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| Agenda item | 4 |
| Report no | PLS/086/19 |

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 4 December 2019

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: David Mudie

Designation: Area Planning Manager – South

Author: Simon Hindson, Team Leader – Strategic Projects

APPENDIX 1 - MAJOR APPLICATIONS POST 2009

| OFFICER | PROPOSAL | ADDRESS | APPLICANT | PROGRESS | REFERENCE | STATUS | WARD |
|----------------|--|--|------------------------------|---|--------------|--------|------|
| Susan Hadfield | Erect 94 Houses and Flats with associated roads and services | Land 130M NE Of 0 Newton Park Kirkhill | Tulloch Homes Ltd | Awaiting confirmation of acceptance of developer contributions, updated transport assessment, additional information regarding capacity of existing road network, updated access management plan, amendments to site layout . Aiming to determine the application at the January 2020 meeting of the South Planning Applications Committee. | 19/04259/FUL | PCO | 12 |
| Simon Hindson | Erection of 312 dwellings & associated works | Land 370M SE Of Balloch Farm Cherry Park Balloch Inverness | The Highland Council | A request for further information to address matters raised to date has been sent to the applicant. Anticipate determination at South Planning Applications Committee in January 2019. | 19/04213/PIP | PCO | 17 |
| Elaine Watt | Erection of 34 houses and associated works | Land Adjacent To Fire Station East End Beauly | Springfield Properties PLC | Anticipate that the application will be reported to South Planning Applications Committee in January 2019. | 19/04030/FUL | PCO | 12 |
| Peter Wheelan | Application under Section 42 of the Act for non compliance with Condition 1 of Planning Permission IN/1997/613 to extend the period of time of extraction. | Daviot Quarry Daviot Inverness 5XL | Breedon Northern Limited | Anticipate application will be reported to South Planning Applications Committee in January 2020. | 19/03995/S42 | PCO | 19 |
| David Mudie | Erection of hotel development with associated landscaping, car parking and ancillary uses | Former Swimming Pool Site Glebe Street Inverness | Vastint Hospitality B.V. | Anticipated that the application will be reported to South Planning Applications Committee in December 2019 for determination. | 19/03933/FUL | PCO | 14 |
| Simon Hindson | Erection of 39 residential units and a retail unit | Development Site Opposite Spean Crescent Spean Bridge | R. E. Campbell (Joinery) Ltd | Following the end of the consultation period a request for information has been sent to the applicant and a meeting held to discuss modifications to the application and matters of procedure. It is anticipated that the application will be reported to South Planning Applications Committee for determination in March 2020. | 19/03831/FUL | PCO | 11 |

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|---------------|---|--|---|---|--------------|--------|------|
| Simon Hindson | Phase 2 Ness Castle - matters specified in condition 2 (17/01189/MSC) Change of house types and layout of plots | Land To North Of Torbreck Inverness | Barratt North Scotland | Reported to South Planning Applications Committee for determination in September 2019 where the committee were minded to grant. A modification to the legal agreement is due to be completed in December 2019, thereafter planning permission will be issued. | 19/03054/MSC | PDE | 15 |
| Keith Gibson | Formation of 2nd 18 hole championship golf course including all access routes, drainage, earthworks shaping, planting, irrigation systems, services and infrastructure | The Golf Lodge Castle Stuart Dalrossie Inverness | Castle Stuart Golf LLP | Members of the South Planning Applications Committee were minded to grant the application subject to the modification of the legal agreement. Work on this is progressing and it is anticipated that the decision will be issued early 2020. | 19/02933/FUL | PDE | 17 |
| Simon Hindson | Non-compliance with Condition 1 of Planning Permission in Principle 17/03541/S42 to change the phasing of development | Land To North Of Torbreck Inverness | Trustees Of Richard Tyser's Overseas Settlement | The application was reported to September 2019 South Planning Applications Committee for determination where Members were minded to grant consent subject to a modification to the condition on delivery of the remote footpath and conclusion of a modified legal agreement. a further application for non-compliance with conditions has been submitted to address the condition related to the delivery of the remote footpath. It is anticipated that these matters will be resolved and planning permission granted December 2019. | 19/02780/S42 | PDE | 15 |
| David Cowie | Erection of 93 (including 24 affordable) homes and associated works | Land At Drum Farm South Of Fire Station Drumadrochit | Springfield Properties PLC | Determination anticipated at South Planning Applications Committee in December 2019. | 19/02761/FUL | PCO | 12 |
| John Kelly | Demolition of two storey car park and construction of hotel development, including retail /commercial units with associated landscaping, infrastructure and creation of new bus/taxi street | Rose Street Car Park Rose Street Inverness | SRP Inverness Ltd | Members fo the South Planning Applications Committee were minder to grant the application, subject to developer contributions being paid, at their meeting in October 2019. The decision notice will be issued following receipt of required developer contributions. | 19/02357/FUL | PDE | 14 |

