

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE – 25 February 2014

Agenda Item	4
Report No	PLS/009/14

Report by Head of Planning and Building Standards

SUMMARY

This report provides an update on progress of all cases within the 'Major' development category currently with the Planning and Development Service for determination and identifies those proposed applications which have Proposal of Application Notice (PAN). The report also details progress on proposals submitted under s36 or s37 of the Electricity Act 1989 on which the Council is consulted.

Recommendation – That the current position of these applications is noted.

1. UPDATE ON PROGRESS

- 1.1 Appendix 1 contains a list of all applications for Major Development currently with the Service and awaiting determination. A brief update on the progress of these applications is provided, including a likely timescale for each case to be determined.
- 1.2 Appendix 2 provides a list of all significant Electricity Act applications. It should be noted that for many of these, the Council has already provided its response to Scottish Government. Only once Scottish Ministers determine these cases will they be removed from the list. From a performance point of view, the Council is not required to meet the same target timescales expected with planning applications.
- 1.3 Appendix 3 provides a list of all Proposal of Application Notice (PANs) for which applications are yet to be submitted. Where known, expected submission dates will be provided.
- 1.4 Details for any of these applications can be obtained through the Council's e-planning portal <http://wam.highland.gov.uk.wam/> by entering the respective case reference number provided.

2. RECOMMENDATION

- 2.1 That Members note the current progress on these applications.

Signature:

Designation: Head of Planning and Building Standards

Author: David Mudie, Team Leader – Development Management (01463)
702255

APPENDIX 1 - MAJOR APPLICATION PRE - 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
David Mudie	Education campus and related mixed use development comprising non-residential institutions, business, residential, assembly, leisure, residential and associated landscaping, open space, infrastructure and services	Land At Beechwood Farm, Inverness, ,	Highlands And Islands Enterprise	Superseded by Campus application and progress. Applicant asked to confirm application should be withdrawn 04.09.13. Further reminder given 12.12.2013. Response that once 13/00618/S42 application approved, application would be withdrawn.	09/00256/OUTIN	PCO	20
Jim Harbison	Erection of private flats and retail units	Land At Thornbush Quay, Anderson Street, Inverness, Highland, ,	The Caledonian Property Partnership	This, and two other applications for flats and a landscaped area (10/04986/FUL and 10/04988/FUL), have remained pending whilst the proposed River Ness Flood Prevention Scheme has been progressed by the Council. Agreement has now been reached to construct the flood defences along the line previously granted planning permission in 2004. A meeting has been held (20 March) with the applicant who intends to resurrect the two detailed applications, amended as necessary as land raising will no longer be required as a flood prevention measure. A decision is awaited with respect to his intention for the outline application.	08/00478/OUTIN	PCO	15
David Mudie	Non food retail development	Land To Rear Of Inverness Retail And Business Park, Eastfield Way, West Seafield, Inverness, Highland, ,	Inverness Estates Ltd	Committee Minded to Grant subject to S75 in October 2011. S75 drafted and with applicant. Seeking finalisation by May 14.	08/00788/OUTIN	PDE	18
Elaine Watt	Erection of 37 houses (10 affordable)	Land Adjacent To Fire Station, East End, Beauly, Highland, ,	Aigas Construction Ltd	Granted subject to prior conclusion of section 75 agreement relating to affordable housing, transfer of solum of distributor road to Council at nil cost, and number/type/position of screens to be placed in burn. Discussion with applicant on agreement on-going. Expected decision June 2014.	08/00430/FULIN	PDE	13
Jim Harbison	Mixed use development of 300 houses; tourism and heritage, equestrian and ecological centres; hotel and conference facilities; championship golf course, clubhouse and golf academy; community woodland and country park with associated infrastructure	Land To North Of A96 Extending From , Whiteness Access Road To , The Common Good Land, Nairn, ,	Cawdor Maintenance Trust	Draft Section 75 now submitted to Council. Under consideration by Planning and Legal Services. Applicant asked Transport Scotland to agree revised access. TS agreed to consider proposal. Transport Consultant preparing report. If agreed possible refer back to Committee to amend conditions.	08/00080/OUTNA	PDE	19

