

Agenda item	4
Report no	PLS-051-21

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 17 August 2021

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 Section 36 or Section 37 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 Appendix 3 provides a list of all major scale planning permissions and Electricity Act consents issued within the last two years to provide members with an update on the status of these developments.
- 1.4 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. 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. Delegated Refusals of Major Applications and Current Appeals

- 2.1 Since the Major Developments Update Report presented to the last South Planning Applications Committee, no major applications have been refused using delegated powers, following circulation to local Members.
- 2.2 There are currently no appeals ongoing for major scale development in the South Planning Application area. For those cases under the Electricity Act 1989 where a Public Local Inquiry has been held and we are awaiting the decision of the Scottish Ministers the case will be listed in the appendix to this report only.

3. Recent Decisions by Scottish Ministers

- 3.1 Since the report to the last committee the Red John Pumped Store Hydro Scheme,

an application under the Electricity Act was consented by Scottish Ministers.

4. Recommendation

4.1 That Members note the current position with these applications.

5. Implications

5.1 Resource: Not applicable.

5.2 Legal: Not applicable.

5.3 Community (Equality, Poverty and Rural): Not applicable.

5.4 Climate Change/Carbon Clever: Not applicable.

5.5 Risk: Not applicable.

5.6 Gaelic: Not applicable.

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	Construction and Operation of an energy storage facility with capacity of up to 49.9MW comprising up to 50 energy storage modules, control building, electrical equipment, access, landscaping, fencing	Land 410M SW Of Platchaig HouseKilmorackBeauly	Whirlwind Energy Storage Ltd And Caultyernich Farm	It is likely that the application will be determined in October 2021 following consideration of public and consultee comments.	21/03353/FUL	PCO	12
Susan Macmillan	Construction of an aluminium recycling and billet casting facility, associated hardstanding, infrastructure and landscaping	Lochaber SmelterNorth RoadFort WilliamPH33 6TH	ALVANCE Aluminium Group Limited	It is anticipated that the application will be determined in September 2021 following consideration of public and consultee comments.	21/02413/FUL	PCO	21
Keith Gibson	Community amenity development (masterplan), MUGA, sports/play areas, car park, community hall, gym	Land 100M NW Of LindenGrays ParkFoyers	Stratherrick And Foyers Community Trust Ltd	The application will be determined in Autumn 2021 following consideration of public and consultee comments.	21/02331/FUL	PCO	12
Simon Hindson	Application for non-compliance with conditions 4 (Operating Hours) and 5 (Extraction Limits) of Planning Permission 17/02898/FUL	Dunain Mains QuarryInverness	Tarmac Caledonian Ltd	The application will be presented to South Planning Applications Committee for determination in September 2021 alongside a linked application for the wider quarry site.	21/02278/S42	PCO	12
Simon Hindson	Remix of house types in sub-phases B, C and D for a total of 66 homes previously granted planning permission under 18/03073/FUL	Land To South OfNairn RoadArdersier	Springfield Properties PLC	The application will be reported to South Planning Applications Committee in August 2021 for determination.	21/01018/FUL	PCO	17
Peter Wheelan	Residential development of up to 101 dwellings and associated infrastructure	Land At Wester Inshes South OfWest ParkInshesInverness	R.F. More (Properties) Limited	The application replaces a previously withdrawn application on the site for the same scale of development. This application now includes a secondary point of access to the proposed development. The application will be determined in September 2021 following consideration of comments from members of the public and submission of information to address matters raised by Transport Planning.	20/05048/PIP	PCO	19
Elaine Watt	Erection of 42 houses and associated works	Land Adjacent To Fire StationEast EndBeauly	Springfield Properties PLC	The application will likely be reported to South Planning Applications Committee for determination in August or September 2021 following submission of information to address matters highlighted in the response from the Flood Risk Management Team and other consultees.	20/03444/FUL	PCO	12

