

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 15 NOVEMBER 2022

PROPOSAL OF APPLICATION NOTICE – LAND 800M NORTH OF SUTTIESIDE FARM,  
SUTTIESIDE ROAD, FORFAR

GRID REF: 346325: 752588

REPORT BY SERVICE LEADER – PLANNING & SUSTAINABLE GROWTH

**Abstract:** This report advises Committee that a Proposal of Application Notice (PAN) (ref: [22/00635/PAN](#)) has been submitted in respect of a major development comprising the installation of a solar photovoltaic farm with an export capacity of up to 31MW on land 800m North of Suttieside Farm, Suttieside Road, Forfar for Relay Suttieside Ltd. Committee is invited to identify issues which it would like to see addressed in the planning application that is subsequently submitted.

**1. RECOMMENDATION**

It is recommended that committee notes the key issues identified at this pre-application stage and advises of any other issues it considers should be addressed in the planning application that is subsequently submitted.

**2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN**

This report contributes to the following local outcome(s) contained in the Angus Local Outcomes Improvement Plan and Locality Plans: -

- Safe, secure, vibrant and sustainable communities;
- A reduced carbon footprint; and
- An enhanced, protected and enjoyed natural and built environment.

**3. INTRODUCTION**

3.1 At its meeting on the 19 June 2014, council approved a guidance note on the role of Councillors in pre-application procedures in respect of national and major planning applications (report 275/14 refers). A key element of that guidance note requires officers to present a report to committee when a PAN is submitted. Such a report will set out what are considered to be the key considerations in the determination of any subsequent planning application and will allow Members the opportunity to identify any additional issues that they consider should be addressed when a planning application is submitted.

3.2 A PAN (ref: [22/00635/PAN](#)) has been submitted which indicates that an application for planning permission is to be submitted for the installation of solar farm with an export capacity up to 31MW and associated infrastructure and battery storage located to the north of Suttieside Farm, Forfar. The proposed development site would measure around 55 hectares and the land currently comprises of farmland and woodland. A plan showing the outline of the site on which the development is proposed is attached at Appendix 1.

3.3 The submitted PAN sets out the proposed pre-application consultation (PAC) which the applicant intends to undertake with the local community. The submitted

information indicates that an in person engagement events were to be held on 22 September and 13 October 2022 and a virtual presentation with associated question and answer session was to be held on 25 October 2022. The PAN indicated several posters advertising the aforementioned in person events were placed around the town and a letter was sent to all addresses within 1.5km of the site inviting the local community to attend. The PAN states letters were sent to the Royal Burgh of Forfar and Lunanhead and District Community Councils, as well a number of local Councillors and Dave Doogan MP advising them of the events. The PAN also indicates a website has been produced to provide details of the proposals and information answering frequently asked questions. The applicant has been advised to carry out additional consultation activity to ensure they comply with the current legislative requirements for PAC.

- 3.4 The applicant's agent has been advised that a planning application cannot be submitted prior to 16 December 2022 (the date 12 weeks from the submission of the valid PAN).
- 3.5 The results of the community consultation will be submitted with any subsequent major planning application in the form of a PAC Report as required by Development Management Regulations.

#### **4. DISCUSSION**

- 4.1 Committee is aware that planning legislation requires decisions in respect of planning applications to be made in accordance with the development plan unless material considerations indicate otherwise. In this respect a number of policies in [TAYplan](#) and in the [Angus Local Development Plan \(ALDP\)](#) will be relevant to the proposal.
- 4.2 The development plan framework provides policies that are generally supportive of renewable and low carbon energy development (TAYplan Policy 7 and ALDP policy PV9). Those policies identify criteria that will be relevant to the assessment of proposals for renewable energy development. In addition, Angus Council has adopted [Renewable and Low Carbon Energy Development Supplementary Guidance](#) and has produced a [Strategic Landscape Capacity Assessment for Solar Energy in Angus](#). Those policies and associated documents would be relevant to the determination of any planning application.
- 4.3 Other policies in TAYplan and the ALDP will be relevant, including those that deal with the use of prime quality agricultural land; protection of amenity; safeguarding of the natural and built environment, including landscape and visual impact; access and informal recreation; essential infrastructure; and the water environment will be relevant to the determination of any application.
- 4.4 In addition, Scottish Planning Policy (SPP) will be relevant, including the criteria it identifies for determining if a proposal contributes to sustainable development. National policy guidance and targets related to the generation of renewable and low carbon energy will also be relevant.
- 4.5 In these circumstances the key considerations in relation to the determination of a planning application will be whether the proposal complies with relevant development plan policies or whether there are other material considerations that justify a departure from relevant policies. In this respect the main considerations are likely to be the compatibility of the proposal with development plan policy and associated guidance having particular regard to the following matters: -
  - Locational justification for proposed development;
  - Soil quality and farm viability;
  - Landscape and visual Impact, including cumulative impact;
  - Impact on amenity, including residential and recreational amenity;
  - Ecological impact, including disturbance, displacement, habitat loss and/ or

- fragmentation and/ or opportunities for habitat improvement;
- Built and cultural heritage impacts, including impacts on archaeological interests;
- Impacts on infrastructure, including public road network and pipelines;
- Impacts on the water environment, including flood risk;
- Glint, glare and aviation impacts;
- Electricity transmission arrangements;
- Cumulative impacts;
- Site decommissioning and restoration;
- Contribution to energy generation targets and local socio-economic impact;
- Other material considerations including relevant local and national guidance on Solar PV development, and representations in support or objection to the proposal that raise relevant planning considerations.

4.6 Whilst other issues may emerge through the publicity and consultation process associated with any planning application, the above matters are considered to represent the main issues that should be considered at the pre-application stage that are likely to be determining factors for any subsequent planning application. However, Members are invited to identify any additional matters that they would wish to see addressed.

## **5. OTHER IMPLICATIONS**

The human rights implications associated with the proposal will be considered in the determination of any subsequent major planning application for planning permission.

**NOTE:** No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above report.

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**DATE: 8 NOVEMBER 2022**

**APPENDIX 1: SITE LOCATION PLAN**

**APPENDIX 2: PLANNING SERVICE PRESENTATION**