APPENDIX 1 - MAJOR APPLICATIONS POST - 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
David Mudie	Application for non-compliance with Condition 20 of Permission in Principle 09/0887/PIPIN (Campus); Raigmore Bus Gate	Land At Beechwood Farm, Inverness, ,	Highlands & Islands Enterprise	Rewording of Condition still being discussed with applicant. Likely to be determined May 2014.	13/00618/S42	PCO	20
Nicola Drummond	Mixed use development to include up to 4,700 sqm of class 1, 2 and 3 uses; public house/restaurant incorporating manager's residential accommodation; community allotments; all with associated engineering works, car parking, servicing, new access roads & landscaping	Land Adjacent To Inshes Retail Park, Dell Of Inshes, Inshes, Inverness, ,	Scottish Widows Investment Partnership Property Trust	Outstanding infrastructure issues to be resolved. Expected June Committee.	13/04334/PIP	PCO	20
Andrew McCracken	Revision of masterplan and mixed use development incorporating residential and community uses	Land To South Of West Kingsteps, Kingsteps, Lochloy Road, Nairn, ,	Springfield Properties PLC	Meeting with applicant and consultees 15/11. Awaiting further information to progress/consult TS. Likely to be reported to Committee June 2014.	13/03759/FUL	PCO	19
David Baldwin	Mixed use development including community facilities/local neighbourhood centre including Class 1/2/3 uses: 250 houses, open space, railway bridge for pedestrians and cyclists, landscaping and landscape buffer, access and transport improvements, associated infrastructure and land for business and industry including sawmill expansion area	Land South Of Nairn Academy, Balblair Road, Nairn, ,	Mr Charles Allenby	Amendments required to application. Letter sent 20 November 2013 requesting extension of time - no response received. Potential determination May 2014.	13/01276/PIP	PCO	19
David Mudie	West Link- Construction of 3.2km new single carriageway road, 5 No. roundabouts, a new swing bridge over the Caledonian Canal & a new bridge over the River Ness, with associated drainage, earthworks, fencing, landscaping, new access tracks/paths, street lighting etc	West Link Road, Land Between Dores Road And Torvean, Dores Road, Inverness, ,	The Highland Council	Will be reported to Committee April 2014.	13/03825/FUL	PCO	16
Ken McCorquodale	Erection of a wind farm (max. 50MW installed capacity) comprising 20 Turbines (110m max. high to blade tip) and associated infrastructure, access tracks and 3 borrow pits (Glen Kyllachy Wind Farm).	Land 6000M W Of Findhorn Bridge At Glen Kyllachy, Tomatin, ,	RWE Innogy UK Limited	Discussion on-going on noise emissions. Likely to be reported to May 2014.	13/02441/FUL	PCO	20
Nicola Drummond	Revised layout and Design - Demolition of Rose Street Hall & decked car park & phased redevelopment to provide multi-storey student accommodation, shops, food & drink premises, public space & environmental enhancement	South And West Of, Rose Street, Inverness, ,	Inverness Properties Ltd	Committee April 2014. Likely determination August 2014.	13/04137/FUL	PCO	15

Keith Gibson	Mixed use development comprising housing, affordable housing, homes for the elderly, mixed commercial uses, health centre, public open space and associated infrastructure.	Land 145M North Of Smiddy Bar, Lewiston, Drumnadrochit, ,	Loch Ness Homes Ltd	Objection lodged against allocation of site to east of A82 in proposed IMFLDP. Application on hold pending conclusion of LDP procedures.	13/03694/PIP	PCO	13
Jim Harbison	Demolition and erection of secondary school, external sports provision, bus drop off & car parking	Inverness Royal Academy, 192 Culduthel Road, Inverness, IV2 6RE,	HUB North Scotland Ltd	Will be reported to Committee April 2014.	13/04414/FUL	PCO	16
Jim Harbison	Erection of 275/132 KV Electricity Substation	Land 50M North Of Bochruben Farm, Torness, Inverness, ,	Scottish & Southern Energy	Outstanding objection from SEPA on the grounds of lack of information on peat management.	14/00071/FUL	PCO	13
Simon Hindson	A mixed use development consisting of (1) an 18 hole golf course, practice area, and new golf club house, (2) the formation of a 'Sports Hub' comprising sports pitches, fitness trails, car parking, and building to accommodate changing/shower facilities, (3) an extension to the existing Kilvean Cemetery, (4) Parkland areas , and ancillary works, all on land at Torvean, Inverness.	Land 400M West Of Torvean Golf Club, Inverness	The Highland Council	Will be reported to Committee April 2014.	14/00049/PIP	PCO	14

