

**Local Review Body  
24 November 2020**

At a Meeting of the Local Review Body of North Ayrshire Council at 10.00 a.m. involving participation by remote electronic means.

**Present**

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Robert Foster, Christina Larsen, Ellen McMaster, Ronnie McNicol and Donald Reid.

**In Attendance**

N. McIlvanney, Planning Adviser to the LRB (Growth & Investment); J. Law, Legal Adviser to the LRB (Legal Services); A. Hume, Senior Development Management Officer and P. Brennan, Specialist Environmental Health Officer (Place) and A. Little and H. Clancy, Committee Services Officers (Chief Executive's Service).

**Also in Attendance**

M. Briggs, A. Hogarth, A. Neish, I. Winton and D. Slater.

**Apologies**

Shaun Macaulay

**Chair**

Councillor Marshall in the Chair.

**1. Declarations of Interest**

There were no declarations of interest by Members in terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors.

**2. Notice of Review: 19/00882/PP – Sorbie Farm, Ardrossan, Ayrshire  
KA22 7NP**

Submitted report by the Head of Service (Democratic Services) on a Notice of Review submitted by the applicant in respect of conditions applied to a planning permission granted by officers under delegated powers in respect of Planning Application 19/00882/PP Section 42 application to vary condition 2 of planning permission 18/01061/PP to enable an increase of the consented wind turbine tip height from 104.3m to 125m at Sorbie Farm, Ardrossan.

The Notice of Review documentation, Planning Officer's Report of Handling, Location Plan, Planning decision notice, further representations by interested parties and hearing statements from the applicant, interested parties, North Ayrshire Council Planning and Environmental Health services were provided as appendices to the report.

At its meeting on 5 October 2020, the Local Review Body agreed (a) to continue consideration of the Notice of Review to a future meeting for a hearing to be conducted in terms of the Hearing Session Rules set out in Schedule 1 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland)

Regulations 2013, to consider the application for review and hear on the following specified matters from the applicant, officers of the Council's Planning Service, any interested party who made representations in relation thereto and in relation to (i) below the Council's Environmental Health team (noise); (i) noise assessment and how it had been appropriately dealt with (ii) flickering and shadowing and differences between both applications (iii) landscape impact assessment and how it fitted with LDP2 Policy 29; (b) undertake all necessary notifications and any further procedure in terms of the said Rules.

In accordance with the hearing procedure and rules, the applicant, an officer of the Council's Planning Service, an officer of the Council's Environmental Health Service and interested parties who made representations on the application were invited to attend the Hearing Session and to submit a Hearing Statement and supporting documentation in advance of the session.

The applicant and representatives, the Council's Planning and Environment Health Services and an interested party then addressed the Local Review Body. The Planning Adviser also read out the Hearing Statement from an interested party who was unable to attend the hearing.

Members asked questions and were provided with further information on:

- noise complaints in respect of the existing windfarm;
- the area of significant protection in terms of the spatial framework referred to in Policy 29;
- noise from the existing turbines;
- reduced noise mode at 6m per second;
- noise limits set by the Scottish Government;
- woodland planting at the site;
- shadow flicker mitigation;
- noise mitigation around wind speed;
- the cut off speed for the turbines in terms of wind speed;
- visual impacts of the site; and
- economic benefits to the local economy.

The Local Review Body agreed to continue consideration of the Notice of Review to a determination meeting.

The Meeting ended at 12:00 p.m.