

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997**

Index of applications under the above acts to be considered by the Planning Applications Committee on
12th August 2015

Applications continued from the Planning Applications Committee dated 10th June 2015

Reference No: 2014/0558/TP

Ward: 1

Applicant:

Harelaw Wind Turbine Ltd
15 Pitreave Court
Queensferry Road
Dunfermline
KY11 8UU

Agent:

Energised Environments Limited
7 Dundas Street
Edinburgh
EH3 6QG

Site: Site 120M south east of Commore Bridge, Kingston Road, Neilston, East Renfrewshire

Description: Erection of 50 metre high wind turbine (to hub height) with formation of access road and siting of control building

REPORT OF HANDLING

Reference: 2014/0558/TP

Date Registered: 26th August 2014

Application Type: Full Planning Permission

This application is a Local Development

Ward: 1 Neilston Newton Mearns North Uplawmoor

Co-ordinates: 246316/:654171

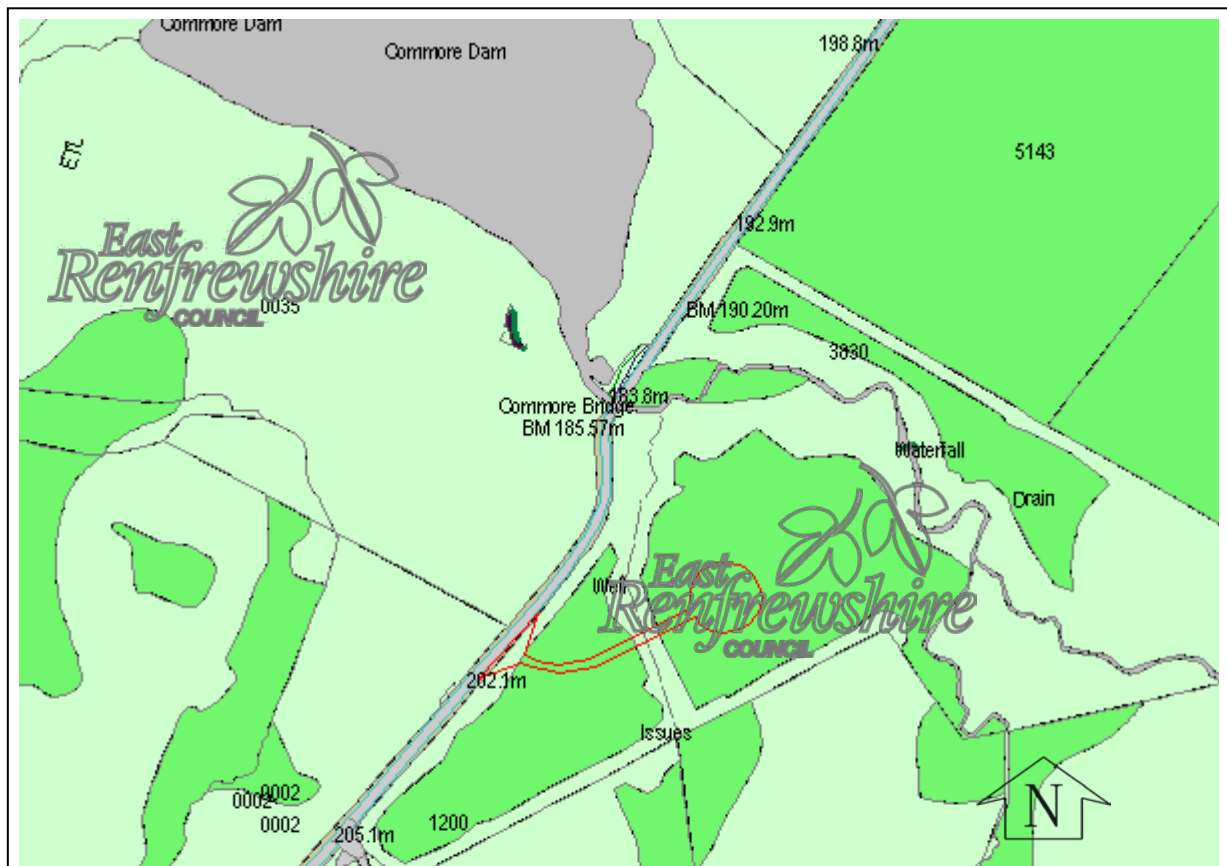
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Neilston
East Renfrewshire



