

WEST DUNBARTONSHIRE COUNCIL**Report by Planning, Building Standards and Environmental Health Manager****Planning Committee: 13th March 2024**

DC23/177/FUL: **Erection of single wind turbine, 30m hub and 43m tip, access track, substation and associated works at Land to East of Broomhill Wood, Bonhill, Alexandria by Mr Harris Smith.**

1. PURPOSE

- 1.1** To provide the Committee with the opportunity to further consider the planning application, to allow for the Applicant to be present at Planning Committee in order to answer further questions regarding the application and to seek the Committee's decision on the application.

2. RECOMMENDATION

- 2.1** **Grant planning permission** and delegate authority to the Planning & Building Standards Manager to issue the decision subject to the conditions set out in Section 9 of Appendix 1 of the report, and subject to the conclusion of a legal agreement to ensure that a suitable financial bond is put in place to cover restoration liabilities for the site and the community benefit contribution.

3. BACKGROUND

- 3.1** The above planning application was presented to Planning Committee on 14th February 2024. Appendix 1 contains a copy of the report considered by Planning Committee. It was determined by the Planning Committee to continue the application to allow for the Applicant to be present at Planning Committee in order to answer further questions regarding the application.
- 3.2** Following the February meeting of the Planning Committee, the applicant was invited to attend Planning Committee. A reply was received on 27th February 2024 confirming that the applicant would be able to attend Planning Committee on 13th March 2024.

4. MAIN ISSUES

- 4.1** There are no material changes to either the development plan position or the circumstances of the site since Committee previously considered the application.
- 4.2** Since the publication of the original Committee Report (Appendix 1) and as reported to Members at February Planning Committee, a further objection was received from Dame Jackie Baillie MSP. This highlights resident's concerns regarding the applicant's intentions and practices on site and the lack of any attempt to foster positive relations with nearby residents. Concerns regarding the works undertaken without planning permission are also raised and the proximity to residential properties and whether the turbine will have any impact upon the supply to the National Grid. The continued concern of constituents is highlighted by Dame Jackie Baillie MSP and that opposition to the proposal remains. No material planning considerations that have not already been assessed in the original Committee Report have been raised in this objection.
- 4.3** A further letter has been received from the Beechwood and Wheatcroft Residents Association which sets out a range of queries in relation to the proposal and the discussion at February Planning Committee. A response to these additional queries is as follows: an assessment against Policy GB1 of the adopted Local Plan and proposed Local Development Plan 2 is set out in the Committee Report in Appendix 1. The Committee report further sets out that the grid connection can be addressed via a separate consenting process where required. Condition 2 in Section 9 of the report addresses the situation where the turbine does not generate electricity for a continuous period of 6 months and subsequent decommissioning requirements. Further queries in respect of construction vehicles, contractors parking, deliveries and vehicle movements would be addressed via the traffic management plan required by condition 10 as set out in the Committee report. There is no objection from the Council's Roads Service and they do not identify the requirement for a Roads Bond. Matters relating to the use of the existing access track to the site are also considered in the original Committee report. Decommissioning requirements would be addressed by condition and in the event the turbine was not decommissioned as required, a bond will be in place to cover this. Noise matters are addressed previously and land ownership is not a material planning consideration. It would not be considered appropriate to specifically seek to control the timescale for implementing the proposal on site.
- 4.4** It remains the case that the proposal accords with NPF4, the adopted West Dunbartonshire Local Plan and the proposed West Dunbartonshire Local Development Plan 2 and the recommendation remains to Grant planning

permission and delegate authority to the Planning and Building Standards Manager to issue the decision subject to the conditions set out in Section 9 of Appendix 1 of the report, and subject to the conclusion of a legal agreement to ensure that a suitable financial bond is put in place to cover restoration liabilities for the site and the community benefit contribution.

5. PEOPLE IMPLICATIONS

5.1 None.

6. FINANCIAL AND PROCUREMENT IMPLICATIONS

6.1 There are no financial or procurement implications in terms of this report.

7. RISK ANALYSIS

7.1 No risks have been identified.

8. EQUALITIES IMPACT ASSESSMENT (EIA)

8.1 Not required.

9. ENVIRONMENTAL SUSTAINABILITY

9.1 Matters relating to environmental sustainability have been fully considered via the planning application assessment.

10. CONSULTATION

10.1 Consultation was undertaken as part of planning processes associated with the planning application.

11. STRATEGIC ASSESSMENT

11.1 There are no strategic issues.

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Date: 13th March 2024

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Appendix 1: DC23/177/FUL Committee Report (14/02/2024)
Appendix 2: Location Plan

Wards affected: Ward 3 (Dumbarton)