

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
04 August 2015**

Agenda Item	4
Report No	PLN/037/15

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 position with these applications.

Signature: Malcolm MacLeod

Designation: Head of Planning and Development

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

APPENDIX 1 - MAJOR APPLICATIONS PRE-2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Bob Robertson	Erection of 100 houses and formation of roundabout onto the B817. Associated amenity areas, roads, footpaths and cycleways.	Land North And East Of, Highland Park Retirement Village, Barbaraville, Highland, ,	The Ross Estates Company	Network Rail had meeting with developer on 16 April and discussed technical matters relating to potential replacement of Delny Level Crossing. Meeting planned between Network Rail, THC and Applicant Agent - Aug 2015.	08/00253/OUT	PCO	08

APPENDIX 1 - MAJOR APPLICATIONS POST-2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Susan Hadfield	Masterplan for erection of 104 houses	Lochan Corr, Black Isle Road, Muir Of Ord, ,	The Mackay Robertson and Fraser Partnership	Protected species survey received. Investigating options for providing pedestrian links to village centre. Providing matters resolved potential April 2015 Committee.	13/01170/PIP	PCO	09
Mark Harvey	Retail Supermarket, petrol filling station and associated parking and servicing areas. Access road from existing Home Farm Road roundabout with new bus stop, turning head and new pedestrian crossing.	Land 300M NW Of Electricity Sub Station, Staffin Road, Portree, Isle Of Skye, ,	Oatridge Limited Allan Campbell	At its meeting in March 2015 Committee agreed to grant planning permission subject to prior conclusion of S75 legal agreement. Draft agreement is with applicant.	13/03976/PIP	PCO	11
Mark Harvey	A mixed use development for Non-food Retail (class 1), Business (class 4), General Industrial (class 5), Storage and Distribution (class 6) and Assembly and Leisure (class 11). New access from A87 and service road, extension to Leasgeary Road and provision of open space and a green corridor.	Land East Of Portree Industrial Estate, Staffin Road, Portree, Isle Of Skye, ,	Oatridge Limited Allan Campbell	Applicant has indicated a reluctance to move forward on these until planning permission 13/03976/PIP has been issued.	13/03980/PIP	PCO	11
Dorothy Stott	Mixed use development comprising Class 4 (business/office), Class (garden centre/horticultural retail), Class 9 (private and affordable houses), creation of formal and informal open space, footpaths and improved footway on the A862	Land 150M West Of, Wyndhill Industrial Estate, Muir Of Ord, ,	Iain Elliot Limited	Reported to Committee 28 April 2015. Granted planning permission subject to conclusion of S75 legal agreement. Agreement draft and with applicant's solicitor. Response awaited to the latest reminder dated 25.06.2015.	13/04534/PIP	PDE	09
Bob Robertson	Quarrying of sand and gravel, including preparatory site works and restoration	Camore Quarry, Evelix Road, Dornoch, ,	Mr Roel Huisman	Agent has been asked to consider withdrawal due to various technical matters. Decision likely to be made in August 2015.	14/02076/FUL	PCO	05
Erica McArthur	Formation of residential development (30 units) (Planning permission in principle)	Land To North Of The Cairns, Culbokie, ,	Mrs Anthea Whitehead	S75 agreement has been signed and the Council's legal fee paid. Awaiting registration.	14/03817/PIP	PDE	10
David Mudie	Erection of 14 wind turbines (height to hub 78m, height to tip 119m, rotor diameter 82m) and sub-station building, formation of access tracks, crane hardstandings, borrow pits, concrete batching plant and water crossings	Land 1800M SE Of Balmenach, Glen Ullinish, Struan, ,	Kilmac Energy LLP (Glen Ullinish) Limited	At its meeting on 24 March 2015 Committee minded to grant permission subject to conclusion of S75 agreement regarding restoration. S75 progressing to conclusion - permission expected to be issued by end July 2015.	14/03964/FUL	PDE	11
Julie Ferguson	Erection of 72 residential units comprising flats, terraced, semi detached and detached houses (including 18 affordable), 3 commercial units comprising GP surgery, retail unit, hot food outlet and 2 community heating plants	Former Fish Factory, High Street, Conon Bridge, ,	HPG (Inverness) Limited	Targetting September Committee.	15/01202/FUL	PCO	09
David Mudie	Construction of a 15 wind turbine development (Halsary Wind Farm) without compliance with Condition 1 of planning permission 09/00399/FULCA to allow an increase in the maximum turbine height from 100m to 112m.	Halsary Forest, Watten, ,	ScottishPower Renewables	Report to Committee August 2015	15/01857/S42	PCO	04