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CONSULTATIONS/COMMENTS:

East Renfrewshire Council Roads And Transportation Service	No objections subject to conditions
Ministry Of Defence	No objection
Glasgow Prestwick Airport	No objection
National Air Traffic Service	No objection
Neilston Community Council	Objects to the proposal
East Renfrewshire Council Environmental Health Service	No objection subject to conditions
West Of Scotland Archaeology Service	Recommends archaeological condition
Forestry Commission	Object to the loss of woodland
Uplawmoor Community Council	Objects to the proposal
Glasgow Airport	No objection

PUBLICITY:

12.09.2014 Barrhead News Expiry date 26.09.2014

SITE NOTICES: None.

SITE HISTORY: None

REPRESENTATIONS:

A total of 14 representations have been received:
Representations can be summarised as follows:

Overprovision of turbines in area
Accuracy of submission
Visual impact
Noise impact
Loss of wildlife
Lighting
Micrositing
Shadow flicker
Tree loss
Private water supply.
Archaeological resource disruption
Lack of restoration bond.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Planning Statement	Considers the development against national and local planning policies as well as material planning considerations. Concludes the proposed development is considered to comply with the provisions of the Development Plan, and to draw support from other material planning considerations.
Environmental Supporting Statement	This Report has been submitted in support of the application. It addresses a number of considerations that could be affected by the development including landscape and visual impact, noise impacts, cultural heritage, aviation, ecology, etc. Concludes the development will not have significant impacts on the various matters covered in the Statement.

ASSESSMENT:

This is a Local development under the Town and country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 because the generating capacity of the turbine does not exceed 20 megawatts. However the application is required to be presented to the Planning Applications Committee for determination as more than 10 objections have been received.

This application involves the siting of a wind turbine at Harelaw Wood in the Green Belt to the south-west of Neilston. It is proposed to erect a wind turbine 50m to hub height and 77m to blade tip. The turbine is indicated as having a generating capacity of approximately 500kW. The site of the turbine is approximately 85m east of Kingston Road in the environs of Harelaw Wood. Access to the site is indicated as being taken from Kingston Road with a new access track being formed to the turbine over a length of approximately 150m. There is also to be a control building adjacent to the turbine.

The turbine will be sited in an area of undulating countryside that is currently afforested. There is to be approximately 1.6 hectares of forest felled to accommodate the development from a plantation area that extends to approximately ten times that area. The immediate surrounding fields are similarly used as a forestry resource or for agriculture. The closest residential property is at Nether Carswell Farm approximately 600m to the south. Commore Farm to the north and Harelaw Farm to the east are respectively 610m and 660m away.

An electricity pylon is located approximately 100m to the west of the turbine site, with further pylons to the north east and south west.

There are other wind turbines in the surrounding area including the Neilston Community Windfarm on the west side of Kingston Road. There is also another individual wind turbine broadly similar in height to that proposed located on the east side of the Kingston Road but further south (at Carswell Farm) and a further 50m (high hub height) turbine approx 1.2km closer to Neilston on the west side of Kingston Road (at Neilston Farm).

The application requires to be assessed against Scottish Planning Policy on Delivering Heat and Energy (SPP), Scottish Government advice for onshore wind turbines, the Glasgow and the Clyde Valley Strategic Development Plan (SDP), the adopted East Renfrewshire Local Plan and the proposed Local Development Plan (LDP).

Scottish Government Policy on Delivering Heat and Energy is contained in Scottish Planning Policy (SPP) and the current target is for 30% of Scotland's overall energy demand to be generated from renewable sources by 2020 with 100% of electricity demand from renewable sources by 2020. The SPP sets out guidance for the consideration of applications for a range of renewable energy proposals, including wind farms, and encourages the use of the development plans to support and encourage renewable technologies in appropriate locations. Further advice has been issued by the Scottish Government on the range of matters to be considered in determining applications for energy infrastructure developments. These matters include net

economic impact; landscape and visual impacts; cumulative impacts; impacts on natural heritage; impact on communities; aviation matters; road traffic impacts, etc.

