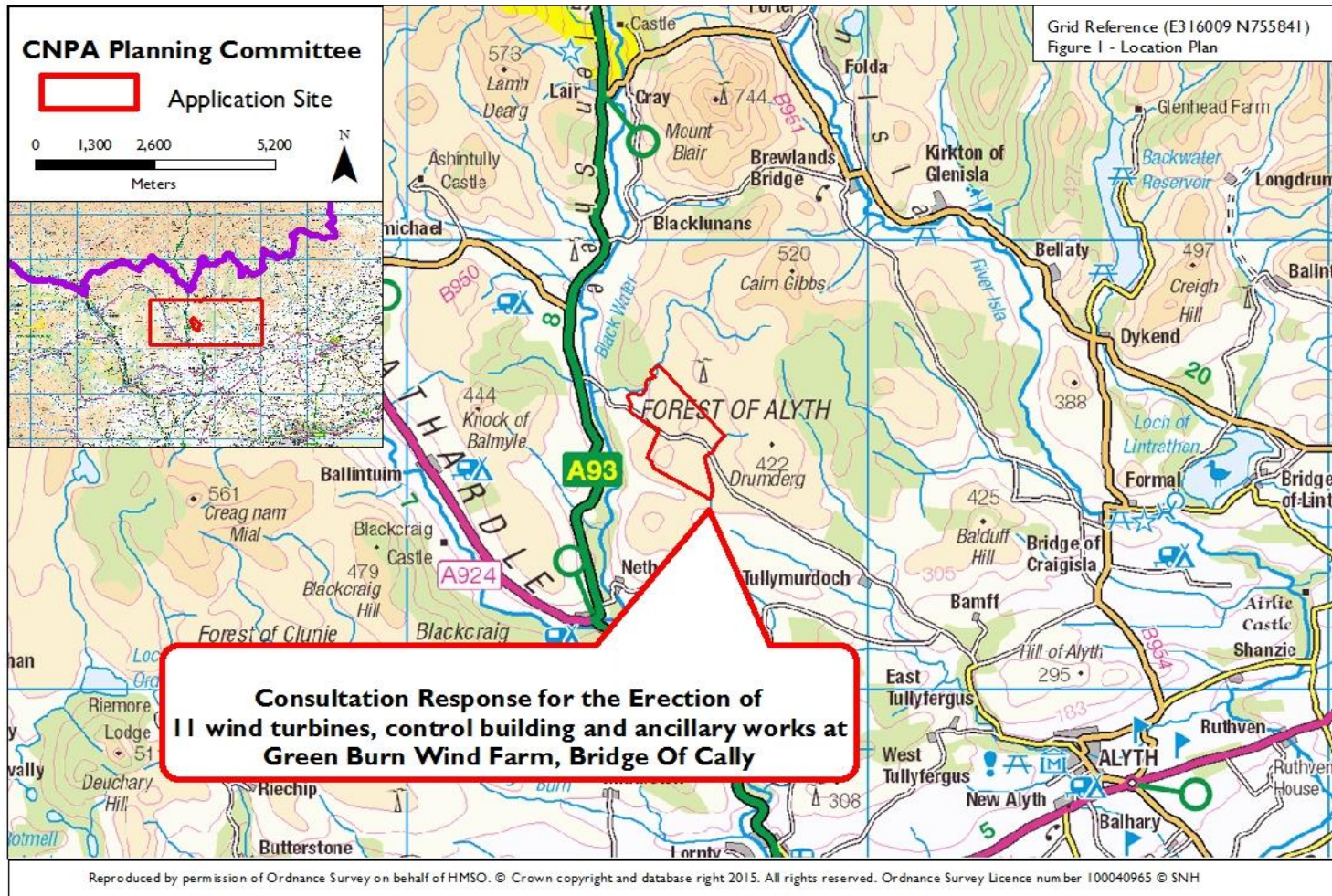

CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:	
Consultation from Perth and Kinross Council :	
Revised proposal for erection of 11 wind turbines, control building and ancillary works at Land 1200 Metres West of Drumderg Wind Farm, Bridge of Cally.	
REFERENCE:	2016/0386/PAC
APPLICANT:	Green Burn Wind Farm Ltd
DATE CONSULTED:	24 October 2016
RECOMMENDATION:	Objection
CASE OFFICER:	Matthew Taylor, Planning Officer