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 QuarryBanavieFort William	Breedon Northern Ltd	The application was determined at South Planning Applications Committee in December 2020 where Members were minded to grant subject to conclusion of a legal agreement to secure restoration of the site.	20/02154/FUL	PDE	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 CrescentSpean Bridge	R. E. Campbell (Joinery) Ltd	Amendments have been sought to the scheme to address technical and design issues highlighted by consultees. Determination is anticipated in October 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 UHI1 Inverness CampusInverness	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 Autumn 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 LodgeBeauly	Gloag Investment Properties Portfolio 2 Ltd	The application was determined at the South Planning Applications Committee in March 2021. The decision will be issued following conclusion of discussions related to provision of active travel linkages.	20/01783/PIP	PDE	12
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	The application will be presented to South Planning Applications Committee in August 2021 for determination.	20/00484/PIP	PDE	17
Simon Hindson	Erection of 298 dwellings & associated works	Land 370M SE Of Balloch FarmCherry ParkBallochInverness	The Highland Council	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. The legal agreement has now been signed and it is anticipated that the decision will be issued in August 2021.	19/04213/PIP	PDE	17

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 DaviotInvernessIV2 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.	19/03995/S42	PDE	19
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
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

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	Scottish Minsiters permitted the application in June 2021. We are awaiting feedback from the applicant with regard to their next steps with the development.	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 reccomendation to Scottish Ministers.	18/04733/S36	S36RO	20
Roddy Dowell	Corriegarth 2 Wind Farm - Erection and Operation of a Wind Farm for a period of 30 years, comprising of 16 Wind Turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure	Land At Carn Na SaobhaidheGorthleckInverness	Corriegarth 2 Windfarm Ltd	It is anticipated that the response to the application will be reported to South Planning Applications Committee in October 2021 following consideration of the comments from members of the public and consultees. An initial request seeking modifications to the proposed development has been passed to the applicant for consideration and a design workshop will be undertaken with the applicant to review the landscape and visual impacts of the proposal.	21/00101/S36	PCO	12
Alison Harvey	Cairn Duhie Wind Farm Redesign - Erection and operation of wind farm for a period of 35 years, comprising of 16 wind turbines with maximum blade tip height of 149.9m, access tracks, borrow pits, switching station, substation, control building, temporary construction compound, battery storage infrastructure, and ancillary infrastructure	Land 2.8KM SE Of Little LyneGlenferness	Renewable Energy Systems Ltd (RES)	It is anticipated that a response will be submitted to the Scottish Government's Energy Consents Unit in September 2021 following consideration of public and consultee comments on the application.	21/01521/S36	PCO	18
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 July 2021 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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Cloiche Wind Farm - Erection and Operation of a Wind Farm comprising 36 Wind Turbines (maximum blade tip hieght of 149.9m), access tracks, LiDAR, borrow pits, temporary construction compounds (inclusive of concrete batching area), sustation and operations building	Land 9400M SE Of GlendoebegUpper GlendoeFort 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 in September 2021 with the delay due to additional habitat survey requirements. It is anticipated that the response will be determined in Feburary 2022.	20/01796/S36	PCO	12