The site is located in the Broad Areas of Search for significant wind farms (that have a generating capacity in excess of 20MW) as identified in the Glasgow and Clyde Valley Strategic Development Plan (approved May 2012). Given the proposal is for one turbine in the search area, this is not considered to be an issue at the strategic level. Policy E15 of the adopted East Renfrewshire Local Plan indicates that the Council will generally support renewable energy proposals including wind turbine developments provided that it can be demonstrated that the environmental impacts of such proposals can be mitigated. The site is located in the Green Belt which is protected by the provisions of Policy E2. Policy DM3 indicates that sympathetic consideration will be given to proposals relating to agriculture, forestry, outdoor recreation, renewable energy and other uses appropriate to the rural area provided the functions of the Green Belt can be maintained and the viability of important agricultural land is not prejudiced.

Policy E1 of the proposed Local Development Plan indicates general support for renewable energy infrastructure developments, including wind turbine developments. The assessment of applications for such energy infrastructure developments will be based on the principles set out in Scottish Planning Policy (2014), in particular, the considerations set out at paragraph 169 and additionally, for onshore wind developments, the terms of Table 1: Spatial Frameworks. Where appropriate the applicant will be required to submit satisfactory mitigation measures to alleviate any adverse environmental impacts.

Policy E1 goes on to state the Council will prepare statutory supplementary guidance which accords with the Scottish Planning Policy (2014), and which contains the full spatial framework for onshore wind energy, sets policy considerations against which all proposals for renewable energy infrastructure developments will be assessed, and provides further detailed information and guidance on renewable energy technologies.

Policy D3 relates to the Green Belt and indicates the Council will give sympathetic consideration to a range of proposals, including for renewable energy, subject to compliance with other relevant policies of the LDP. Any decision will have to take into consideration the impact the proposals will have on the function of the countryside around towns and the viability of important agricultural land. Development must be sympathetic in scale and design to the rural location and landscape.

Although the site is in an area where support for renewable energy is indicated in general terms the relevant policies from the adopted Plan make it clear that adverse impacts are not to occur and the mitigation of environmental impacts needs to be demonstrated.

It is therefore considered that the main issues to be considered in this application is whether this is an appropriate location for this type of development and in particular taking into account the visual impact, the impact on landscape character and any other potential impacts, such as noise.

The site is located within a Rugged Upland Farmland Landscape Character Type (LCT). This landscape character type is located on the north and south of the Lovern Valley and includes the upland fringes either side of Neilston and Uplawmoor and extends into Renfrewshire. This landscape character type comprises rugged, hummocky landforms and craggy bluffs.

The key characteristics, features and qualities of this LCT are considered to be rugged landform comprising rocky bluffs and shallow troughs with pastoral farming dominating. It is considered that this LCT has moderate to lower capacity for wind energy development at small or small-medium scales, with limited capacity for medium or large development and no capacity for very large turbines. It is considered that there is capacity in this landscape for this medium scale turbine.

The application site is from certain aspects within or adjacent to the existing turbines in the immediate locality. The existing turbines have an influence on the landscape however it is considered that the proposed turbine would be viewed in this context and that the landscape has the capacity to accommodate this particular turbine without significant adverse visual impacts.

In terms of consultations the MOD, Glasgow Airport, Prestwick Airport and NATS have no objections to the development.

The Council's Environmental Health and Roads Services have no objections to the proposal subject to relevant conditions and are satisfied with the estimated noise impact calculations provided by the applicant. However mindful of the extreme but potential scenario that the cumulative noise impact could approach acceptable levels for local residential properties they have recommended an adapted conditional approach to secure an appropriate monitoring of the noise emission generated by the proposed turbine.

West of Scotland Archaeological Service has also not objected to the proposal but recommended the attachment of a condition to secure a programme of archaeological investigation. This can be addressed by a planning condition should the development be approved.

The Forestry Commission for Scotland has confirmed an objection to the proposal on the grounds of loss of existing trees. They have advised that if the developer provides a compensatory package of planting their objection can be removed. Scottish Planning Policy does not expressly identify loss of woodland as a consideration in assessing applications for wind turbines. The applicant has been made aware of this and has agreed to undertake new planting. This is a matter that the applicant and the Forestry Commission need to agree between themselves.

Representations

In terms of the objections that have been received the following comments are made for the matters that have not already been addressed in the assessment above.

Overprovision of turbines in area: One of the main issues in determining planning applications for wind turbines is whether the landscape can accommodate the proposal without resulting in significant adverse visual impacts. To refer to the total number of turbines is considered to be an over-simplification of the situation. Not all the turbines in East Renfrewshire can be viewed all at one time because of their different locations and the characteristics of the landscape. As indicated in the assessment above it is considered that the landscape is capable of accommodating this turbine.

