

The Highland Council

North Planning Applications Committee
29 November 2016

Agenda Item	4
Report No	PLN/060/16

Report by Head of Planning and Environment

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 Environment

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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 and applicant working together on solution that will unlock the site - potential replacement of Delny level crossing - which will need to be submitted as a separate major planning application in due course.	08/00253/OUTSU	PCO	08

APPENDIX 1 - MAJOR APPLICATIONS POST - 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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	Outstanding objections from Transport Scotland & SEPA.. Information awaited from applicant.	13/03980/PIP	PCO	11
Julie Ferguson	Erection of 72 residential units comprising flats, terraced, semi detached & 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	Additional SUDS info rec'd Sept 2016. Seeking landowner agreement and means of securing improvement to flood embankment to satisfy SEPA and Council's Flood Team. Potential Committee date Nov 2016.	15/01202/FUL	PCO	09
Erica McArthur	Erection of 50 residential units including access road, associated parking areas and amenity space	Land 90M NW Of Greenside Farmhouse, Courthill Road, Rosemarkie, ,	Paterson Estates	Additional information awaited from applicant. Target date for reporting to committee now early 2017.	15/03033/FUL	PCO	10
Dorothy Stott	Formation of access roads, services, landscaping and plots to create mixed use commercial/business park	Land 305M NE Of Oakwood, Ballachraggan, Alness, ,	Pat Munro (Alness) Ltd	All outstanding information received to satisfaction of consultees to allow objections to be withdrawn subject to conditions. To be reported to November 2016 Committee	16/01816/FUL	PCO	07
Dorothy Stott	Formation of mixed use development comprising 160 houses and business/community uses	Land 255M East Of Culcairn Farmhouse, Station Road, Evanton, ,	MAKAR Ltd	Application received 30.06.2016. Drainage and flood risk information received 20.10.2016. Re-consultation and neighbour notification period expires 25.11.2016. Now targeting February 2017 Committee.	16/01842/PIP	PCO	07
Ken McCorquodale	Erection of a Switching Station Building, Construction of Access Roads and Landscaping on agricultural land	Land 810M SW Of Noss Farm, Noss, Wick	Scottish Hydro Electric Transmission Plc	National Development - Expected to be reported to Council March 2017.	16/04505/PIP	PCO	04
Mark Harvey	The erection of a salmon feed manufacturing plant including an extension to the existing pier	Land 320M NE Of Allt-An-Avaig, Kyleakin	Marine Harvest (Scotland) Ltd		16/03869/FUL	PCO	11
Gillian Webster	Erection of golf-pro shop (with ancillary office and staff accommodation), driving range bays, formation of driving range and tennis court, demolition of existing building and all ancillary parking, engineering and landscaping work	Land 210M SW Of Dornoch Health Centre, Shore Road, Dornoch	Royal Dornoch Golf Club	Awaiting further information from agent regarding drainage and flood risk. Expected to be presented to February NPAC 2017	16/04758/FUL	PCO	5

