

Agenda Item	4
Report No	PLN/056/19

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 31 July 2019

Report Title Major Development Update

Report By: Acting Head of Development Management – Highland

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. 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 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.

Signature: Dafydd Jones
Designation: Acting Head of Development Management – Highland
Author: Simon Hindson, Team Leader – Strategic Projects

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. An application for this is currently under consideration - see 18/01928/FUL "Closure (and stopping up) of level crossing, formation of link road and erection of road bridge"	08/00253/OUTS U	PCO	08

APPENDIX 1 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Gillian Pearson	Construction of new East Quay including dredging and piling, and the formation of laydown area for handling and temporary storage of North Sea Oil related and renewable energy components	Land 230M West Of Nigg Ferry HotelNigg	Global Energy Nigg Ltd	Out to consultation until early August 2019. Targeting September NPAC.	19/02777/FUL	PCO	07
Erica McArthur	Masterplan for residential development of 44 houses with associated open space, school play area, Suds scheme and the formation of new access onto A87(T).	Land Adjacent To Auchtertyre Primary SchoolAuchtertyreBalmacara	Lochalsh Estates Ltd	Initial consultation responses will require further information from applicant. Anticipated determination September 2019.	19/01443/PIP	PCO	05
Peter Wheelan	Lochluichart Wind Farm Extension II - erection of 9 turbines (maximum tip height 133m), temporary construction compound, borrow pits, crane pads, access tracks, underground cables between turbines, sub-station, battery storage, maintenance and control buildings with welfare facilities	Land Between Lochluichart And Loch GlascarnochGarve	Bluebell Wind Farm Limited	Targeting November 2019 NPAC. Following meetings and site visits the applicant has agreed to reduce the number of proposed turbines from 9 down to 5. The 4 turbines to be removed are closest to the A835. The amended 5 turbine scheme is due to be submitted in August 2019.	19/01284/FUL	PCO	05
Emma Forbes	Erection of 275/220 kV electricity substation comprising platform area, electrical infrastructure and buildings, associated plant, ancillary infrastructure and temporary site compound	Land 400M SW Of Former Kennels BuildingDounreay Nuclear Research EstablishmentDounreay	Scottish Hydro Electric Transmission Plc	Meeting arranged with applicant to discuss outstanding matters related to design. Timescale for determination will be clarified following the meeting.	19/01092/FUL	PCO	02
Gillian Pearson	The erection and operation of a 132kV substation comprising platform area, control building, associated plant and infrastructure, ancillary facilities, public road improvements to the A836 between the site entrance and the junction with the A838, upgrade of an existing forest track, site compound (half of which will remain permanent for operational purposes) and landscape works.	Land 1000M SE Of Dalchork HouseLairg	Scottish Hydro Electric Transmission Plc	Applicant currently resolving Transport Planning concerns; targeting September 2019 meeting of The Highland Council.	19/00374/FUL	PCO	01
Dorothy Stott	Erection of 60 residential units (private and affordable) (discharge of Planning Conditions 1, 2, 3, 4, 5, 7, 9, 10, 12, 13, 14, 15, 16, 17 and 18 of 13/04534/PIP)	Land 150M West OfWyndhill Industrial EstateMuir Of Ord	Ian Elliot Ltd & Scotia Homes Ltd	Application being considered in tandem with S42 application 19/00233/S42. Targeting determination September 2019.	19/00234/MSC	PCO	08
Dorothy Stott	Section 42 Application to vary Condition 8 of planning permission 13/04534/PIP to allow 60 houses to be developed in Phase 1 of the mixed use scheme	Land 150M West OfWyndhill Industrial EstateMuir Of Ord	Ian Elliot Ltd & Scotia Homes Ltd	determination September 2019.	19/00233/S42	PCO	08
Dorothy Stott	Application under Section 42 to amend condition 3 of planning permission 02/00941/FULRC to increase maximum output in calendar year 2019	Tor Leathan QuarryArdrossAlness	Pat Munro (Alness) Ltd	To be determined at North Planning Applications Committee July 2019.	19/00168/S42	PDE	06