General comment on the currency and scope of the submission including the environmental information: Reference has been made to smaller scale turbines (under 25m in height) not being included in the landscape and visual information. It is not considered that the inclusion of such turbines is fundamental to the determination of this application.

Noise: The noise assessment has been examined by the Council's Environmental Health Service and conditions have been recommended to reduce any noise impact on any nearby dwellings

Loss of wildlife: As with any proposal of this nature the development will have habitat impact however the site is not within area identified as having significant species. It is not considered that the development will have a significant impact on wildlife/habits. The statement in support of the application confirms the measures for managing this issue before and during construction.

Lighting: Comments have been made in respect of distraction from lights fitted atop turbines. The lights are a requirement for aviation safety and must comply with CAA guidelines. Glasgow Airport has indicated to the Planning Service that fitting shields or changing the lights to infrared would not be acceptable.

Micrositing: Micro-siting is the practice of moving a turbine on site due to the discovery of new or unanticipated ground conditions. Occasionally depending on the scale of the development and its context moving a turbine is permitted by a planning condition. Although there is reference to preferred 50m micrositing provision in the supporting information it is not East Renfrewshire Council's practice to use these conditions. Should the turbine need to be re-positioned the applicant will have to advise the Council's Planning Service to determine what further permissions may be required.

Shadow flicker: Shadow flicker from turbine blades is not generally regarded as a problem at distances greater than 10 times the diameter of the blades and outside an angle of 130° either side of north from the turbine. There are no buildings within that area of concern and as a consequence it is not considered that shadow flicker is an issue in this case.

Private water supply: No private water supplies have been identified within 250m from the site. The Council's Environmental Health Service has advised that the nearest private supply is 400m away at Nether Carswell Cottage. Therefore it is not anticipated to be an issue. Construction work will be undertaken in accordance with SEPA regulations and this should further ensure any contamination risk is minimised.

Tree loss: It is acknowledged that trees are to be removed to accommodate the development however this is not considered to be a material consideration in determining this application. The trees are part of commercial plantation and are scheduled to be felled in three years time.

Lack of restoration bond: It is not established policy to seek such bond for developments of this scale.

Overall conclusion

The proposed development may contribute to Scottish Government targets, albeit to a limited extent. It is acknowledged that the turbine will have visual impacts however the turbine has to be viewed in the context of a landscape that has other turbines and is influenced by them. The turbine can be erected on the proposed site without detriment to the landscape value of the area and any potential noise issues can be addressed by the provisions of appropriate conditions

However on balance it is considered that the turbine accords with the relevant adopted Local Plan and proposed Local Development Plan policies. It is therefore recommended that the application is approved subject to conditions.

RECOMMENDATION: Approve subject to conditions

PLANNING OBLIGATIONS: None

CONDITION(S):

1. At wind speeds not exceeding 10m/s, measured or calculated at a height of 10m above ground level, the aggregate [i.e. cumulative noise from the proposed turbine plus others operational and in planning as at the date of consent] wind turbine sound pressure level shall not exceed:
 - During Night Hours, 38dB LA90,10min or the Night Hours LA90,10min background noise level plus 5dB(A), whichever is the greater.
 - During Daytime Hours, 35dB LA90,10min or the Daytime Hours LA90,10min background noise level plus 5dB(A), whichever is the greater.
 - The applicable noise limit for dwellings with a financial interest in the wind turbine development is 45dB LA90, 10min or the background noise level plus 5dB(A) at all times (again, for consistency with ETSU-R-97,

This condition shall apply at any point within 15m from any dwelling which does not have a financial interest in the wind turbine development or for daytime levels and at the façade of the dwelling for night-time levels. "Night Hours" means 23:00 – 07:00 hours on all days. "Daytime Hours" means 07:00 – 23:00 hours on all days.

Reason: To prevent noise nuisance to the surrounding area.

2. The wind turbine operator shall log wind speed and wind direction data continuously and shall retain the data, which has been obtained for a period of no less than the previous 18

months. The data shall include the average wind speed (in m/s) for each 10 minute period. The measuring periods shall be set to commence on the hour and in 10 minute increments thereafter. The wind speed data shall be made available to the Head of Environment (Planning, Property & Regeneration) on request. The data shall be provided on a Microsoft Excel spreadsheet in electronic format or other format agreed with the Head of Environment (Planning, Property & Regeneration). The wind speed shall be measured at a height of 10m, or derived and normalised to 10m height.