APPENDIX 3 - MAJOR APPLICATIONS CONSENTED POST 2019

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Claire Farmer	Construction of two platform railway station and ancillary infrastructure including: car and cycle parking; bus drop off zone; electric vehicle charging points; waiting shelters; access road improvements; pedestrian and cycle access ramp off C1017; surface water drainage system; landscaping; earthworks for track loop; associated works to remove Overbridge 87; works to close the U5409 and associated pedestrian and cycle ramp off U5409; compound; layby; railway link; delivery of turning heads to facilitate closure of the Dalcross/Petty Level Crossing; new footbridge crossing at Woodend; and change of use of land to operational railway land	Land 685M South Of Inverness AirportDalcross	Network Rail	The applicant has recently submitted information to satisfy conditions attached to their planning permission. In addition the processes in relation to the stopping up order are progressing.	20/04746/FUL	04/05/2021	17
Keith Gibson	Erection of battery energy storage system, steel containers, GRP meter building, access track, fencing, new trees	Land 325M SE Of TorrdhuinAuchterawFort Augustus	Intelligent Land Investments Group Plc	There is no update available on the progress of this development at this time.	20/04565/FUL	09/03/2021	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	Following approval by Scottish Ministers in March 2021, the applicant is currently seeking to satisfy conditions attached to the deemed planning permission, including that for the decommissioning and restoration strategy.	20/03263/S36	23/03/2021	19
Simon Hindson	Battery energy storage system comprising steel containers, GRP substation and fencing (output of up to 49.9MW)	Blackpark FarmNairnIV12 5HY	Intelligent Land Investments Group Plc	There is no update available on the progress of this development at this time.	20/02589/FUL	15/12/2020	18
John Kelly	Construction of Elective Care Centre (amendment to design & layout of 18/04829/FUL)	Land 330M NW Of Inverness College UHI1 Inverness CampusInverness	NHS Highland	Information has been submitted to satisfy conditions attached to the planning permission and development has commenced on site.	20/02469/FUL	24/08/2020	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	Information to satisfy the conditions has been submitted and development has commenced on site.	20/00898/FUL	24/03/2021	14
Claire Farmer	Construction of a single platform railway station, car park, access road, cycle stand, electric vehicle charging; and works to facilitate the closure of Dalcross Station Road (C1020) over the railway line (renewal of planning permission ref: 16/04540/FUL)	Land 685M South Of Inverness AirportDalcross	Network Rail	The applicant received an alternative planning permission under reference 20/04746/FUL. As set out earlier in this appendix, information has been submitted to satisfy conditions attached to that permission.	20/00701/FUL	05/05/2020	17

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Lucy Prins	Erection of 50 cabins with associated forest retreat, manager's accommodation, cycle store, maintenance area, internal roads, paths, utilities (including renewable heating technologies) and drainage	Land 450M SW Of Highland Wood EnergyLochaber Rural ComplexAonach Mor Access RoadFort William	Forest Holidays Ltd	There is no update available on the progress of this development at this time.	20/00311/FUL	09/10/2020	21
Simon Hindson	Erection of primary school and nursery and formation of access, car park and MUGA sports pitch	Land To North OfTorbreckInverness	The Highland Council	The applicant has submitted information to satisfy conditions and has commenced groundworks on the site. It is anticipated that development will commence in August 2021.	19/05203/FUL	16/03/2020	15
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 has been concluded and decision notice was issued in December 2020. Road stopping up order commenced and all pre-commencement planning condition submissions still outstanding. No start on site date indicated to date.	19/05179/FUL	12/02/2021	19
Simon Hindson	Install and keep installed a new 1,500 m 132 kilovolt (kV) overhead line (OHL) of approximately 1,500 metres in length to connect the consented Glen Kyllachy Wind Farm to the National Grid	Land 2290M NW Of Keepers HouseDalarossieTomatin	Scottish Hydro Electric Transmission Plc	Following approval by Scottish Ministers in February 2020, the applicant has submitted information to satisfy conditions and development has commenced.	19/05091/S37	21/02/2020	19
Susan Hadfield	Erection of 94 Houses and Flats with associated roads and services	Land 130M NE Of60 Newton ParkKirkhill	Tulloch Homes Ltd	The pre-commencement conditions are in the process of being satisfied and site clearance works are taking place.	19/04259/FUL	02/11/2020	12
David Mudie	Erection of hotel development with associated landscaping, car parking and ancillary uses	Former Swimming Pool SiteGlebe StreetInverness	Vastint Hospitality B.V.	Information to satisfy pre-commencement conditions have been submitted and development is progressing on site.	19/03933/FUL	04/12/2019	14
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	There is no update available on the progress of this development at this time.	19/02933/FUL	31/03/2021	17
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 ParkRose StreetInverness	SRP Inverness Ltd	The former decked car park on the site has now been demolished. Information to satisfy pre-commencement conditions is awaited.	19/02357/FUL	06/11/2020	14