PURPOSE OF REPORT

1. In December 2015 following consultation by Perth and Kinross Council, the Cairngorms National Park Authority (CNPA) objected to a planning application for an 11 turbine wind farm proposal known as Green Burn, the basis of the objection is detailed in the committee report which is attached as **Appendix I**. Subsequent to this, and in response to a number of consultation comments, the applicant applied revisions to the development proposal and has recently issued Supplementary Environmental Information (SEI) detailing the revisions.
2. As the revisions have the potential to alter the developments effect on the National Park, the CNPA has been re-consulted by Perth and Kinross Council.
3. Under the agreement on roles in advisory casework between Scottish Natural Heritage (SNH) and Scottish National Parks Authorities, SNH lead on the provision of advice concerning impacts on the National Parks designation from proposals outside the park. Therefore, and in accordance with the agreement, the view of the CNPA will be copied SNH for consideration whilst also be forward directly to Perth and Kinross Council.
4. During the course of a consideration of the revised proposals, CNPA landscape advisors have liaised with SNH landscape advisors in order to fully understand the landscape impacts on the National Park. This understanding has informed the assessment of policy compliance by the CNPA case officer.

REVISIONS TO THE PROPOSED DEVELOPMENT

5. The Green Burn wind farm site is located approximately 11km north of Blairgowrie and 11km northwest of Alyth as shown by **Figure 1**. The closest turbines are approximately 7km from the Park boundary.
6. The principle components of the development and its layout were detailed in the report to Planning Committee (2015/0327/PAC) as part of the original consultation in 2015 and which is attached as **Appendix I**, the development comprised:
 - a. Eleven wind turbines each with a maximum blade tip height of up to 126.5m and a generating capacity of up to 3 MW;
 - b. Reinforced concrete foundations (approximately 18m diameter) at each wind turbine;
 - c. A crane hard standing (50m x 20m) adjacent to each wind turbine;
 - d. Site vehicular access points;
 - e. On-site access tracks providing access to all wind turbine locations;
 - f. Buried interconnecting electrical cables between the turbines and electrical control building;
 - g. A single-storey electrical control building with associated transformer compound; and
 - h. Two temporary construction site compounds.

7. The revised design subject to the current assessment retains the general configuration of the original design, but with turbines relocated to accommodate a number of design objectives. The revisions also accommodate a reduction in the hub height from 80m to 69m, a reduction in rotor diameter from 103m to 92.5m, and a reduction in the blade tip height from 126.5m to 115m (all maximum measurements). The modifications can be seen on the site layout and turbine elevations attached as **Appendix 2** and should be compared to the original plan and elevations contained in the attached 2015 committee report.
8. The key issues which informed the revised development design are as follows:
 - a. Modification to the turbine dimensions and wind farm design in order to reduce landscape and visual impacts from key viewpoints along tourist routes and residential properties;
 - b. Modification to the turbine dimensions and wind farm design in order to avoid impacts on existing electromagnetic infrastructure (radar and microwave signals);
 - c. Modification of the internal access tracks and associated infrastructure taking account of environmental constraints; and
 - d. Updated technical assessments of the revised proposals.
9. The applicant states that the key design objectives for the revised development were as follows:
 - a. The layout of the turbines should relate better to the scale of the landform of the site and its skyline;
 - b. The height and distribution of the turbines should provide a more satisfactory visual relationship with the operational Drumderg Wind Farm; and
 - c. The distribution of the turbines should appear as a coherent and reasonably balanced array.
10. The revisions are presented as Supplementary Environmental Information (SEI) containing drawings, statements and visualisations, annexes, figures and viewpoints; these are read in conjunction with the Environmental Statement (ES) received at the time of the original submission.

RELEVANT PLANNING HISTORY

11. As this is an EIA development, the applicant sought scoping opinions from key stakeholders in advance of the formal EIA. In August 2014, SNH had provided a scoping response identifying key issues including “sequential cumulative impacts on key tourist routes” and “possible impacts upon the Cairngorms National Park”. CNPA officers were also contacted as part of the scoping exercise and internal specialist landscape advice was provided. In the opinion of the specialist landscape advisor, and from the information provided at that time, it was considered that the location and the relative proximity of the wind farm may result in it affecting the landscape setting of the park (both on its own and cumulatively) and have a significant adverse impact upon the Special Landscape Qualities that can be experienced within the Park. It was recommended that

the identified issues and effects need to be fully assessed as part of the EIA process.