Reason: In the interests of retaining a level of control over any changes in the noise from the wind farm, or any differences in the actual noise from the projected noise from the site.

3. The wind turbine operator shall measure, at his own expense, the level of noise emissions from the wind turbine within the first year of the operation of the turbines, and every two years thereafter. The noise emissions shall be measured at selected residential receptors submitted to and agreed in writing with the Head of Environment (Planning, Property & Regeneration). The frequency of measurement of the level of noise emissions will be subject to review every 2 years by the Head of Environment (Planning, Property & Regeneration). The results of any measurement exercise shall be forwarded to the Head of Environment (Planning, Property & Regeneration) as soon as is practicable, and should it be found that the noise levels referred to in condition 1 above are exceeded the wind turbine operator shall take steps forthwith to ensure that noise emissions from the wind farm are reduced to, or below the prescribed noise levels.

Reason: In the interests of retaining a level of control over any changes in the noise from the wind turbine, or any differences in the actual noise from the projected noise from the site.

4. If the tonal noise emitted by the development exceeds the threshold of audibility by 6.5dB or more, then the acceptable noise level shall be reduced by 5dB, always providing that the definition of audibility for the purposes of this condition shall be as described in 'The Assessment and rating of Noise from Wind Turbines (ETSU-R-97)'.

Reason: To prevent noise nuisance to the surrounding area.

5. Following a complaint regarding noise from the turbines being received, the operator shall appoint a suitably experienced and qualified independent third party to assess the noise levels and to provide a written report to the Head of Environment (Planning, Property & Regeneration). The operator may then be required to adopt appropriate noise mitigation measures.

Reason: To prevent noise nuisance to the surrounding area.

6. Development shall not commence until details of the access to the public road has been submitted and approved in writing by the Head of Environment (Planning, Property & Regeneration). The details to be submitted shall provide sightlines of 2.5 metres x 215 metres in both directions at the proposed junction and include a cross section of the proposed connection of the access to the public road as well as details of the gradient, gates and drainage. Thereafter the access shall be implemented as agreed.

Reason: To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit.

7. Development shall not commence until the developer has secured the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Head of Environment (Planning, Property and Regeneration), during development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by the West of Scotland Archaeology Service. The name of the archaeological organisation retained by the developer shall be given to the Head of Environment (Planning, Property and Regeneration) and to the West

of Scotland Archaeology Service in writing not less than 14 days before development commences.

Reason: In order to protect any archaeological remains and to allow the Head of Environment (Planning, Property and Regeneration) to consider this matter in detail.

8. Any site clearance works shall be undertaken outwith the bird breeding season of March to mid-August inclusive. Where this is not operationally possible, all such works should be preceded by a survey by a suitably qualified ecologist to establish whether nests are present and the survey results submitted for the approval of the Head of Environment (Planning, Property and Regeneration) in consultation with Scottish Natural Heritage. If breeding birds are found steps must be taken to avoid an offence under the Nature Conservation (Scotland) Act 2004.

Reason: To avoid disturbance to breeding birds.

9. Development shall not commence until details of the control building and its siting have been submitted and approved in writing by the Head of Environment (Planning, Property & Regeneration). Thereafter the building will be constructed in accordance with the agreed details.

Reason: To ensure the control building is acceptable in appearance.

ADDITIONAL NOTES:

The applicant is required to comply with the European Council's Directive 92/43/EEC on the Conservation of Natural Habitats, the Wildlife and Countryside Act 1981 (as amended) and the Nature Conservation (Scotland) Act 2004 which provide full protection for certain plant and animal special and European Protected Species. It is illegal to capture, kill, disturb any such animal, damage or destroy breeding or nesting sites or eggs or deliberately or recklessly pick, collect, cut, uproot or destroy European Protected Species of wild plant. In addition, where it is proposed to carry out works which will affect European Protected Species or their shelter/breeding places, a licence is required from the Scottish Government. Further information on these matters can be sought at Scottish Government Species Licensing Team, Countryside and Heritage Unit, Victoria Quay, Edinburgh or from Scottish Natural Heritage.

ADDED VALUE:

Conditions have been added that are necessary to control or enhance the development and to ensure the proposal complies with the Council's Local Plan policies.

BACKGROUND PAPERS:

Any background papers referred to in this report can be viewed at www.ercplanning.eastrenfrewshire.gov.uk/eplanning, where you can enter the Reference Number listed below. Any further information can be obtained from Mr Ian Walker on 0141 577 3042.