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| Simon Hindson | Matters specified in conditions 4a, 4b, 4c,4d, 4f, 4i, 5, 7, 9, 13,14, 18 and 19 of planning permission in principle 04/00585- Erection of 180 no dwelling houses, Phase 3 | Land To North Of Torbreck Inverness | Barratt North Scotland And Tyser Trust | Anticipated that the application will be determined at South Planning Applications Committee in December 2019. | 19/01776/MSC | PCO | 15 |
| Tim Stott | Formation of roads, access, drainage, foundations, ground works and services infrastructure for all phases of development and erection of 176 houses and associated works (Phase 1) | Land 130M East Of 77 Lochaber Road Upper Achintore Port William | Link Group Ltd | Application determined at South Planning Applications Committee in June 2019 subject to conclusion of legal agreement. Dialogue is ongoing with applicant on provisions of the legal agreement. | 19/00898/FUL | PCO | 21 |
| Simon Hindson | New residential development of up to 325 dwellings including landscaping, access and associated site development works | Land 130M East Of 77 Lochaber Road Upper Achintore Port William | Link Group Ltd | Application determined at South Planning Applications Committee in June 2019 subject to conclusion of legal agreement. Dialogue is ongoing with applicant on provisions of the legal agreement. | 19/00897/PIP | PCO | 21 |
| Laura Stewart | Section 42 Planning Application to vary Condition 5 of planning permission 09/00089/FULNA to extend operational life of quarry | Park Quarry Nairn | Tarmac Caledonian Ltd | Application determined at South Planning Applications Committee in June 2019 subject to conclusion of legal agreement to secure restoration of the site. Dialogue is ongoing with the applicant on the legal agreement. | 19/00542/S42 | PDE | 18 |
| Simon Hindson | Submission of Matters Specified in Conditions 2, 3, 6, 7, 10, 11, and 12 of Planning Permission 12/01832/S42 - Erection of 60 houses with associated roads, parking, drainage & infrastructure | Land 110M SE Of 4 The Square Craig Dunain Inverness | Robertson Homes | The application will be reported to South Planning Applications Committee in December 2019 for determination. | 19/00524/MSC | PCO | 13 |
| Laura Stewart | Construction and operation of a sand and gravel quarry, including material processing plant and concrete batching plant | Land 575M SW Of Upper Remore Nairn | Breedon Northern Ltd | Application approved at June committee. Currently pending resolution of a legal agreement for a restoration bond. | 18/05787/FUL | PDE | 18 |
| Simon Hindson | Erection of 117 houses & associated works | Land To South Of Nairn Road Ardriesier | Springfield Properties PLC | Committee agreed to grant planning permisison subject to prior conclusion of legal agreement October 2019. It is anticipated that the decision notice will be issued in December 2019. | 18/03073/FUL | PCO | 17 |
| David Mudie | Extension to Mid Lairgs Quarry | Mid Lairgs Quarry Inverness V/2 6XN | Alexander Ross & Sons (Sand & Gravel) Ltd | Reported to March 2019 SPAC where Members agreed to grant planning permission subject to prior conclusion of legal agreement. | 18/01691/FUL | PDE | 12 |

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|---------------|--|--|----------------------------|--|--------------|--------|------|
| 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 Barron Inverness IV2 6XN | Dagleish 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 application for extension (18/01691/FUL) and under discussion. | 18/00108/S42 | PDE | 12 |
| 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. Bond for restoration now recieved and waiting to be engrossed. Decision notice to be issued in December 2019. | 16/00592/FUL | PDE | 19 |

APPENDIX 2 - APPLICATIONS SUBMITTED UNDER THE ELECTRICITY ACT 1989

| OFFICER | PROPOSAL | ADDRESS | APPLICANT | PROGRESS | REFERENCE | STATUS | WARD |
|---------------|--|---|---|--|--------------|--------|------|
| Simon Hindson | Revised Coire Glas Pumped Storage Scheme | Land At Coire Glas North Laggan | SSE | Supplementary Environmental Information has been submitted. A response to the consultation from the Energy Consents Unit will be reported to South Planning Applications Committee in December 2019. | 18/01564/S36 | PDE | 11 |
| Laura Stewart | Construct and operate a pumped storage hydro scheme approximately 14km SW of Inverness (Red John Hydro) | Land 630M East Of Park Cottage Dores | Aecom Infrastructure & Environment UK Limited | Supplementary Environmental Information has been submitted following members Decision to Raise and Objection to the Scheme at South Planning Applications Committee in August 2019. The ECU have consulted the Council on the additional information which we expect to refer to South Planning Applications Committee for further consideration of the response in December 2019. | 18/05427/S36 | PCO | 12 |
| Roddy Dowell | Glenshero wind farm consisting of 39 turbines with an indicative capacity of 168 MW. | Land 3730M NW Of Garvamore Laggan | SIMEC | The Council raised an objection to the application in October 2019. Awaiting notification of further procedure from the Energy Consents Unit. | 18/04733/S36 | S36RO | 20 |
| Peter Wheelan | Installation of 132kV overhead transmission line between Aberarder Estate and Dunmaglass Estate to connect to electricity grid network for Aberarder Wind Farm | Land 835M SE Of Dunmaglass Mains Dunmaglass Inverness | Scottish Hydro Electric Transmission Plc | Aiming to respond to the Energy Consents Unit following a report to South Planning Applications Committee in January 2020. | 19/03244/S37 | PCO | 12 |