APPENDIX 2 - APPLICATIONS UNDER S36 and S37 OF THE ELECTRICITY ACT

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
David Mudie	Erection of 31 wind turbines and associated infrastructure (Allt Duine Wind Farm)	Land At Dunachton, Alvie And Dalraddy Estate, Alvie, Kincaig, ,	RWE NPower Renewables Ltd	PLI held. Awaiting decision of Scottish Ministers.	11/00853/S36	PDE	21
David Baldwin	83 no. Turbines (300MW) onshore Stronelaig Wind Farm	Stronelaig Wind Farm, Garrogie Estate, Whitebridge, Inverness, ,	SSE Generation Limited	With Scottish Ministers for decision.	12/02560/S36	S36RNO	13
Ken McCorquodale	Cairn Duhie Wind Farm - Erection of 20 wind turbines up to 60 MW total installed capacity	Cairn Duhie Wind Farm South East Of Ferness Between Nairn & Grantown-On-Spey , ,	RES UK & Ireland Limited	Response to Ministers expected June 14.	13/04142/S36	PCO	19
Ken McCorquodale	To construct and operate an extension to the Corriegarh Wind Farm	Land At Carn Na Saobhaidhe, Gorthleck, Inverness, ,	NBW Wind Energy Limited	Response to Ministers expected August 14.	13/02456/S36	PCO	14

APPENDIX 3 - PANS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
	Extension of existing oyster farm from 2 hectares to 20 hectares or thereby mostly using 3 metre long trestles. Shore base to be at Shiel buses Yard, Acharacle	South Channel Of Loch Moidart, Eilean Shona, Acharacle, ,	Measan Na Mara Ltd		13/04487/PAN	REC	22
David Baldwin	Erection of about 16 wind turbines with a tip height of about 130 m and associated infrastructure, including underground cabling, access tracks, crane hardstandings, control buildings and substation	Land At Dell Estate, Whitebridge, Inverness, ,	Falck Renewables Wind Ltd		12/04001/PAN	PCO	13
David Mudie	Change of planning condition to extend expiry date from 2018 to 2036	Lochaline Mine, Lochaline, Morvern, ,	Tarmac Ltd		11/03793/PAN	PCO	22
David Mudie	Redevelopment/refurbishment and extension to create 85 to 90 serviced apartments with ancillary facilities, car parking and landscaping.	Four Seasons Hotel MacDonald Aviemore Resort, The Aviemore Centre, Grampian Road, Aviemore, PH22 1PF,	Macdonald Aviemore Highland Resort Ltd		13/02291/PAN	PCO	21
David Mudie	Construction of new Orientated Strand Board (OSB) Mill & Biomass Heat Energy Plant (and phased decommissioning of elements of existing OSB mill when new mill is operational)	Norbord Europe Ltd, Dalcross, Inverness, IV2 7JQ,	Norbord Ltd		14/00493/PAN	PCO	18
David Mudie	Application to allow enabling works (site clearance, earthworks, initial landscaping, initial drainage, existing access road re-surfacing & initial foundations) for the construction of new OSB Mill @ Biomass Heat Energy Plant	Norbord Europe Ltd, Dalcross, Inverness, IV2 7JQ,	Norbord Ltd		14/00494/PAN	PCO	18
Ken McCorquodale	Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 to delete Condition 16 of the planning permission NA/HLD/037 which reads "Hours of opening for all retailing uses shall be limited to between 0800 hours and 2200hours Monday to Sunday. No deliveries shall take place outwith the hours 0600 - 2200 from Monday to Friday 0800 - 2000 on Saturday and 1200 - 2000 on Sunday" to allow for 24 hour opening and servicing of the store.	Land At, Lower Slackbuie Farm, Inverness, ,	ASDA Stores Ltd		11/03465/PAN	PCO	20
Ken McCorquodale	Further extraction of sand and gravel from Dalmagarry Quarry	Land 300M NW Of Invereen, Tomatin, ,	Pat Munro Ltd		14/00264/PAN	PCO	20
Ken McCorquodale	Seven turbine wind farm (up to 21MW) and associated infrastructure. Maximum turbine 119.5m	Land 2300M SE Of Knockfin Bridge By Beinn Mhor, Guisachan, Tomich, Cannich, ,	Wpd Beinn Mhor Limited		14/00306/PAN	PCO	13
Susan Macmillan	Planning permission in principle for retail development of 4358 sq.m. gross floor space (comprising 2128 sq.m. gross of food/convenience floorspace and 2230 sq.m. gross of unrestricted non-food/comparison floorspace) and a 232 sq.m. gross fast food unit, with ancillary parking + servicing	South Side Of Alcan Site Entrance, North Road, Fort William, ,	Morbaine Limited		13/02995/PAN	PCO	22
Susan Macmillan	Erection of 28no house sites, 11no business/commercial units together with picnic area, playing field & play area	Development Site North West Of Spean Crescent, Spean Bridge, ,	R E Campbell (Joinery) Ltd		13/03795/PAN	PCO	12