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Simon Hindson	Erection of 33 houses, road widening, public footpaths, formation of public open space and installation of access for adjacent site (18/05806/PIP)	Land 130M North Of The CairnsCulbokie	Tulloch Homes Ltd	Reported to North Planning Applications Committee in June 2019 where committee were minded to grant subject to conclusion of legal agreement. The legal agreement is currently being drafted and it is anticipated it will be concluded by October 2019.	18/05808/FUL	PCO	09
Susan Hadfield	Masterplan for the erection of 104 houses	Lochan CorrBlack Isle RoadMuir Of Ord	The Mackay Robertson & Fraser Partnership	Awaiting submission of further information on transport and drainage, and agreement to developer contributions. Likely determination in Sept 2019.	18/05159/PIP	PCO	08
Gillian Pearson	Permission in principle for mixed use development including residential and commercial elements (renewal of previous permission 14/01808/PIP)The application renewal seeks to secure approval for a period of 5 years.	Land NW Of Seaview HotelJohn O'Groats	JOG 2 Ltd	Presented to NPAC Jan 2019 where committee were minded to grant the permission subject to conclusion of a legal agreement. Discussions on legal agreement are ongoing.	18/02634/PIP	PDE	03
Gillian Pearson	Development of 18 hole golf course, erection of clubhouse, renovation of existing buildings for maintenance facility, pro-shop, caddy hut, workshop, administration building, information booth, formation of new private access from C1026	Land 1700M NW Of Embo Community CentreSchool StreetEmbo	Coul Links Ltd	Application called in by Scottish Ministers, PLI held in Feb/March and now concluded - awaiting decision from Ministers (no timescale as yet) however there has been a large delay with the applicant's closing submissions which are still awaited.	17/04601/FUL	PDE	04
Bob Robertson	Extension of quarry	Dornoch Bridge QuarryCyderhallDornoch	Pat Munro (Alness) Ltd	Reported to NPAC November 2017. Committee agreed to grant permission subject to conclusion of S75. This is progressing.	17/04351/FUL	PDE	04
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 FactoryHigh StreetConon Bridge	HPG (Inverness) Limited	Additional roads info rec'd. Seeking landowner agreement to improve flood embankment to satisfy SEPA and Council's Flood Team	15/01202/FUL	PCO	09
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 EstateStaffin RoadPortreeIsle Of Skye	Oatridge Limited Allan Campbell	New agent in discussions with land owners. Wish to continue with existing application rather than withdraw and resubmit. Aiming to address identified requirements for further information from consultees.	13/03980/PIP	PCO	10

APPENDIX 2 - APPLICATIONS SUBMITTED UNDER THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Gillian Pearson	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 ForestStrathy	E.ON Climate & Renewables Developments Limited	Additional FEI information to be submitted in 2019 amending scheme. ECDU is content for this further emendment. Timetable is currently uncertain.	13/04469/S36	PCO	01
Gillian Pearson	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 MainsMey	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	04
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 BulreanrobLybster	EON	Reported to NPAC 12 September 2017. Raise an Objection. PLI held. Awaiting outcome from Scottish Ministers.	16/04966/S36	S36RO	04
Simon Hindson	Kirkan Wind Farm - Construction of wind farm comprising of 17 turbines (height to hub 104m, height to blade tip 175m), associated access tracks, borrow pits, compounds, substation and 104m high met mast	Land 3015M SE Of Aultguish InnGarve	Kirkan Wind Farm Limited	Awaiting feedback from applicant on submission of additional information to address consultee comments. The timescale for the response to the Scottish Government's Energy Consents Unit will be determined on receipt of feedback from applicant. Determination anticipated Autumn 2019.	19/01861/S36	PCO	05
Gillian Pearson	Section 36c Application - Amendment to consented Gordonbush Extension (reduction in number of turbines from 15 to a maximum of 11 and increase in tip height to a maximum of 149.9m.	Land 3610M NE Of AscoileGordonbushBrora	SSE Generation Limited	EIA Addendum submitted early June 2019 due to alteration to turbine layout. Response to Scottish Government to be determined at July 2019 North Planning Applications Committee.	19/00775/S36	PCO	04