Ref. No.: 2014/0558/TP
(IAWA)

DATE: 3rd June 2015

DIRECTOR OF ENVIRONMENT

2014/0558/TP - APPENDIX 1

DEVELOPMENT PLAN:

Strategic Development Plan

Reference: 2014/0558/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

East Renfrewshire Local Plan (Adopted 14th February 2011)

Policy E2

Green Belt and Countryside
Around Towns (CAT)

There will be a strong presumption against inappropriate development including changes of use, in the Green Belt and Countryside Around Towns (CAT), as identified on the Proposals Map. Development proposals will be assessed against Policies Strat2, "Assessment of Development Proposals" and DM3, "Green Belt and Countryside (CAT)"

Policy DM3

Green Belt and Countryside Around Towns (CAT)

The Council will give sympathetic consideration to development proposals related to agriculture, forestry, outdoor recreation, renewable energy and other uses appropriate to the rural area providing the functions of the Green Belt can be maintained and the viability of important agricultural land and units is not prejudiced.

The following criteria will be strictly adhered to for development proposals within the Green Belt and CAT.

New Dwellinghouses

A new dwellinghouse will only be permitted in the Green Belt and CAT where it can be clearly demonstrated that:

1. There is a specific need for the dwelling to be sited at that location in the countryside and no other suitable property or site is available, including opportunities to convert or rehabilitate redundant rural buildings.
2. It is required for a person engaged locally in full-time employment in agriculture or other appropriate rural use and this is controlled through an occupancy restriction that may be subject to a Section 75 Agreement.
3. A viable business has been established at that location for a period of 3 years which can support a worker and the need for a new dwellinghouse..
4. The new dwelling is situated adjacent to any existing farmstead or other building grouping.
5. The new dwelling is sympathetic in scale and design to its rural location and fits into

the landscape.

Conversion of Existing Buildings

Proposals to convert or rehabilitate existing redundant rural buildings for residential use will be considered favourably where it is clearly demonstrated that:

1. The building is surplus to requirements for agriculture or other rural uses.
2. The building is traditional and in a vernacular style.
3. The building is structurally sound, with the exterior walls intact, and is capable of modern use without substantial rebuilding or extension.
4. The alterations maintain the character of the building and any extension does not dominate the original building.

Outdoor Leisure Facilities

Proposals for new or extended outdoor leisure facilities will be considered favourably where it is clearly demonstrated that:

1. The emphasis is on outdoor pursuits and there are no suitable sites within the urban area.
2. Any ancillary buildings or other works, such as access and lighting, are absolutely required to serve the outdoor pursuit and do not significantly prejudice rural character and the environment.
3. Satisfactory environmental mitigation measures, including landscaping, are incorporated into the proposal.

New or Replacement Buildings

Where appropriate, other development proposals not mentioned above and including change of use, alterations and extensions to existing buildings, demolition, new or replacement buildings and proposals that support rural diversification or maintain or enhance the rural economy will be considered favourably where it is clearly demonstrated that:

1. The existing building is incapable of physical repair and re-use through the submission and verification of a thorough structural condition report.
2. There would be a resultant economic, environmental or community benefit from the proposal.
3. No suitable alternative site within the urban area exists.
4. The design, siting and scale of any buildings and associated works, including access, are sympathetic to rural amenity.
5. The level of traffic and any other disturbances resulting from the development, such as noise and light, do not prejudice rural character and the environment.
6. Satisfactory environmental mitigation measures, including landscaping, are incorporated into the proposal.
7. The new building or development is sympathetic in scale and design to its rural location and fits into the landscape.

All Developments

Where acceptable in principle, development proposals also require to meet the general local

Planning principles set out in Policies DM1 - "Detailed Guidance for all Development" and DM2 - "Alterations to and Redevelopment of Existing Dwellinghouses". Other proposals may be acceptable where in accordance with policy Strat2.

Policy E15

Renewable Energy

The Council will generally support renewable energy proposals, including micro-renewable energy technologies on individual properties, wind turbine developments, hydro electric, bio-mass and energy from waste technologies in appropriate locations provided that it can be demonstrated that the environmental impacts of such proposals can be mitigated.

In relation to windfarms, the Council will assess all Planning Applications for such developments against the provisions of the consolidated Scottish Planning Policy, Structure Plan and any future guidance. Proposals for windfarm developments with an output over 20MW will in principle be supported in the Potential Areas of Search for Windfarms, identified in the Structure Plan and shown on the Proposals Map.

