

Agenda item	4
Report no	PLS-055-20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 08 December 2020

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.

Implications

Resource: Not applicable

Legal: Not applicable

Community (Equality, Poverty and Rural): Not applicable

Climate Change / Carbon Clever: Not applicable.

Risk: Not applicable

Gaelic: Not applicable

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. The following abbreviations have been used in the appendices:
- PCO – Pending Consideration
 - PDE – Pending Decision
 - S36RO – raised an objection to an application for energy generation under the Electricity Act
 - S36RNO – raised no objection to an application for energy generation under the Electricity Act
 - S37RO – raised an objection to an application for energy transmission under the Electricity Act
 - S37RNO – raised no objection to an application for energy transmission under the Electricity Act

2. RECOMMENDATION

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

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
Elaine Watt	Erection of 42 houses and associated works	Land Adjacent To Fire Station East End Beauly	Springfield Properties PLC	The application will be determined following consideration of comments from members of the public and consultees. Likely timescale for determination is February 2021.	20/03444/FUL	PCO	12
Simon Hindson	Battery energy storage system comprising steel containers, GRP substation and fencing (output of up to 49.9MW)	Blackpark Farm Nairn IV12 5HY	Intelligent Land Investments Group Plc	The application will be presented to South Planning Applications Committee for determination in December 2020.	20/02589/FUL	PCO	18
Susan Macmillan	Lateral extension to, and further workings at existing Banavie Quarry to incorporate revised working and progressive restoration; Proposed extraction rate of up to 80,000 tonnes per annum and extension of operational lifespan to 2045	Banavie Quarry Banavie Fort William	Breedon Northern Ltd	The application will be presented to South Planning Applications Committee for determination in December 2020.	20/02154/FUL	PCO	11
Peter Wheelan	Erection of 28 houses, commercial unit (Class 1, 2, 3 - excluding Hot Food Takeaway, 4 & 10), sports pitch and associated infrastructure	Development Site Opposite Spean Crescent Spean Bridge	R. E. Campbell (Joinery) Ltd	Amendments have been sought to the scheme to address technical and design issues. The amendments have now been submitted and determination is likely in March 2021.	20/01909/FUL	PCO	11
John Kelly	Removal of Condition 4 (18/04829/FUL) (bus gateway) at Centre for Health Science 2	Land 330M NW Of Inverness College UHI 1 Inverness Campus Inverness	NHS Highland	Information is currently awaited on the approach to the provision of the bus gateway. It is likely the application will be determined in early 2021.	20/01839/S42	PCO	19
Elaine Watt	Visitor accommodation with associated landscaping, access, footpaths, parking and associated amenity buildings	Land 280M SW Of Ballindoun Lodge Beauly	Gloag Investment Properties Portfolio 2 Ltd	The application will be presented to South Planning Applications Committee for determination in December 2020.	20/01783/PIP	PDE	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 Tree Top Stables Faeuie Culloden Moor Inverness	Inverness Paving Ltd	The application will be presented to South Planning Applications Committee for determination in December 2020.	20/01728/FUL	PCO	19
John Kelly	Demolition of building and erection of hotel, formation of Class 11 commercial unit	122B Academy Street Inverness IV1 1LX	Bricks Capital	Determination anticipated early 2021.	20/01085/FUL	PCO	14

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John Kelly	Erection of house	Land 730M NW Of King's Stables CottageWesthillInverness	Mr & Mrs C and D Wares	The application will be determined early 2021 following further discussions between Historic Environment Scotland and applicant.	20/00967/FUL	PCO	19
John Kelly	Conversion of buildings to form mixed use development comprising 6No.commercial units and 53No. residential flats	7 - 17 Union StreetInvernessIV1 1PP	Forthpoint Ltd	The application was determined at South Planning Application Committee in May 2020 subject to prior conclusion of a legal agreement to secure developer contributions.	20/00898/FUL	PDE	14
Simon Hindson	Application for Non-Compliance with Condition 33 (08/00080/OUTNA) Seeking Amendment of Cross Reference to Phasing Condition	Land To North Of A96 Extending From Whiteness Access Road To The Common Good LandNairn	Cawdor Maintenance Trust	Applicationdetermined in consultation with chair of South Planning Applications Committee April 2020 subjection to conclusion of modified Section 75 agreement.	20/00599/S42	PCO	18
Peter Wheelan	Mixed use masterplan for residential and leisure development including housing, marina, boat yacht club, visitor centre, nature conservation zones and hotel with supporting community facilities and sewage treatment plant (Renewal of Planning Permission in Principle 12/04225/S42 and 05/01294/OUTIN)	Former Fabrication YardArdersierNairn	Ardersier Port Ltd	Further Environmental Information was required by NatureScot and it was submitted and re-advertised in October 2020. Anticipate determination at South Planning Applications Committee in February 2021 following any further consideration of comments from consultees and members of the public.	20/00484/PIP	PCO	17
Peter Wheelan	Erection of 44no flats, 27 dwellings and 30no. self-build plots and associated infrastructure	Land At Wester Inshes South OfWest ParkInshesInverness	R.F. More (Properties) Limited	Meeting with applicant to discuss consultation responses and access strategy for the site took place in early March. Additional information was submitted in May and re-consulted upon. Additional information was submitted in September with re-consultation in October 2020 with determination of the application anticipated in late 2020.	19/05574/PIP	PCO	19

