

Agenda item	4
Report no	PLN/49/17

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 12 September 2017

Report Title: Major Development Update

Report By: Head of Planning and Environment

1. Purpose/Executive Summary

- 1.1** 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 applications that are proposed for which a Proposal of Application Notice (PAN) has been submitted. The report also details progress on proposals submitted under S36 or S37 of the Electricity Act 1989 on which the Council is consulted.

2. Recommendation

- 2.1** Members are asked to note the current position of these applications.

3. UPDATE ON PROGRESS

- 3.1 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.
- 3.2 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.
- 3.3 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.
- 3.4 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.

4. IMPLICATIONS

- 4.1 Resource: Not applicable
- 4.2 Legal: Not applicable
- 4.3 Community (Equality, Poverty and Rural): Not applicable
- 4.4 Climate Change/Carbon Clever: Not applicable
- 4.5 Risk: Not applicable
- 4.6 Gaelic: Not applicable

5. RECOMMENDATION

- 5.1 That Members note the current position with these applications.

Designation: Head of Planning and Environment

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255205

PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant NIGG ENERGY PARK LTD	Agent G H JOHNSTON BUILDING CONSULTANTS LTD
Address NIGG ENERGY PARK NIGG IV19 1QY	Address WILLOW HOUSE STONEYFIELD BUSINESS PARK INVERNESS IV2 7PA
Phone No.	Phone 01463-237229
E-mail	E-mail alanogilvie@ghjohnston.co.uk

Address or Location of Proposed Development Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

..... NIGG ENERGY PARK IV19 1QY

Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

..... ERECT EXTENSION TO SHOP 7 TO PROVIDE NEW BLAST AND PAINT WORKSHOP AND USE LAND FOR THE STORAGE OF RAW

 MATERIALS AND FABRICATED PRODUCTS FOR THE OFF-SHORE RENEWABLES SECTOR

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES.....

NO - PRE-APPLICATION CONSULTATION MEETING HELD WITH HIGHLAND COUNCIL.....

Community Consultation [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s

Date Notice Served

NIGG & SHANDWICK COMMUNITY COUNCIL

21 JULY 2017

CROMARTY COMMUNITY COUNCIL

21 JULY 2017

Names/details of any other parties

Date Notice Served

N/A

Please give details of proposed consultation

Proposed public event

Venue

Date and time

DROP-IN EXHIBITION, NIGG COMMUNITY HALL

EARLY SEPTEMBER 2017

VICTORIA HALL, CROMARTY

EARLY SEPTEMBER 2017

Newspaper Advert – name of newspaper

Advert date(where known)

ROSS-SHIRE JOURNAL

TO BE CONFIRMED

Details of any other consultation methods (date, time and with whom)

WEB SITE AVAILABLE FOR PUBLIC CONSULTATION AND INFORMATION FROM DATE OF ADVERT.

Signed 

Date 21 JULY 2017

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	7

APPENDIX 1 - MAJOR APPLICATIONS PRE-2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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	Further Flood risk and Drainage Information received in November 2011. Still awaiting further information from agent to resolve objections raised by SEPA, Flood Team and Transport Planning. Potential Committee October/November 2017.	16/01842/PIP	PCO	6
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 and SEPA. Information awaited from applicant.	13/03980/PIP	PCO	10
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	Additional roads info req'd. May 2017 Seeking landowner agreement and means of securing improvement to flood embankment to satisfy SEPA and Council's Flood Team - now with landowner's solicitor/DV. Potential Committee date 1 Aug 2017.	15/01202/FUL	PCO	8
Mark Harvey	The construction of a new grass sports pitch and associated facilities including access, car parking, fencing and lighting	Land 100M South Of Fire Station, Dunvegan,	North West Skye Recreation Association	September Committee.	16/05384/FUL	PCO	10
Gillian Webster	Demolition of secondary school, community centre, former head teacher and janitor houses. Construction of 3 to 18 education campus (nursery, primary, St Duthus special school and secondary) and community facilities (swimming pool, floodlit sports pitches and library), parking and drop off areas. Creation of external landscape to suit school and community usage, including a floodlight synthetic grass pitch.	Tain Royal Academy, Scotsburn Road, Tain, IV19	Highland Council	Application has been sisted pending review of alternative sites.	17/01502/FUL	PCO	7