In assessing proposals for windfarms and other renewable energy schemes, the Council will have particular regard to the following issues:

- * There is no adverse effect on landscape character and biodiversity.
- * Proposals would not cause unacceptable harm to features and areas of local, national and international importance for natural or historic conservation;
- * There is no adverse impact upon the setting of settlements, residential amenity, roads, tourism or recreational interests or telecommunications;
- * Any energy from waste facilities should be sited in accordance with the requirements of policy E13 - "Waste Management" and in proximity to the users of heat and power;
- * There is no adverse impact upon civil and military aviation operations;
- * Adequate measures are in place to mitigate any adverse impacts of windfarms on the local environment and communities
- * The cumulative effect of proposals with existing or permitted schemes are acceptable; and
- * Adequate measures are in place to secure the satisfactory removal of turbines and related infrastructure and restoration of the land following cessation of operation of the windfarm.

More detailed information and guidance will be included in Supplementary Planning Guidance (SPG) on Renewable Energy Developments to be prepared by the Council. This guidance will include a local, locational strategy for windfarms.

When considering proposals for renewable energy schemes in the Green Belt and Countryside Around Towns, the Council will take into consideration the Ayrshire and Clyde Valley Windfarm Landscape Capacity Study, commissioned by SNH, and the Council's own Green Belt Landscape Character Assessment along with the guidance contained in the consolidated Scottish Planning Policy and the advice given in PAN 45 - "Renewable Energy Technologies".

Within the Potential Areas for Search for Windfarms, the Council intends carrying out a more detailed landscape character assessment to help evaluate the impact of any future development proposals within this area.

In all circumstances the requirements of Policies Strat2 - "Assessment of Development Proposals", DM1 - "Detailed Guidance for all Development" and DM3 - "Green Belt and Countryside Around Towns" will require to be satisfied.

The Council will prepare SPG on Renewable Energy in parallel with the LDP process during 2011. The revised search area boundaries illustrated in the emerging SDP for the Glasgow and Clyde Valley Area will be reflected within this SPG.

Proposed Local Development Plan

The Proposed Local Development Plan (LDP) outlines the Council's most up to date statement of planning policy. The LDP has been examined by the Scottish Government and the Examination Report has been published. It is now intended to adopt the LDP.

Policy D3

Green Belt and Countryside Around Towns

Development in the green belt and countryside around towns as defined in the Proposals Map, will be strictly controlled and limited to that which is required and is appropriate for a rural location and which respects the character of the area.

Where planning permission is sought for development proposals, within the green belt or countryside around towns and these are related to agriculture, forestry, outdoor recreation, renewable energy and other uses appropriate to the rural area, the Council will consider them sympathetically subject to compliance with other relevant policies of the Proposed Plan.

Any decision will, however, take into consideration the impact the proposals will have on the function of the green belt and countryside around towns and the viability of important agricultural land. Development must be sympathetic in scale and design to the rural location and landscape.

Further detailed information and guidance is provided in the Rural Development Guidance Supplementary Planning Guidance.

Policy E1

Renewable Energy

The Council will generally support renewable energy proposals, including micro-renewable energy technologies on individual properties, wind turbine developments, hydro electric, bio-mass and energy from waste technologies in appropriate locations. Where appropriate, the applicant will be required to submit satisfactory mitigation measures to alleviate any adverse environmental impacts.

Broad areas for search and the areas of potential constraint for renewable energy are shown on the Proposals Map and referred to in the Renewable Energy Supplementary Planning Guidance together with a range of criteria against which all applications will be considered.

Further detailed information and guidance is provided in the Renewable Energy Supplementary Planning Guidance.

GOVERNMENT GUIDANCE:

Scottish Planning Policy on Onshore Wind indicates that planning authorities should set out in the

development plan a spatial framework identifying those areas that are likely to be most appropriate for onshore wind farms as a guide for developers and communities. Development plans should also set out the criteria that will be considered in deciding all applications for wind farms of different scales, including extensions and re-powering. The spatial framework is complemented by a more detailed and exacting development management process where the merits of an individual proposal will be carefully considered against the full range of environmental, community, and cumulative impacts. Individual properties and those settlements not identified within the development plan will be protected by the safeguards set out in the local development plan policy criteria for determining wind farms and the development management considerations accounted for when determining individual applications.