

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE**  
**28 February 2017**

Agenda Item	4
Report No	PLS 008/17

**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 progress on these applications.

Signature: Malcolm MacLeod

Designation: Head of Planning and Environment

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**APPENDIX 1 - MAJOR APPLICATIONS**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Ken McCorquodale	Dell Wind Farm - Erection of 14 turbine wind farm (130.5m to tip, approx. 42MW installed capacity) and associated infrastructure.	Land At Dell Estate, Whitebridge, Inverness, ,	Dell Wind Farm Ltd	Applicant requested more time to identify amendments to the scheme. Amendments submitted. Application likely to be determined June 2017.	14/02879/FUL	PCO	13
Simon Hindson	Extraction of peat on approx 13.3ha from existing area including use of an existing storage building & vehicle accessed operational area	Land 970M NE Of Gloonan, Daviot, Inverness, ,	Brian MacGregor & Sons Ltd	Awaiting information from applicant to progress Network Rail concerns. This information may be likely to be considered Further Environmental Information and require to be re-advertised. Targetting SPAC June 2017.	16/00592/FUL	PCO	20
Ken McCorquodale	The construction and operation of a windfarm of up to 30 MW installed capacity, comprising 10 turbines with maximum tip height of 126m together with associated infrastructure (Druim Ba Wind Farm).	Land 1810M South Of Blairmore Farm, Kiltarlity, ,	Druim Ba Sustainable Energy Ltd	Appeal for non-determination. Response to DPEA sent 18 March 2016 indicating that were the Council to be in a position to determine the application that it would have refused permission. Reporter appointed. PLI May 2017.	15/03998/FUL	PCO	13
Simon Hindson	Development of new Inverness Justice Centre comprising courts, offices, cafe, and ancillary accommodation	Land 85M North Of Northern Constabulary Area Command, Burnett Road, Inverness, ,	Scottish Courts & Tribunals Service	Will be reported to SPAC February 2017.	16/05152/FUL	PCO	17
Keith Gibson	Erection of 100no residential units, homeworking units, open space, landscaping, access road and related infrastructure (Phase 10)	Land 995M SW Of Bogbain Farmhouse, Inshes, Inverness, ,	Tulloch Homes Ltd	Potential to report to SPAC April 2017.	16/03620/FUL	PCO	20
Ken McCorquodale	1. Construction of a single platform railway station and car parking for 150 cars and associated access road including access for buses and taxis, a bicycle stand and electric vehicle charging point; and 2. works to facilitate closure of the Dalcross Station Road (C1020 road) over the Aberdeen/Inverness Railway Line	Land 685M South Of Inverness Airport, Dalcross, ,	HITRANS	Will be reported to SPAC February 2017.	16/04540/FUL	PCO	18
Keith Gibson	Development sites for residential, commercial/business and community/recreation facilities; access, open space and landscaping	Land 100M NE Of, 66 Castleton Village, Inverness,	Tulloch Homes Ltd	Amendment to scheme submitted. Potential to report to SPAC April 2016.	16/03609/PIP	PCO	20
Simon Hindson	Erection of 82 residential units	Land At Culduthel, Inverness	Barratt North Scotland Ltd & Hazledene (Inverness) Ltd	Potential to report to SPAC April 2017.	17/00073/FUL	PCO	20
Elaine Watt	Development of land at neighbourhood centre for sites for commercial/retail, residential (including special needs), community (children's day nursery), care home and recreational open space; and related road, infrastructure and services.	Land 155M NE Of Milton Of Leys Primary School, Leys Square, Inverness	Tulloch Homes Ltd	Potential to report to SPAC April 2017.	17/00378/PIP	PCO	20
Susan MacMillan	60no. new dwellings with associated services, roads and landscaping, including an amenity area with play park. Housing to be a combination of two storey villas, bungalows and two and a half storey flats, with a mix of two, three and four beds.	Former Lochyside Roman Catholic School, Lochyside, Fort William	Highland Council & Lochaber H.A.	Potential to report to SPAC June 2017.	17/00114/FUL	PCO	12

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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Simon Hindson	Proposed variation to 11/04152/S36. Increase in blade tip height by 1.5 metres to 133.5 metres and revised dimentions to the sub-station and control building.	Beinneun Wind Farm, 8 Km NW Of Invergarry, Glenmoriston, ,	Beinnuen Windfarm Ltd	Reported to Committee November 2014. Response provided to Ministers. Awaiting Ministers Decision.	14/03482/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	Raise no objection. PLI in March 2016. Awaiting decision from Scottish Ministers.	13/04142/S36	S36RO	19
Ken McCorquodale	Construction of 10 additional wind turbines (Millennium South), each with a height of up to 132m to blade tip and rotor diameter up to 102m at Millennium Wind Farm.	Millennium Windfarm, Glenmoriston, Inverness, IV63 7YN,	Falck Renewables Wind Limited	At its meeting on 01 April 2015, Committee decided to Raise an Objection to the application. PLI held April 2016. Awaiting decision from Scottish Ministers.	14/02055/S36	S36RO	13
Ken McCorquodale	Construct and operate the proposed Knocknageal to Tomatin 275 kV overhead transmission line and associated works	Knocknagael Substation, Essich Road, Inverness, ,	Scottish & Southern Energy	Application reported to Council September 2016. Raise no objection. Await response from Ministers.	15/04112/S37	S37RNO	16
Ken McCorquodale	132kV overhead line between Tom Nan Clach Wind Farm and Tomatin Substation	Tom Nan Clach Wind Farm, Glenferness,	Scottish Hydro Electric Transmission Plc	Potential to report to June 2017.	16/05709/S37	PCO	19

**APPENDIX 3 - PANS**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Simon Hindson	Extension of time for extraction and proposed extension to an existing sand and gravel quarry of an area c.3.3ha to the south-west of the existing extraction area plus an area of c.0.5ha for weighbridge and office	Dunain Mains Quarry, Inverness, ,	Tarmac Caledonian Limited		16/05100/PAN	PCO	14
Simon Hindson	Housing, affordable housing, mixed commercial use, public open space & associated infrastructure	Land 670M SW Of Holm Woolen Mills, Holm Mills Road, Inverness, ,	Tulloch Homes Ltd		15/04748/PAN	PCO	16
Nicola Drummond	Masterplan for whole CR2 site and detailed layout for south-east portion of CR2 site. The detailed layout is for up to 100 No. dwellings, incorporating mixed use and associated soft landscaping and infrastructure provision	Land 150M SW Of Salix, Dalcroy Road, Croy, ,	Scotia Homes Ltd		15/04605/PAN	PCO	18
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	Improvements to the existing Cairngorm Mountain Ski Resort base buildings in the Coire Cas which will increase current leisure and sport offering, by enhancing the quality and variety of the guest experience all year round.	Cairngorm Mountain, Glenmore, Aviemore, PH22 1RB,	Cairngorm Mountain Ltd		15/03622/PAN	PCO	21
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
Simon Hindson	Proposed residential development	Land at Lower Slackbuie Farm, Inverness	Redco - Slackbuie Limited		16/05706/PAN	PCO	20
John Kelly	Erection of prison	Land to rear of Inverness Retail and Business Park, Eastfield Way, Inverness	Scottish Prison Service		17/00737/PAN	PCO	18
Susan MacMillan	Development of industrial facilities required for the provision of an alloy wheel plant and a rolling mill and associated ancillary infrastructure and access	Lochaber Smelter, Fort William	Liberty British Aluminium		17/00680/PAN	PCO	22