

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 12 MARCH 2024

PROPOSAL OF APPLICATION NOTICE – LAND 840M SOUTH WEST OF BALKEMBACK FARM, TEALING

GRID REF: 338597 : 737881

REPORT BY SERVICE LEADER – PLANNING & SUSTAINABLE GROWTH

**1. ABSTRACT**

- 1.1 This report advises committee that a proposal of application notice (PAN) (ref: [24/00058/PAN](#)) has been submitted on behalf of Scottish Hydro Electric Transmission plc for a national development involving construction and operation of a 400kV AC substation, and the associated undertaking of earthworks, the formation of platforms, landscaping, means of access, means of enclosure, site drainage, temporary construction compounds and other associated operations on land 840m south west of Balkemback Farm, Tealing. Committee is invited to identify issues which it would like to see addressed in any planning application that is subsequently submitted.

**2. RECOMMENDATION**

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

**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: [24/00058/PAN](#)) has been submitted which indicates that an application for planning permission is to be submitted for construction and operation of a 400kV AC substation, and the associated undertaking of earthworks, the formation of platforms, landscaping, means of access, means of enclosure, site drainage, temporary construction compounds and other associated operations on land 840m south west of Balkemback Farm, Tealing. The proposed development site would measure around 90 hectares and comprises agricultural land. 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) activity that the applicant intends to undertake with the local community. The applicant has indicated that public consultation events will be held at Tealing Village Hall in March and June 2024 with associated publicity and notification. They also advise that they will carry out a leaflet drop of properties within 10km of the site in order to make the public aware of the events, and there will also be a dedicated project website.

- 3.4 The planning application cannot be submitted until the public events have been held.
- 3.5 The results of the community consultation will be submitted with any subsequent national 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 [National Planning Framework 4](#) (NPF4) and in the [Angus Local Development Plan \(ALDP\)](#) will be relevant to the proposal.
- 4.2 NPF4 identifies national developments which are described as significant developments of national importance that will help to deliver the NPF4 spatial strategy. National development 3 relates to *strategic renewable electricity generation and transmission infrastructure* and supports expansion of the electricity grid including new and/or upgraded infrastructure directly supporting on and offshore high voltage electricity lines, cables and interconnectors including converter stations, switching stations and substations.
- 4.3 NPF4 seeks to support development that helps to meet greenhouse gas emissions targets and it gives significant weight to the global climate emergency. There are specific policies in the development plan that relate to renewable and low carbon energy development (NPF4 Policy 11 and ALDP Policy PV9) and they provide a generally supportive policy framework. Those policies identify criteria that will be relevant to the assessment of proposals for renewable energy development and associated infrastructure. In addition, Angus Council has adopted [Renewable and Low Carbon Energy Development Supplementary Guidance](#). Those policies and associated documents would be relevant to the determination of any planning application.
- 4.4 Other policies in NPF4 and the ALDP will be relevant, including those that encourage, promote and facilitate development that addresses the global climate emergency and nature crisis; those that deal with the use of 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. National policy guidance and targets related to the generation of renewable and low carbon energy and carbon reduction will also be relevant.
- 4.5 The development is likely to require environmental impact assessment which would include consideration of the reasonable alternatives studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects. The EIA process would identify and assess the direct and indirect significant effects of the proposed development having regard to the following matters as relevant population and human health; biodiversity, and in particular species and habitats protected under European directives; land, soil, water, air and climate; material assets, cultural heritage and the landscape. Consideration should, where relevant also be given to the likely significant effects resulting from use of natural resources, the emission of pollutants, the creation of nuisances and the elimination of waste.
- 4.6 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 those 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: -

- Adequacy, content and findings of any required environmental impact assessment report;
- Contribution to energy generation and carbon reduction targets;
- Locational justification for the proposed development;
- Soil quality and farm viability;
- Landscape and visual Impact, including cumulative impact;
- Impact on amenity and health, including residential and recreational amenity;
- Ecological impact, including disturbance, displacement, habitat loss and/ or fragmentation, and opportunities for significant biodiversity enhancement;
- Built and cultural heritage impacts, including impacts on archaeological areas;
- Impacts on infrastructure, including the public road network;
- Impacts on the water environment, including flood risk;
- Cumulative impacts;
- Site decommissioning and restoration;
- Safety issues, including potential fire risk;
- Socio-economic impact;
- Other material considerations including representations in support or objection to the proposal that raise relevant planning considerations.

4.7 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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**APPENDIX 1: LOCATION PLAN**