12. Subsequent to the receipt of the planning application by Perth and Kinross Council and consultation with CNPA, the proposal was assessed with the conclusions drawn being reported to the Planning Committee in December 2015. The CNPA objected to the development and issued the following consultation response:

“The Cairngorms National Park Authority (CNPA) considers that the planning application and accompanied ES demonstrate that Green Burn wind farm would not have a significant adverse effect on the Special Landscape Qualities experienced in the more elevated parts of the National Park and areas of Wild Land.

However, it is considered that the proposal would have a significant adverse effect on the Special Landscape Qualities experienced within Glen Shee, and especially from the A93 a key and well used route into and out of the National Park which is currently being promoted by the Scottish Government as a National Scenic Route (Snow Road). The sequential landscape and visual impact along this route has been assessed as significant in the ES, and is recognised as being adverse by Scottish Natural Heritage (SNH)

The significant adverse effect within the Glen Shee area of the National Park results from the presence of the wind farm, the prominent skyline location, the scale of the turbines relative to landform and the juxtaposition with an integrated natural/cultural landscape, and it is high. It is noted that despite there being a number of operational and/or consented wind farms nearby, none are currently visible to the same degree within the Park and the low ground along Glen Shee. It is also noted that the applicant considers the submitted design takes account of available mitigation and was arrived at following design evolution through the EIA, and so it is not clear what, if any, further mitigation could be applied. Therefore, CNPA consider it is unlikely that micro-siting or design changes would effectively alter this.

In respect of CNPA interests, it is considered that the proposal conflicts with the aims of the National Park in that the proposal does not conserve and enhance the natural and cultural heritage of the area. This view reflects the weight given to the first aim and is applicable to developments outwith the National Park. It is considered that the objectives of designation and the overall integrity of the area subject to impact from the proposal will be compromised, and it is not demonstrated that adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

The proposal is not compatible with the special qualities of the National Park and is not considered to be appropriate in this location outside the Park due to the effect on the Parks landscape setting. Furthermore the opportunity for residents and visitors to enjoy and experience the landscape quality in this part

of the park, including along the A93 Scenic Route, would be compromised by the proposal.

In conclusion the proposal is considered to conflict with the relevant provisions and intent of Scottish Planning Policy (SPP Revised 2014) and the Cairngorms National Park Partnership Plan 2012-2017”.

13. The submitted revisions have now been subject to a re-assessment by CNPA and the conclusions are presented in this paper.

PLANNING POLICY CONTEXT

14. The development proposal is located wholly outwith the National Park, therefore the Cairngorms National Park Local Development Plan (2015) Policies are not applicable. However, an assessment of the proposal must have regard to National Policies and Regional Strategy.

National Policy and Guidance

15. **Scottish Planning Policy** (SPP, revised 2014) sets out national planning policies that reflect Scottish Ministers priorities for the operation of the planning system and for the development and use of land. The content of SPP is a material consideration in planning decisions that carries significant weight. The SPP promotes consistency in the application of policy across Scotland while allowing sufficient flexibility to reflect local circumstances.
16. SPP specifically sets out that the planning system should support the transformational change to a low carbon economy, support the development of a diverse range of electricity generation from renewable energy technologies, and guide development to appropriate locations. In paragraph 154, it sets out the Scottish Government’s commitment to increasing the overall amount of energy generated from renewable sources to 30% by 2020 with the equivalent of 100% of electricity demand being met by renewable sources by this date. In terms of policy principles, paragraph 154 requires the planning system to guide renewable energy development to appropriate locations and to advise on the issues that would need to be taken into account when specific proposals are being assessed.
17. Paragraph 169 sets out the issues to be considered when considering energy infrastructure development proposals including the need to consider likely cumulative impacts and landscape and visual impacts, including effects on wild land. Further advice on wind energy is contained in the Scottish Government online information note on “onshore wind turbines” which outlines the issues to be considered and references the range of SNH publications and guidance on wind energy and planning.
18. National Parks are highlighted in paragraphs 84 – 86 of the SPP under the “promoting rural development” section. These paragraphs re-state the aims of the National Parks and the need to pursue these collectively. SPP highlights that

if there is a conflict between the first aim (conserving and enhancing the natural and cultural heritage of the area) and any of the others then greater weight must be given to the first aim. Planning decisions are expected to reflect this weighting and be consistent with these aims.