APPENDIX 2 - APPLICATIONS UNDER S36 & 37 OF THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Ken McCorquodale	Strathy Wood Wind Farm - Erection of up to 18 (amended from 26) wind turbines, 100m hub height, 101m rotor dia, max tip height 145m	Strathy Forest, Strathy, ,	E.ON Climate & Renewables Developments Limited	Additional information to be submitted Jan 2017. Application will therefore be re-advertised. Likely to be reported to NPAC June 2017.	13/04469/S36	PCO	01
Ken McCorquodale	Development of West Garty Wind Farm (output of up to 51MW) including 17 Turbines (3MW each) - with a combination of 110m and 100m max blade tip height.	West Garty Estate, Loth, Helmsdale, ,	West Garty Renewables LLP	Response to Ministers made May 2015. Applicant has appealed. Awaiting outcome on timescales for PLI - Pre-Inquiry Mtg to be held on 20 Nov 2016.	14/04486/S36	PDE	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	Response to Energy Consents and Deployment Unit provided on 08 February 2016 - Raise an Objection. PLI to be held. Awaiting confirmation of pre-inquiry meeting.	15/00197/S36	S36RO	01
Ken McCorquodale	Gordonbush Extension Wind Farm - 16 additional wind turbines with a capacity of 56MW with associated infrastructure, including permanent meteorological mast an operations building and associated site access tracks. Combined turbine total to 51 turbines with a maximum capacity of 126MW	Land 3610M NE Of Ascoile, Gordonbush, Prora, ,	SSE Generation Limited	Provided response to Ministers following Report to NPAC 16 February 2016 (and site visit) - Raise no Objection. Further information submitted relating to an amended scheme that was requested in the Council's response to Ministers. Await Ministers decision.	15/02598/S36	PDE	05
Simon Hindson	Proposed erection of 24 wind turbines (9 Turbines at 126m to blade tip and 15 turbines at 139m to blade tip) and associated infrastructure at the Limekiln Estate with a generating capacity of up to 72MW	Limekilns Estate, Reay, ,	Infinergy Ltd	Response to Ministers expected January 2017.	16/02752/S36	PCO	04
Emma Forbes	Construction of two offshore wind turbines on a single floating platform, with an installed capacity of up to 6MW (max rotor tip of 201m and max hub height of 124m above the lowest astronomical tide), installation of export cable and deemed planning permission for erection of onshore electricity substation	Development Site 9KM NW Of, Dounreay Nuclear Research Establishment, Dounreay, ,	Dounreay Tri Limited	Expected to be presented to NPAC in January 2017	16/04775/S36	PCO	02
Simon Hindson	Wind farm development (Golticlay wind Farm). Up to 19 turbines up to 3.4MW with a maximum tip height of 130m and associated infrastructure including borrow pit, tracks, cabling and ancillary buildings.	Land 2040M NE Of Bulreanrob, Lybster, ,	EON	Response to Ministers expected June 2017.	16/04966/S36	PCO	04
Simon Hindson	Erection of 17 turbine wind farm (Drum Hollistan)	Land 2215M SW Of Under Keepers Cottage, Sandside, Reay, ,	Drum Hollistan Renewables LLP	Response to Ministers expected March 2017.	16/04987/S36	PCO	04
Gillian Webster	Erect a 132kV AC overhead, double circuit, steel lattice tower, transmission line between the proposed Sealing End Tower at Weydale and the proposed Sealing End Tower at Reaster, Caithness	Land 500M West Of Philips Mains, Mey	SSE	Expected to be presented to NPAC in January 2017 with response to Scottish Ministers thereafter	15/04103/S36	PCO	

APPENDIX 3 - PANS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	REFERENCE	STATUS	WARD
Bob Robertson	Extension to Bettyhill windfarm comprising 7 turbines with a height to tip of around 125m,height to hub of 100m, rotor diameter of around 100m, with access tracks, power cables, substation, wind monitoring mast, transformers, hardstanding, borrow pit and temporary construction compound	Land On Skelpick Estate 3Km South East Of, Bettyhill, ,	B H Wind Energy Limited	15/04784/PAN	PCO	01
Bob Robertson	Erection of 40 self catering holiday lodges, self catering holiday inn comprising of 26 rooms, natural retreats storehouse/cafe, outfitters retail provision, clubhouse with spa, bar and lounge areas, outside amenities including childrens play area, viewpoints, activity trails and outdoor event space, associated landscaping, associated parking, public courtyard a conference centre	Land 700M NE Of North Lodge, Balnagown, Kildary, ,	Natural Land 4 LLP	16/00060/PAN	PCO	08
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	PCO	03
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
Gillian Webster	Planning permission for proposed development of an 18 hole championship links golf course, practice area, access arrangements, club house and ancillary facilities.	Land 1700M NW Of Embo Community Centre, School Street, Embo, ,	Bandon Dunes Golf Resort	16/02911/PAN	PCO	05
Ken McCorquodale	Construction of a HighVoltage Direct Current Switching Station and ancillary landscaping and drainage infrastructure.	Land 810M SW Of Noss Farm, Noss, Wick, ,	Scottish Hydro Electric Transmission Plc	16/02707/PAN	PCO	03
Ken McCorquodale	Proposed wind farm at Cairnmore Hill - up to 10 wind turbines (Cairnmore Wind Farm)	Land 1360M NW Of Hill Of Foss Quarry, Hopefield, Janetstown, Thurso, ,	RES Ltd	16/03825/PAN	PCO	04
Laura Stewart	The wildland limited recreation complex comprises of the construction of a new reception facility serving the Hope, Loyal and Kinloch Estates. 1200m2	Land 300M NW Of Kinloch Lodge, Tongue, ,	Wildland Limited	15/04272/PAN	PCO	01
Simon Hindson	Golticlay Wind Farm - proposed wind farm development of up to 47 turbines on area of land comprising part of the National Forest Estate and a private land holding. The site would comprise wind turbines comprising machines up to 3.4MW with a maximum tip height of 130m and associated infrastructure including cabling, access tracks, laydown areas, drainage, borrow pits, site compound and substation areas, control building and permanent met mast	Land 2040M NE Of Bulreanrob, Lybster, ,	E.ON Climate & Renewables UK Developments Ltd	15/03962/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