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

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 and Renewables Developments Limited	Additional information to be submitted Jan 2017. Awaiting outcome of discussion between Energy Consent Unit and Applicant on timescale for revised application.	13/04469/S36	PCO	1
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. Pre-Inquiry Mtg held on 20 Nov 2016. PLI held 10 - 21 April 2017. Awaiting decision.	14/04486/S36	PDE	4
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 held June 2017. Awaiting decision.	15/00197/S36	S36RO	1
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, Brora,	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	4
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	Reported to 21 February 2017 NPAC. Committee agreed to raise an objection. Response to Ministers provided 28 February 2017. PLI anticipated. Awaiting response from Ministers.	16/02752/S36	S36RO	2
Simon Hindson	Erection of 18 wind turbines (amended from twenty-seven) and associated ancillary infrastructure - Braemore Wind Farm	Braemore Wood, Lairg,	Braemore Wind Ltd	Raise an Objection response provided to Ministers. PLI held end September 2015. Awaiting response from Ministers.	10/05102/S36	S36RO	1
Emma Forbes	Construction of two offshore wind turbines on a single floating platform, each 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 6KM NW Of, Dounreay Nuclear Research Establishment, Dounreay,	Dounreay Tri Limited	Reported to 21 February 2017 NPAC. Raise no objection. Response to Ministers provided on 27 February. Company in receivership so uncertainty over final decision from Ministers.	16/04775/S36	S36RNO	2
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	To be reported to NPAC 12 September 2017.	16/04966/S36	PCO	3
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 provided 02 June 2017. PLI likely. Awaiting response from DPEA on potential conjoined inquiry with Limekiln.	16/04987/S36	S36RO	2
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,	Scottish Hydro Electric Transmission Plc	Reported to NPAC February 2017. Response to Scottish Ministers provided on 02 March 2017. PLI to be held.	15/04103/S37	S37RO	2

APPENDIX 3 - PANS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS REFVAL WARD
Bob Robertson	Renewal of existing planning permission and extension of working area on a site of 23 hectares	Dornoch Bridge Quarry, Cyderhall, Dornoch,	Pat Munro Ltd		17/01998/PAN	PCO
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
Dorothy Stott	Erection of replacement school building	Alness Academy, 17 Station Road, Alness, IV17 0AB,	Hub North Scotland Ltd		17/03305/PAN	PCO
Emma Forbes	The decommissioning and remediation of the Dounreay site to achieve an Interim End State (IES). The development comprises of construction of temporary buildings, demolitions, site remediation and landscaping where necessary	DSRL, Dounreay Nuclear Research Establishment, Dounreay, Thurso, KW14 7TZ,	Dounreay Site Restoration Ltd (DSRL)		17/02428/PAN	PCO
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
Gillian Webster	Residential development of 70-80 houses, improvements to access road and woodland recreation area	Land 190M East Of House Of Rosskeen, Invergordon,	Deveron Homes Limited		17/02262/PAN	PCO
Gillian Webster	Erect extension to shop 7 to provide new blast and paint workshop and use land for the storage of raw materials and fabricated products for the off-shore renewables sector	Global Energy, Nigg, Tain, IV19 1QY,	Nigg Energy Park Ltd		17/03477/PAN	PCO
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
Victor Hawthorne	Distillery expansion including Tun Room/Still House/Mash House and associated works and new Wood Chip and Biomass Plant and associated works	Clynelish Distillery, Brora,	Diageo Ltd		14/00068/PAN	PCO