

REGULATORY PANEL (SITE VISIT).

Minutes of special meeting to undertake a site visit on 23rd April 2014 at 9.30 a.m.

Present: Councillors Peter Convery (Chair), Ian Douglas, Ann Galbraith, Sandra Goldie and Nan McFarlane.

Apologies: Councillors Andy Campbell, Hugh Hunter and Rita Miller.

Attending: W. Carlaw, Democratic Governance Manager; C. Cox, Planning Manager, D. Hunter, Planner and A. Gibson, Committee Services Officer.

1. Declarations of Interest.

There were no declarations of interest by Members of the Panel in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

2. Continued Application for Planning Permission – Erection of two wind turbines at Auchenflower Farm, Ballantrae (Ref: 13/00621/APP).

Reference was made to the Minutes of 20th March 2014 (Page 10, paragraph 6(3)) when it had been agreed to continue consideration of the application for the erection of two wind turbines at Auchenflower Farm, Ballantrae, to a Regulatory Panel (Special), to allow a site visit to be conducted ([link attached](#)).

Councillor Douglas, seconded by Councillor McFarlane, moved that the application be approved, subject to the conditions as detailed in the report.

By way of an Amendment, Councillor Convery, seconded by Councillor Goldie moved that the application be refused on the following grounds:-

- (1) that the proposed development is contrary to Policy STRAT 5, sub-sections A, B, C and E of the South Ayrshire Local Plan in that it -
 - (sub-section A) is not appropriate in terms of layout, scale, massing, design and materials used in relation to its surroundings;
 - (sub-section B) is not appropriate in terms of its siting and setting and is visually intrusive;
 - (sub-section C) does not respect or safeguard the natural heritage resources; and
 - (sub-section E) does not safeguard the amenity of nearby dwellings;
- (2) that the proposed development is contrary to Policy BE1 Design Panel One sub-sections 3 and 6 of the South Ayrshire Local Plan in that it -
 - (a) does not respect the principle that regardless of scale, its design requires to be appropriate in terms of the character of the area in which it is located; and

- (b) does not demonstrate consideration to the amenity of adjacent properties, in that the proposed turbines are only 370 metres away from Wayside Cottage and given that the proposed development is within the 700 metre zone of substantial influence, it is highly likely to have a very serious and detrimental impact on the amenity of this property;
- (3) that the proposed development is contrary to Policy ENV8, sub-section A of the South Ayrshire Local Plan as the proposal is unacceptable as it is located within the designated Scenic Area and alongside the turbines further down the Glen and the turbine above the proposed turbines that is likely to have the potential to have a cumulative impact along the southern ribbon of Glen Tig, which is likely to be further exacerbated by the views of Arecleoch Wind farm in the background;
- (4) that the proposal does not accord with Policy ECON6 of the Ayrshire Joint Structure Plan, in that it does not demonstrate that there will be no significant adverse impact on Wayside Cottage or adverse impacts to the landscape character by creating ribbon development on that side of the glen;
- (5) that the proposal does not accord with Policy ENV1 of the Ayrshire Joint Structure Plan, in that it does not enhance and maintain the distinctive characteristics of the settings of communities and buildings within the landscape. The proposal does not protect and enhance the landscape character of Glen Tig; and
- (6) that the proposal does not accord with the South Ayrshire Landscape Wind Capacity Study as the turbines do not conserve the open and under-developed character of the Plateau Moorlands and do not maintain the small scale, upland character of Glen Tig.

On a vote being taken by a show of hands, three Members voted for the Amendment and two for the Motion. The Amendment was accordingly declared to be carried

Decided: to refuse the application on the grounds as detailed at (1) to (6) above.

The meeting ended at 11.30 a.m.