19. Paragraph 212 of the SPP highlights that where development affects a National Park it should only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or any significant adverse impacts on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.
20. SPP also highlights in paragraph 85 that these aims and requirements apply to development outwith a National Park that affects the Park.
21. Wild Land Areas are addressed in paragraph 200 of the SPP which are identified as being very sensitive to any form of intrusive human activity and have little or no capacity to accept development with the requirement set out for Plans to identify and safeguard the character of areas of wild land as identified in the Scottish Natural Heritage 2014 map of wild land areas. In relation to development management, it is highlighted in paragraph 215 that development may be appropriate in some circumstances, and further consideration is required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.

Strategic Policy

Cairngorms National Park Partnership Plan 2012-2017

22. The Cairngorms National Park Partnership Plan (NPPP) is the National Park Plan required under section 11 of the National Parks (Scotland) Act 2000. It is the management plan for all those with an interest in and responsibility for managing the National Park. That includes public bodies that must have regard to the Plan in carrying out their functions and the private and voluntary sectors including businesses, land managers and communities who are all integral to managing the Park.
23. Three long term outcomes for the Park are set out as follows:
 - 1) A sustainable economy supporting thriving businesses and communities;
 - 2) A special place for people and nature with natural and cultural heritage enhanced; and
 - 3) People enjoying the park through outstanding visitor and learning experiences.
24. These outcomes address the interaction of the three main characteristics of the National Park these being; that the Park is an internationally important area for nature conservation; a fragile rural economy; and an internationally known tourism destination. Recognising the relationship of these outcomes is at the

heart of the National Park. A series of work programmes to help deliver the outcomes is set out in the Plan.

25. Specific policies of the Plan seek to promote and enhance the special qualities of the Park. In particular Policy 1.3 sets out that large scale commercial wind turbines (defined as more than one turbine and more than 30 metres in height) are not compatible with the special qualities of the National Park and are not considered to be appropriate within the National Park, or where outside the Park they affect its landscape setting.
26. Also relevant is Policy 2.3 which seeks to conserve and enhance the Special Landscape Qualities of the National Park, with a particular focus on conserving and enhancing wildness qualities and enhancing opportunities to enjoy and experience the landscapes of the Park.

CONSULTATIONS

27. The Scottish National Park Authorities have agreed an arrangement with Scottish Natural Heritage (SNH) on respective roles in advisory casework. The agreement sets out that SNH will take the lead role in considering the impacts on the National Park designation of proposals outside the Park, with the National Park Authority in a supporting role. Accordingly, an assessment of the revised proposal by SNH landscape advisors, in so far as it relates to impacts on the National Park as experienced within Glen Shee, from the A93 and the Catearan Trail, as represented in VP21/VP27, is ongoing.
28. Notwithstanding the above, CNPA have provided SNH specialist landscape advice and have liaised with the SNH Landscape Advisor. **SNH** comments in respect of landscape impact are as follows: “We welcome the further mitigation measures that have been taken, and note that the reduction in height and the revised micro-siting has resulted in improvements to the scheme, by reducing its prominence on the skyline and presenting a more balanced appearance”.
29. However, “SNH agree with the SEI that landscape impacts on this viewpoint are still significant, as the rotors remain prominent on the skyline and would distract from views of the landscape. Similar impacts would be experienced intermittently when travelling south along a short stretch of the A93. SNH also agree that along this stretch of the A93 there would be significant effects on the experience of the Special Qualities. However, these effects would be experienced intermittently, from a limited area including a short stretch of the A93 and Catearan Trail. Therefore, in SNH’s view the adverse effects of the development, as experienced from the A93 within Glen Shee, although significant, would be limited”.

APPRAISAL

30. As the development proposal is located outwith the Park boundary, the key planning issue for consideration is that of the landscape and visual impact. This includes wildness and wildland, views into and out of this part of the Park and

how the proposal might affect the opportunities to enjoy and experience the Special Landscape Qualities of the Park. All other matters, including ecology, noise, and general amenity etc., are assessed by Perth and Kinross Council with advice from statutory consultees.

