

SUPPORTING STATEMENT

REVIEW OF APPLICATION 11/00157/APP

INSTALLATION OF A SINGLE C & F GREEN
ENERGY 20kw WIND TURBINE ON A 20m MAST
IN ORDER TO GENERATE ELECTRICITY

LILAC NEUK
KEITH
MORAY
AB55 6RT

In support of the online submission of an application for the review of application 11/00157/APP for the installation of a single C & F 20kw wind turbine on a 20m mast, which was refused planning consent on 28th June 2011, we would like to take this opportunity to respond to the reasons of refusal with regard to this application.

The application for the wind turbine was refused due to the proposal being contrary to policies E10 Countryside Around Towns, ER1 Renewable Energy Proposals and IMP1 of the adopted Local Plan for 2008.

It was determined that the proposed wind turbine within an open setting would detract from the special character of the Countryside around Town designation and its presence would fail to preserve the distinction between the built up area and the countryside, undermining the aims of policy E10 and contrary to policies ER1 and IMP1 which seek to safeguard landscape character.

Whilst we appreciate that the turbine situation is within open countryside and lies within the Countryside Around Towns designation, the positioning of the turbine is at the edge of this designation with a backdrop of trees which will help to mitigate against the visual impact. The area of the proposal is very small in comparison to larger scale developments such as residential or commercial properties and in no way aids the potential for development sprawl. The separation distance between the proposed site and the nearest residential property, which is located close to the Golf Course, is in the region of 1.15km. At this separation there is no indication that there will be any visible continuity between the town boundary and that of the turbine. The existence of the golf course preserves the identity of the town by establishing a clear definition of the physical boundary and prevents coalescence between the turbine site and that of the town of Keith. Furthermore there is a separation of approximately 800m from the turbine to the edge of the golf course, further ensuring the integrity of the countryside around the town.

The landscape setting of the turbine is that it will not be viewed in the same context as the town but in an agricultural environment on agricultural farming land and not greenbelt or parkland area.

Whilst the turbine will be connected to and serve Lilac Neuk through the distribution board at the property, any excess electricity the turbine produces, that is not used on site, will be fed back to the grid. In order to achieve a viable level of economic return from the turbine and to offset the rising costs of power within the farming enterprise as a whole, methods of diversification within the agricultural business have to be explored. The applicants have other farms within the area and require provision of, or to offset, the current energy usage throughout the whole farming business in order to promote sustainability and growth. This provision will assist the continuation of the farming enterprise and aid potential development

and growth which may allow for further employment within the area, employing local inhabitants of Keith.

In summary it is noted that the proposal received no objections from any of the inhabitants of Keith or from any of the Consultees. Whilst we are aware that the turbine proposal is within the Countryside Around Town designation, the site area is very small and within an agricultural setting. It is felt that the overall integrity and special character of Keith, as well as the distinction between town and country, will not be compromised or caused any significant adverse effect.