

# **WIN-270-10 PROPOSED GOLTICLAY WINDFARM**

## **AGENDA FOR HEARING SESSIONS**

### **1. Hearing on residential visual amenity**

- Introduction of parties
- Reporter's introduction
- What are the criteria for deciding whether an effect upon residential visual amenity is acceptable?
- Visual effects of the proposed development on the amenity of Braeval Farm Cottage

### **2. Hearing on the environmental effects of works to the C1053 road**

- Introduction of parties
- Reporter's introduction
- Interpretation of the plans provided of the works
- What works, if any, will extend beyond the road boundary or directly affect land or facilities belonging to residential properties fronting the road?
- What effects will the construction process have
  - upon the amenity of properties fronting the road and upon road traffic to those properties?
  - upon wildlife and the natural environment?
- Following completion of the proposed works, what will the effect of road widening be
  - in terms of increased traffic?
  - upon road safety?
  - upon the amenity of neighbours (with particular regard to any increase in road-traffic noise)?

### **3. Hearing on planning policy**

- Introduction of parties
- Reporter's introduction
- Overview of legal and policy framework for determination of the application
- What effect, if any, do the Scottish Energy Strategy, Onshore Wind Policy Statement and Climate Change Plan have upon the acceptability of an proposal for onshore wind development?
- What weight should be given to the sustainable development presumption in Scottish Planning Policy (if it applies?)
- Overview of the development plan
- Status of the Onshore Wind Energy Supplementary Guidance (OWEG)
- Interpretation issues in OWEG

- Status of
  - Macaulay Land Use Research Institute and Edinburgh College of Art, 2010. Assessment of Landscape Sensitivity to Wind Turbine Development in Highland
  - Cumulative Landscape and Visual Assessment of Wind Energy in Caithness (LUC, July 2014)
- Weight to be given to applicant's shared ownership proposals
- Differences between parties on assessment of the proposals against planning policy

#### **4. Hearing on conditions and planning obligations**

This hearing will work through the proposed conditions document provided by the council and the applicant. It will then consider the applicant's proposed planning obligation.