. The proposal is deemed to be contrary to Policy 61 (Landscape) and Policy 67 (Renewable Energy Developments) of the adopted Highland-wide Local Development Plan as the visual impact of the development would be detrimental to the current landscape to the north of Spittal

Dated: 11th September 2014

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Head of Planning and Building Standards

Hill, which currently offers respite along the A882 road from largescale onshore wind turbine development. Furthermore that, if implemented, it would extend the cluster of turbines from the operational Causeymire turbines and the consented Halsary, Achlachan and Bad a Cheo wind farms north of the ridge line between Spittal Hill and Backlass to the detriment of properties to the north as demonstrated by Viewpoint 17 Nr Cooper's Hill) and Viewpoint 20 Dunnet Head / Dunnet Head SLA.

Variations

None.

NOTIFICATION TO APPLICANT

1. If the applicant is aggrieved by the decision of the planning authority -
2.
 - a. to refuse planning permission for the proposed development;
 - b. to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
 - c. to grant planning permission or any approval, consent or agreement subject to conditions;

The applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months beginning with the date of this notice. The notice of review should be addressed to:

Planning Review Body Administration Team
The Highland Council
Corporate Development Service (Legal Services)
Council Headquarters
Glenurquhart Road
Inverness, IV3 5NX
(Review.Body@highland.gov.uk)

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

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