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Simon Hindson	Application for the approval of matters specified in conditions 2 (Design and Layout), 4 (Surface Water Drainage Design), 5 (Access Management Plan), 6 (Noise Monitoring Scheme), 7 (Noise Barrier and Associated Landscaping), 8 (Waste Management Strategy), 9 (Street Lighting), 10 (Active Travel Plan), 11 (Relocation of Speed Limit on Drumossie Brae), 13 (Car Parking), 15 (Archaeology), 16 (Tree Protection Fence), 17 (appointment of Aboricultural Consultant), 21 (Open Space and Landscaping), 23 (SUDs Maintenance), 25 (Above Ground Infrastructure) and 28 (Road and Active Travel Mitigation) of Planning Permission in Principle 18/05593/PIP for the Erection of 60 homes (12 flats and 48 houses) and associated infrastructure and landscaping	Land 260M SE Of Simpsons Garden CentreInshesInverness	Springfield Properties PLC	The application will be presented to South Planning Applications Committee for determination in December 2020.	19/05410/MSC	PCO	19
Peter Wheelan	Erection of 155no houses, roads, landscaping and infrastructure	Land 160M SW Of1 Parks Of InshesOld Edinburgh Road SouthInverness	Tulloch Homes Ltd; Mackenzie Parks LLP; D&N Mackenzie LLP	Following the minded to grant committee decision in October 2020, the legal agreement is being progressed in line with the reccomendations in the report. It is anticipated that the decision notice will be issued in December 2020.	19/05179/FUL	PDE	19
Simon Hindson	Erection of 298 dwellings & associated works	Land 370M SE Of Balloch FarmCherry ParkBallochInverness	The Highland Council	Applicationreported to South Planning Applications Committee in January 2020 where Members were minded to grant subject to conclusion of a legal agreement to secure developer contributions.	19/04213/PIP	PDE	17
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 QuarryDaviotInvernessIV2 5XL	Breedon Northern Limited	Application reported to South Planning Applications Committee in January 2020 where Members were minded to grant subject to conclusion of a legal agreement to secure developer contributions. Restoration bound amount now agreed and preparation of the S75 is in progress. Delay due to COVID-19 and the quarry manager being furloughed.	19/03995/S42	PDE	19
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 LodgeCastle StuartDalcrossInvernessIV2 7JL	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. We are awaitingthe legal agreement being registered by the applicant.	19/02933/FUL	PDE	17

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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 Of77 Lochaber RoadUpper AchintoreFort 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 Of77 Lochaber RoadUpper AchintoreFort 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	PDE	21
Laura Stewart	Section 42 Planning Application to vary Condition 5 of planning permission 09/00089/FULNA to extend operational life of quarry	Park QuarryNairn	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
Laura Stewart	Construction and operation of a sand and gravel quarry, including material processing plant and concrete batching plant	Land 575M SW Of Upper RemoreNairn	Breedon Northern Ltd	Application approved at June committee. Currently pending resolution of a legal agreement for a restoration bond.	18/05787/FUL	PDE	18

APPENDIX 2 - APPLICATIONS SUBMITTED UNDER THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Laura Stewart	Construct and operate a pumped storage hydro scheme approximately 14km SW of Inverness (Red John Hydro)	Land 630M East Of Park CottageDores	Aecom Infrastructure & Environment UK Limited	Application further considered at December 2019 committee for submission of Further Environmental Information where Members moved to Raise an Objection. Following the response being sent to the Energy Consents Unit, the case has now been passed to the DPEA and a Public Local Inquiry was held week commencing 24 August 2020. This comprised hearing sessions related to landscape and visual impact and net benefits of the proposal. The Reporter will compile their report and submit it to Scottish Ministers in due course.	18/05427/S36	S36RO	12
Roddy Dowell	Glenshero wind farm consisting of 39 turbines with an indicative capacity of 168 MW.	Land 3730M NW Of1 GarvamoreLaggan	SIMEC	The Council raised an objection to the application in October 2019. The DPEA have been passed the case and two The Public Local Inquiry was held virtually between 10th and 18th November 2020 covering matters related to landscape and visual impact, wild land impacts, impacts on the Cairngorms National Park, Policy and Conditions. Legal submissions will be made following the end of the Inquiry and the Reporter will then make their recommendation to Scottish Ministers.	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 MainsDunmaglassInverness	Scottish Hydro Electric Transmission Plc	Response to the Energy Consents Unit will be submitted in January 2020 following the minded to not raise an objection decision at South Planning Applications Committee in March 2020. The delay in response is due to the need to conclude the agreement related to road improvements.	19/03244/S37	PDE	12
Simon Hindson	Farr Wind Farm - Variation of Section 36 Consent under the Electricity Act 1989 to extend the operational period of Farr Wind Farm from 25 years to 35 years	Farr WindfarmMoyTomatinInvernessIV13 7ZA	Farr Windfarm Limited	The recommended response to the application will be reported to South Planning Applications Committee in December 2020.	20/03263/S36	PCO	19

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Peter Wheelan	Cloiche Wind Farm - Erection and Operation of a Wind Farm comprising 36 Wind Turbines (maximum blade tip height of 149.9m), access tracks, LiDAR, borrow pits, temporary construction compounds (inclusive of concrete batching area), substation and operations building	Land 9400M SE Of Glendoebeg Upper Glendoe Fort Augustus	SSE Generation Limited	Officers have written to the applicant to request substantial amendments to the application to address concerns related to landscape and visual impact. The CNPA and NatureScot have outstanding objections which the applicant is seeking to address. Supplementary Information addressing concerns raised is likely to be submitted early 2021. It is anticipated that the response will be determined in March 2021.	20/01796/S36	PCO	12