PCO = Pending Consideration
PDE = Pending Consideration

APPENDIX 2 - APPLICATIONS UNDER SECTION 36 and 37 OF THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Ken McCorquodale	Wind farm consisting of 47 turbines including access tracks, temporary borrow pits, anemometer masts, control building, switching station and underground cabling.	Land At Strathy South, Strathy Forest, Strathy, ,	Scottish And Southern Energy	Committee June 2014 where Members raised objection. PLI started April 2015.	07/00263/S36S U	PDE	01
Simon Hindson	Erection of 18 wind turbines (amended from twenty-seven) and associate ancillary infrastructure - Braemore Wind Farm	Braemore Wood, Lairg, ,	Braemore Wind Ltd	Raise an Objection response provided to Ministers. Likely to be PLI.	10/05102/S36	S36RO	01
Ken McCorquodale	Construct and operate a 22 turbine wind farm	Land North Of Duchally Lodge, Sallachy And Duchally Estates, Lairg, ,	WKN Sallachy Ltd	Reported to NPAC April 2013 and again in November 2014 regarding wild land. Awaiting Scottish Ministers decision.	11/04718/S36	PDE	01
Ken McCorquodale	To construct and operate Glencassley Wind Farm - 26No. turbines (78 MW total Output) with 80m (max) hub height and 126.5m tip height complete with anemometer masts, access tracks, borrow pits, electricity sub-station, cabling, concrete batching plant, construction compound and welfare buildings	Land 2km NE Of Glencassley Castle, Rosehall, ,	SSE Generation Limited	Reported back to Committee in November 2014 in respect of wild land. Awaiting Scottish Ministers decision.	12/02872/S36	PDE	01
Ken McCorquodale	Erection of 24 5mW wind turbines up to a maximum tip height of 139m (a mix of turbines with tip height of 139m and 126m are proposed for Limekiln Wind Farm	Land 1137M South Of Creag Leathern, Limekiln Windfarm, Reay, ,	Infinergy Limited	PLI August 2014. Awaiting Scottish Ministers decision.	12/04781/S36	PDE	04
Ken McCorquodale	Strathy Wood Wind Farm - Erection of up to 26 wind turbines, 100m hub height, 101m rotor dia, max tip height 145m	Strathy Forest, Strathy, ,	E.ON Climate and Renewables Developments Limited	Additional information submitted. Application re-advertised June 2015. Response to Ministers now expected October 2015.	13/04469/S36	PCO	01
Ken McCorquodale	Erection of 22 x Wind Turbines (max tip height 125m) (Creag Riabhach Wind Farm - 72.6MW)	Creag Riabhach, Lairg, ,	Creag Riabhach Wind Farm Ltd	Response to Ministers expected August 2015.	14/00004/S36	PCO	01
Ken McCorquodale	Development of West Garty Wind Farm (output of up to 54MW) including 18 Turbines (3MW each) - Up to 120m blade tip with 41m radius rotor.	West Garty Estate, Loth, Helmsdale, ,	West Garty Renewables LLP	Response to Ministers made May 2015. Applicant has appealed. Awaiting outcome on timescales for PLI.	14/04486/S36	S36RO	05
Simon Hindson	Caplich Wind Farm - Erection of 20 turbines 132m tip height	Land 450M NW Of Beinn An Eoin Bheag, Caplich, Lairg, ,	Muirhall Energy Ltd	Addendum to application to be submitted by applicant. Anticipate response to Energy Consents and Deployment Unit in October 2015.	15/00197/S36	PCO	01

S36RO = Raise an Objection
 PCO = Pending Consideration
 PDE = Pending Decision

APPENDIX 3 - PANs

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	REFVAL	WARD
Mark Harvey	Development of class 1 retail foodstore and petrol filling station (including associated access, parking and landscaping).	Land At Home Farm, Dunvegan Road, Portree, ,	Broad Reach Land Ltd And Lochalsh And Skye Housing Associati		12/03822/PAN	PCO		11
David Mudie	Section 42 application to extend the time period of planning permission 05/00073/FULCA to allow the proposed retail development to begin	Land 100M South East Of, Aikerness Cottages, Wick, Scapa Properties Ltd/HIAL ,			12/04151/PAN	REC		03
Ken McCorquodale	Erection of 12 x 2.3MW wind turbines, up to 100m to tip with associated infrastructure (Gogle Moss Wind Farm)	Land 477M NE Of Blackpark, Watten, Wick, ,	Muirden Energy LLP		13/03242/PAN	PCO		04
Victor Hawthorne	Distillery expansion including Tun Room/Still House/Mash House & associated works and new Wood Chip & Biomass Plant & associated works	Clynelish Distillery, Brora, ,	Diageo Ltd		14/00068/PAN	PCO		05
Bob Robertson	Erection of 132/33kV Insulated Switchgear Substation	Land 500M West Of Philips Mains, Mey, ,	Scottish Hydro Electric Transmission Plc		14/00972/PAN	PCO		04
Dorothy Stott	Proposed infrastructure, strategic landscaping and creation of plots (for approx 55 houses)	Former Glenfield Hotel, Moss Road, Ullapool, ,	The Highland Council		14/02592/PAN	PCO		06
Erica McArthur	Erection of 50 residential units	Land 90M NW Of Greenside Farmhouse, Courthill Road, Rosemarkie, ,	Paterson Estates Ltd		15/01941/PAN	PCO		10