

REGULATORY PANEL (PLANNING)

Minutes of a hybrid webcast meeting
on 11 December 2024 at 10.00 a.m.

Present
in County Buildings: Councillors Alan Lamont (Chair), Ian Cavana, Alec Clark, Martin Kilbride and Mary Kilpatrick.

Present
Remotely: Councillors Lee Lyons, Craig Mackay and Duncan Townson.

Apology: Councillor Mark Dixon.

Attending
in County Buildings: K. Briggs, Service Lead – Legal and Licensing; C. Iles, Service Lead – Planning and Building Standards; E. Goldie, Co-ordinator (Place Planning); A. McGibbon, Supervisory Planner; D. Harman, Landscape Adviser; R. Dominy, Planning Assistant; G. Senior, Ayrshire Roads Alliance; J. McClure, Committee Services Lead Officer, and E. Moore, Clerical Assistant.

Chair's Remarks.

The Chair

- (1) welcomed everyone to the meeting; and
- (2) outlined the procedures for conducting this meeting and advised that this meeting would be broadcast live.

1. Sederunt and Declarations of Interest.

The Service Lead – Legal and Licensing called the Sederunt for the meeting and having called the roll, confirmed that 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. Minutes of previous meetings.

The [Minutes](#) of previous meeting of 14 November 2024 (issued) were submitted and approved (issued).

Decided: to approve the minutes.

3. **Hearings relating to Applications for Planning Permission.**

There was submitted a report (issued) of December 2024 by the Housing, Operations and Development Directorate on a planning application for determination.

The Panel considered the following application: -

24/00063/APP- LAND ADJACENT TO OLYMPIC BUSINESS PARK A759 FROM AUCHINGATE INTERCHANGE TO B730 DRYBRIDGE ROAD DUNDONALD DUNDONALD SOUTH AYRSHIRE - Erection of 2 wind turbines (of up to 150m in height to tip), formation of access tracks and associated infrastructure

Having heard from the applicant's agent, the Chair of Dundonald Community Council, and from various objectors, the Panel

Decided: to refuse the application on the following grounds:-

Reasons:

Impact on Landscape

1. The proposed development is contrary to NPF4 Policy 11: Energy and LDP2 Policies: Strategic Policy 1: Sustainable Development, LDP2 Policy: Wind Energy and LDP Policy: Landscape Quality in that the proposed development would introduce significant landscape and visual effects to nearby receptors, compromise the undeveloped setting of the nearby village of Dundonald, compromise the open separation function that the site and surrounding local landscape provides from nearby industrial development and the operational Glaxo Smith Kline wind turbines, result in the introduction of a visually dominant wind farm landscape to the locality, does not protect important views, skylines and landmarks – particularly those to and from the nearby lowland hills to the south of the site and that the proposal would introduce development which would result in overbearing cumulative landscape and visual effects.

Impact on Historical and Cultural Heritage

2. The proposed development is contrary to NPF4 Policies: 7- Historic Assets and Places and 11: Energy, LDP2 Policies: Strategic Policy 1: Sustainable Development, LDP2 Policy: Wind Energy and LDP2 Policy Historic Environment and The Historic Environment Policy for Scotland in that the proposed development would have a detrimental impact to the landscape setting of Dundonald Castle Scheduled Monument and the views and visual amenity of large numbers of visitors to this nationally important Monument.

Impact on Aviation Interests

3. The proposed development is contrary to NPF4 Policy 11: Energy and LDP2 Policy: Wind Energy in that the proposed development has the potential to adversely affect aviation interests and this has not been addressed.

List of Determined Plans:

Drawing - Reference No (or Description): 501-DRW-0004-Dundonald-Site Plan – v4.0
 Supporting Information - Reference No (or Description): PAC Report
 Supporting Information - Reference No (or Description): Planning Statement
 Supporting Information - Reference No (or Description): Transport Statement
 Supporting Information - Reference No (or Description): Design and Access Statement
 Supporting Information - Reference No (or Description): Television and Telecommunications Impact Assessment
 Supporting Information - Reference No (or Description): Flood Risk and Drainage Assessment
 Supporting Information - Reference No (or Description): Shadow Flicker Impact Assessment
 Supporting Information - Reference No (or Description): Environmental Impact Assessment (EIA) Report and associated Figures and Appendices

Background Papers:

- Application form, plans and supporting documents.
- Environmental Impact Assessment Report (and associated figures and appendices)
- National Planning Framework 4 (NPF4).
- South Ayrshire Local Development Plan 2 (LDP2).
- South Ayrshire Landscape Wind Capacity Study 2018
- Scottish Government's 'Onshore Wind Turbines: Planning Advice'
- Historic Environment Policy for Scotland
- Representations received.
- Consultation responses received.
- 22/00594/EIASCR - EIA Screening Opinion request to determine whether an Environmental Impact Assessment (EIA) is required to be submitted for a proposed wind turbine development and related infrastructure
- 22/00827/EIASCO - EIA Scoping request for proposed construction and operation of 2 wind turbines (blade tip height approx. 150m) and associated infrastructure. The generating capacity of the proposed development is not expected to exceed 20MW

Integrated Impact Assessment:

The consideration of this planning application sits within a policy framework of the Council's Local Development Plan 2 and National Planning Framework 4. These have been the subject of Equalities Impact Assessments which considered how the policies may impact on protected characteristics. Therefore, no separate Integrated Impact Assessment is required.

The meeting ended at 10.55 a.m.