31. The Cairngorms National Park Authority has previously objected to the planning application for Green Burn. The current assessment will focus on the revisions made to the proposal and whether they would warrant the withdrawal of the objection or other revised response.
32. The number of turbines proposed remains at 11, the same as in the 2015 application. As previously stated, the 2016 revisions to Green Burn wind farm involve a reduction in both hub height (80m to 69m) and rotor diameter (103m to 92.5m) giving an overall height reduction to blade tip of 11.5m (126.5m to 115m). In addition, the re-siting of turbines has been proposed of between 25m and 209m.

Elevated Views and Cumulative Effects

33. In respect of the elevated views and cumulative effects, it is shown there would be visibility of Green Burn windfarm within the National Park from elevated locations in the vicinity of the Beinn a Ghlos, the Cairnwell, Driesh/Mayar, the north side of Glen Clova and upper slopes of Glen Shee. Within these views the windfarm will be seen in association with a number of other windfarms. However, due to distance and association with existing development, the cumulative additional effect of the Green Burn windfarm on the landscape character and views and Special Landscape Qualities (SLQs) experienced from these areas is not significant.

The Effects on Glen Shee

34. As previously identified, the most significant landscape and visual impact would be experienced within Glen Shee. Glen of the Shee water has been continuously settled for millennia. The Upper Glen Landscape Character Area (LCA) is characterised by its pastoral landscapes, small scale land use pre-improvement and 18th/19th century farmsteads. Walled fields, farms and woodland fit around the hummocky glacial-fluvial terrain and run up on to the rugged heather-clad slopes. The result is a richly diverse and integrated landscape. There are few upland glens with such a diverse character in the National Park and no other situations where a public road, the A93, offers such a distinctive experience of travelling through the glens and crossing over a mountain pass.
35. The principle concern, giving rise to the previous objection issued following the original consultation, relates to the effects on the landscape character, views and Special Landscape Qualities experienced in mid Glen Shee and in particular from the A93 in the area of viewpoint 21, which is an important through-route and popular tourist route. There are effects that would be experienced on the Cateran Trail (ref viewpoint 27) also within mid Glen Shee and within the Park.

However, the landscape and visual impact in these locations are assessed as moderate and not significant.

36. New photomontage and wirelines of the revised proposal from viewpoint 21 on the A93 in the vicinity of Lair are included in the SEI. Both the original and the revised viewpoint 21 photomontage will be available as hard copies at the planning committee for viewing in advance of reporting.
37. Despite the reduced height and altered siting resulting in an arrangement that is slightly less prominent above the skyline, the assessment of effects on visual amenity at this viewpoint location are judged in the SEI LVIA to be significant, unchanged from the ES LVIA. The CNPA landscape advisor concurs with this assessment. However, the SEI states that viewpoint 21 is not representative of the overall extent and nature of predicted visibility towards the Green Burn wind farm from this part of Glen Shee.
38. CNPA recognise that the nature of this visibility (direct views, side-on views, partially screened views, no view) will vary over the 3km section of the A93 as the horizontal and vertical alignment of the road changes as it descends into the glen. This variability is demonstrated by material that was prepared by SLR and discussed with CNPA in March 2016 ('Further Analysis of Potential landscape and visual effects in Glen Shee and A93 Feb 2016'). The submitted wirelines were generated for the 2015 layout at regular 200m intervals along the 3km section within the Park. Of the 16 wirelines within the Park, 5 had no visibility and 3 were partially screened by road-side vegetation. Whilst these wirelines do not pick up on the nuanced and ever-changing relationship between road user and the landscape as one passes through the landscape, it does demonstrate that there is visibility from 50% of those locations examined and illustrated within the Park. The document also shows that the extent of the windfarm, and the relationship between turbines and the landform, is very similar, in 7 of the 16 wirelines, to that shown in viewpoint 21.
39. Whilst the precise arrangement of turbines now being proposed is different from that used in the wirelines, it is logical to reason that a similar relationship will continue to exist between the visibility and arrangement of turbines in viewpoint 21 and those at the same regular intervals along this 3km section of Glen Shee.
40. It can be concluded from this information, and from site visits, that a similar visual impact as is experienced at viewpoint 21, is likely to be experienced not continuously, but repeatedly, at a number of locations within the National Park as one travels south along a 3km section of the A93. Indeed the SEI states that "...there would be significant effects on landscape character and visual receptors intermittently on the A93 over the 3 km stretch north of the National Park boundary..."
41. The SEI states "The revised Green Burn Wind Farm would introduce a group of turbines to the landscape beyond the CNP boundary, visible from limited parts of the southern edge of the Park within Glen Shee, and seen in southward views away from the Park". This emphasis on the southern edge of the Park,

southward views away from the Park, or turbines in the landscape beyond the CNP boundary is largely irrelevant in policy terms and serves to downplay the impacts. What people can see from within the National Park and how they see it/the context within which they see it, is what will affect their experience and appreciation of the Special Landscape Qualities in this part of the National Park. It is considered there are few places offering this experience in the Cairngorms National Park

