

Agenda item	4
Report no	PLS/082/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 5 December 2018

Report Title: Major Development Update

Report By: Area Planning Manager - South

Purpose/Executive 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. The report also details progress on proposals submitted under S36 or S37 of the Electricity Act 1989 on which the Council is consulted.

Recommendation

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

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 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. IMPLICATIONS

- 2.1 Resource: Not applicable
- 2.2 Legal: Not applicable
- 2.3 Community (Equality, Poverty and Rural): Not applicable
- 2.4 Climate Change/Carbon Clever: Not applicable
- 2.5 Risk: Not applicable
- 2.6 Gaelic: Not applicable

3. RECOMMENDATION

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

Signature:

Designation: Area Planning Manager – South

Author: David Mudie, Area Planning Manager – South

APPENDIX 1 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
John Kelly	Construction of a new Centre for Health Science 2 including an Elective Care Centre (NHS), Life Science Business Incubator (HIE) and Health Innovation Facility (UHI)	Land 330M NW Of Inverness College UHI 1 Inverness Campus Inverness	NHS Highland	Application to be considered at SPAC Jan 2019.	18/04829/FUL	PCO	19
David Mudie	Establish a port and port related services for energy related uses, including marine channel dredging, quay realignment, repair and maintenance, erection of offices, industrial and storage buildings, delivery and export of port related cargo and associated new road access, parking, infrastructure, services, temporary stockpiling of dredged material, re-grading and upfilling of landward areas and landscaping (Renewal of planning permission 13/01689/PIP)	Former Fabrication Yard Ardersier Nairn	Ardersier Port Ltd	Potential to report to Jan 2019 SPAC.	18/04552/PIP	PCO	17
Simon Hindson	Mixed-use masterplan comprising residential (Class 9 and flatted), Hospital (Class 8), STEM Centre (Class 10), commercial (Classes 1 & 2) and community uses	Land 400M NE Of Blar Mhor Industrial Estate Lochyside Fort William	The Highland Council	Application granted at Committee on 23.10.18 subject to the prior completion of a S75 agreement.	18/03647/PIP	PDE	11
Simon Hindson	Erection of 117 houses & associated works	Land To South Of Nairn Road Ardersier	Springfield Properties PLC	Application to be determined at January 2019 South Planning Applications Committee. Awaiting resolution of consultee comments on application and negotiation of legal agreement heads of terms.	18/03073/FUL	PCO	17
David Cowie	Erection of 94 dwellings and associated infrastructure	Land At Drum Farm South Of Fire Station Drumnadrochit	Springfield Properties PLC	Application to be determined January 2019.	18/02863/FUL	PCO	12
David Mudie	Extension to Mid Lairgs Quarry	Mid Lairgs Quarry Farr Inverness IV2 6XN	Alexander Ross & Sons (Sand & Gravel) Ltd	To be reported to SPAC January 2019.	18/01691/FUL	PCO	12
John Kelly	Change of use from equestrian centre to holiday, leisure and hospitality facilities including 13 lodges, cafe/shop, reception, laundry and restaurant	Land At TreeTop Stables Faebuie Culloden Moor Inverness	Inverness Paving Ltd	Potential to report to January 2019 SPAC	18/01399/FUL	PCO	19

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Ken McCorquodale	Extend substation, creation of two platforms across two phases for gas insulated substation buildings', plant, access tracks, associated landscaping and other ancillary equipment	Land 325M SW Of Whitebridge Cottage Auchteraw Fort Augustus	Scottish Hydro Electric Transmission PLC	Reported to Special Meeting of Full Council on 23 Oct 2018. Minded to grant planning permission subject to prior conclusion of legal agreement.	18/00760/FUL	PCO	12
David Mudie	Application under Section 42 of the Act in relation to non compliance with conditions 1 and 2 of planning permission 02/00765/FUL to extend the period of time of extraction	Mid Lairgs Quarry Farr Inverness IV2 6XN	Dalglish Associates Ltd	Committee agreed to grant planning permission at June 2018 SPAC subject to conclusion of legal agreement to secure bond. Discussion on revised bond linked to current application for extension and under discussion.	18/00108/S42	PDE	12
Ken McCorquodale	Residential development & associated infrastructure	Land 123M SE Of Rosebank Kingsteps Lochloy Road Nairn	Springfield Properties PLC	Reported to SPAC June 2018 where Members requested that the application be deferred for site visit. Reconsidered at August 2018 SPAC. Members agreed to grant permission subject to conclusion of S75. S75 in preparation.	17/05667/FUL	PCO	18
Ken McCorquodale	Conversion of Drummond Hill to 6no flats, erection of 12no flats and 20no dwellings. Demolition of outbuildings, alterations to boundary wall and associated landscaping and infrastructure.	Drummond Hill Stratherrick Road Inverness IV2 4JZ	Tulloch Homes Ltd / SRUC	Committee minded to grant planning permission at June 2018 SPAC subject to conclusion of legal agreement.	17/05060/FUL	PDE	15
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	Minded to Grant Planning Permission at January 2018 South Planning Applications Committee. Finalising legal agreement. Decision to be issued January 2019.	16/00592/FUL	PDE	19

APPENDIX 2 - APPLICATIONS SUBMITTED UNDER THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Ken McCorquodale	Revised Coire Glas Pumped Storage Scheme	Land At Coire Glas North Laggan	SSE	Reported October 2018 SPAC where it was agreed to raise no objection. Awaiting decision from Scottish Ministers.	18/01564/S36	PDE	11