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Simon Hindson	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	The applicant has submitted details to address the pre-commencement conditions attached to the permission in relation to the area known as Zone 2. A site start is anticipated in autumn 2021.	19/00898/FUL	14/05/2021	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	An application for the approval of matters specified in conditions for the first phase of development in the area known as site 5 (reference 21/02989/MS), has been submitted and will be determined in due course. As set out in relation to 19/0898/FUL, information to satisfy conditions for the area known as site 2 have been submitted.	19/00897/PIP	13/05/2021	21
John Kelly	Erection of a materials recovery facility to process biodegradable municipal waste; office and welfare facilities; weighbridge, access road, car parking and landscaping	Longman Landfill SiteStadium RoadInverness	The Highland Council	Information to satisfy conditions has been submitted and is being considered by officers.	19/00503/FUL	17/06/2019	16
Simon Hindson	Development of Justice Centre - Amendments to design of Planning Permission 17/03079/FUL including changes to south and west elevations and roof form	Land 85M North Of Northern Constabulary Area CommandBurnett RoadInverness	Scottish Courts And Tribunals Service	The development was completed in early 2021 and the road improvement works to Burnett Road have been completed.	19/00323/FUL	18/03/2019	16
Laura Stewart	Erection of 90 No. affordable and private houses with associated roads and infrastructure services	Land 260M SE Of Simpsons Garden CentreInshesInverness	DMPM Services Ltd	Information to satisfy conditions have been submitted and development is progressing on site. An application has been submitted for an additional five residential units on the site. This will be reported to South Planning Applications Committee for determination following a request by Local Members.	18/05593/PIP	18/06/2019	19
John Kelly	Construction of a new Centre for Health Science 2 including an Elective Care Centre (NHSH), Life Science Business Incubator (HIE) and Health Innovation Facility (UHI)	Land 330M NW Of Inverness College UHI1 Inverness CampusInverness	NHS Highland	Information has been submitted to satisfy conditions and development is progressing on site.	18/04829/FUL	04/02/2019	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 YardArdersierNairn	Ardersier Port Ltd	It is understood that the site now has new owners. An application will be presented to South Planning Applications Committee in August 2021 for the renewal of the planning permission for alternative uses for the site.	18/04552/PIP	04/02/2019	17

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Simon Hindson	Erection of 117 houses & associated works	Land To South Of Nairn Road Ardersier	Springfield Properties PLC	Pre-commencement conditions on the site have been satisfied and the first phase of development on the site is almost complete. The applicant has submitted an application for alternative designs for the remaining units (ref: 21/01018/FUL). This will be reported to South Planning Applications Committee for determination in August 2021.	18/03073/FUL	06/12/2019	17
Peter Wheelan	Extension to existing quarry	Mid Lairgs Quarry Farr Inverness IV2 6XN	Alexander Ross & Sons (Sand & Gravel) Ltd	The applicant has submitted information to satisfy conditions attached to the planning permission. Discussions are ongoing in relation to restoration strategy.	18/01691/FUL	20/11/2019	12
Simon Hindson	Revised Coire Glas Pumped Storage Scheme	Land At Coire Glas North Laggan	SSE	Regular liaison between the applicant and Officers is taking place to ensure appropriate information is submitted to address pre-commencement conditions related to the overall development, with the focus being on the exploratory works. The exploratory works are anticipated to commence late 2021. The applicant has set up two liaison groups, one for all residents within 5km of the site following advice from Officers and one which is specifically focused on the impact for residents of the Kilfinnan Road.	18/01564/S36	15/10/2020	11
Peter Wheelan	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	Work on the site is progressing with ongoing discussions between the applicant and Environmental Health with regard to extended working hours. A number of applications have been determined to address localised issues related to construction.	18/00760/FUL	14/08/2019	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	A number of submissions have been made in relation to the conditions attached to the planning permission. The applicant is working with an ecologist to address outstanding matters related to habitat management.	16/00592/FUL	29/11/2019	19