Impact upon Special Landscape Qualities (SLQs)

42. As demonstrated by the SEI the revised development would still introduce large, moving, skylining, industrial structures into a landscape currently without structures of this size and nature. The proposed changes described and illustrated in the SEI show some reduction in the degree of change as compared to the 2015 layout. Nonetheless it is concluded that the turbine blades and hubs will be very prominent as the assessment of significant visual impact at viewpoint 21 indicates. These would intrude into views and adversely affect the scale and balance of the natural and cultural components of this landscape. There will be places within Glen Shee where the presence and movement of turbines will impinge on the experience of these special qualities to a significant degree.
43. The SEI states “The development would be seen at the southern edge of Glen Shee which is transitional to the more developed lower parts of the glen, with areas of commercial forestry apparent on the lower slopes that flank the glen.” It is not clear what is meant here by ‘the southern edge’ of Glen Shee, but from the locations along the A93 that are of most concern, the wind farm would be seen skylining on the ridge between distinct rock summits. Within these views the presence of plantation woodlands within the Glen and on the slopes of the glen, would not diminish the visual effect or the appreciation of the Special Landscape Qualities.

Understanding and Enjoyment of the Special Landscape Qualities (SLQs) along the A93

44. The A93 in this area is one of the principle transport corridors to, from, and through the National Park. This is a key tourist route with a high number of visitors and is to be promoted through a government initiative as a National Scenic Route (The Snow Road). The understanding and enjoyment of the National Park by residents and visitors to the area, in so far as it may be affected by the proposal, is an important consideration.
45. It is considered that whilst experienced over a relatively short length of the A93 road within the National Park, the effects on Special Landscape Qualities would be significant and would be experienced by residents and visitors, many of whom choose to travel this route for the scenic experience.

Policy Compliance

46. The CNPA is tasked to pursue a long term vision for an outstanding National Park, one which is enjoyed and valued by everyone. The planning system in the Cairngorms National Park helps protect what is special about the National Park and seeks to make sure that the right development happens in the right place. For developments outwith the National Park that may affect the Park, this vision is collectively pursued by the CNPA and five local authorities which operate in and surround the National Park.
47. The submitted SEI detailing the revised proposal and views of specialist landscape advice from CNPA and SNH have been considered against current national planning policy and strategic management plan.
48. Paragraph 84 of Scottish Planning Policy (SPP) recognises that National Parks are designated under the National Parks (Scotland) Act 2000 because they are areas of national importance for their natural and cultural heritage. The four aims of national parks are to:
 - 1) Conserve and enhance the natural and cultural heritage of the area;
 - 2) Promote sustainable use of the natural resources of the area;
 - 3) Promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
 - 4) Promote sustainable economic and social development of the areas communities.
49. These aims are to be pursued collectively. However, if there is conflict between the first aim and any of the others then greater weight must be given to the first aim. Planning decisions must reflect this weighting and are applicable to development outwith a National Park that affects the Park.
50. Glen Shee is an integral part of the wider Cairngorms National Park area, accommodating Special Landscape Qualities that are highly valued and considered to contribute to the positive experience had by residents and visitors to the National Park. It is important to note that the Glen Shee area, in particular, is well travelled and accommodates high visitor numbers and movements as a key tourist and communication route along the A93.
51. The proposal is considered to conflict with the first aim of National Parks in that the natural and cultural heritage of Glen Shee is detrimentally impacted upon. This is due to the significant landscape and visual impacts arising from the development. Whilst the area subject to impacts from the proposal can be considered only a small part of the wider Cairngorms National Park area, the landscape and visual impact from Green Burn would nevertheless introduce relatively close views of a large scale wind farm within the National Park where there are currently none, and as a result would compromise the integrity of the special landscape character of the National Park as a whole.
52. The second aim seeks to promote sustainable use of natural resources of the area and is less applicable as the development site is outwith the National Park.

53. In respect of the third aim, and as previously noted the proposal would introduce a significant visual impact within an area of Glen Shee as viewed from the A93. Therefore the proposal would undermine the understanding and enjoyment of the Special Landscape Qualities as experienced by residents, visitors and tourists to the National Park.
54. In respect of the fourth aim it is not clear how the development would be seen as promoting the economic and social development of the National Park area. It is noted that concerns have been raised in respect of tourism and the effect from wind farm developments that can be seen from the A93 National Scenic Route.
55. The Cairngorms National Park Partnership Plan (2012-2017) (NPPP) is a plan for all those with an interest in and responsibility for managing the National Park. The plan has been informed by a Strategic Environmental Assessment, Habitats Regulations Appraisal and an Equalities Impact Assessment.
56. The NPPP seeks to enhance the special place for people and natural and cultural heritage. The distinctive character of the Parks landscape and its diverse mix of mountains, straths, glens, forests and farmland will continue to be conserved and enhance. It also seeks to provide outstanding visitor and learning experiences, helping people to understand and enjoy the area by revealing the significance and meaning of the National Park and its special qualities.
57. The NPPP recognises that the special qualities of the National Park are connected to and benefit the surrounding areas, as well as being influenced by what happens around the Park. Cross boundary effects of activities on the special qualities of the National Park should be considered in managing change both in and around the National Park.
58. Policy 1.3 of the NPPP offers support for the development of a low carbon economy, with a particular focus on increasing renewable energy generation, especially biomass and hydro that is compatible with conserving the special qualities of the National Park and maintaining the integrity of designated sites. However, Policy 1.3 clearly states that Large Scale commercial wind turbines are not compatible with the special qualities of the National Park and are not considered to be appropriate within the National Park or where outside the Park they affect its landscape setting.

CONCLUSION

59. The Supplementary Environmental Information (SEI) detailing revisions to the development demonstrates that Green Burn wind farm would continue to have no significant adverse effect on the Special Landscape Qualities experienced in the more elevated parts of the National Park and areas of Wild Land. However, it is considered that the proposal would still have a significant adverse effect on the Special Landscape Qualities experienced within Glen Shee, and especially from the A93, a key and well used route into and out of the National Park (approximately 3km) with continuation across the boundary for a further 3km.

The sequential landscape and visual impact along this route has been assessed as significant in the ES and SEI.

60. The significant effect results from the continued presence of the wind farm, the prominent skyline location, the scale of the turbines relative to landform and the juxtaposition with an integrated natural/cultural landscape, and it is high. It is considered that the design changes do not effectively alter this. Nevertheless, whilst the ES confirmed that the original layout was as a result of design evolution indicating no further capacity for change, CNPA welcomed the submitted design revisions for full consideration.
61. In respect of CNPA interests relating to the National Park, it is considered that the proposal conflicts with the aims of the National Park as referred to in paragraphs 84 and 85 of SPP in that the proposal does not conserve and enhance the natural and cultural heritage of the area. This view reflects the weight given to the first aim and is applicable to developments outwith the National Park. It is considered that the objectives of designation and the overall integrity of the Glen Shee area, and therefore wider National Park, will be compromised. It is not demonstrated that adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.
62. In respect of specific policies contained in the Cairngorms National Park Partnership Plan 2012-2017 in particular Policy 1.3, it is considered that the proposal is not compatible with the special qualities of the National Park and is not considered to be appropriate in this location outside the Park due to the effect on the Parks landscape setting. The opportunity to enjoy and experience the landscape quality in this park would be compromised by the proposal.

RECOMMENDATION

That Members of the Committee maintain the OBJECTION to the planning application for Erection of 11 wind turbines, control building and ancillary works at Land 1200 Metres west of Drumderg wind farm, Bridge of Cally.

Matthew Taylor
planning@cairngorms.co.uk
2 November 2016

The map on the first page of this report has been produced to aid in the statutory process of dealing with planning applications. The map is to help identify the site and its surroundings and to aid Planning Officers, Committee Members and the Public in the determination of the proposal. Maps shown in the Planning Committee Report can only be used for the purposes of the Planning Committee. Any other use risks infringing Crown Copyright and may lead to prosecution or civil proceedings. Maps produced within this Planning Committee Report can only be reproduced with the express permission of the Cairngorms National Park Authority and other Copyright holders. This permission must be granted in advance.