

Agenda Item	5
Report No	PLN/057/25

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 24 September 2025

Report Title: Proposal of Application Notice Update

Report By: Area Planning Manager – North

Purpose/Executive Summary

This report provides an update on the Proposal of Application Notices (PANs) submitted to the Planning and Development Service since the previous PAN update report presented to the last committee.

Recommendation

Members are asked to note the submission of these PANs and highlight any material issues they wish to be brought to the attention of the applicants before the submission of an application for planning permission.

1. Update

- 1.1 Appendix 1 provides a list of all valid Proposal of Application Notices submitted to the service since the previous PAN update report presented to the last committee.
- 1.2 The associated application forms, drawings, and any relevant supporting information are provided in the remaining appendices of this report.
- 1.3 Details for any of these applications can be obtained through the Council's eplanning portal <http://wam.highland.gov.uk/wam> by entering the respective case reference number.

2. RECOMMENDATION

- 2.1 That Members note the submission of these PANs and highlight any material issues they wish to be brought to the attention of the applicants before the submission of an application for planning permission.

3. IMPLICATIONS

- 3.1 Resource: Not applicable.
- 3.2 Legal: Not applicable.
- 3.3 Community (Equality, Poverty and Rural): Not applicable.
- 3.4 Climate Change/Carbon Clever: Not applicable.
- 3.5 Risk: Not applicable.
- 3.6 Gaelic: Not applicable.

Signature: Dafydd Jones

Designation: Area Planning Manager - North

Author: Peter Wheelan, Strategic Projects Team Leader

APPENDIX 1 - PROPOSAL OF APPLICATION NOTICES – NORTH PLANNING APPLICATIONS COMMITTEE

Appendix	Case Officer	App.No.	Applicant	Site Address	Description	Ward	Drawing Numbers
2	Claire	25/02757/PAN	Highlands And Islands Enterprise	Land 280M East Of Lochshell Reiss	Erection of buildings (overall total gross floorspace up to a maximum 12,500sqm) for use as business (Class 4), general industry (Class 5), storage and distribution (Class 6) and storage and distribution with trade counter, associated infrastructure including access, internal roads, parking, open space, landscaping, drainage, utilities and associated works (Phase 2, Wick Business	03	2.1 - Application Form 2.2 - Location Plan
3	Keith	25/02758/PAN	Highland Council	Land 150M West Of Ullapool Golf Club Ullapool	Provision of circa 95 no dwelling houses with associated services and amenity areas.	05	3.1 - Application Form 3.2 - Location Plan
4	Niamh	25/02583/PAN	Scottish Hydro Electric Transmission plc	2km South Of The Village of Strathy	Proposed new switching station and platform with associated buildings, access, laydown/work compound area(s), associated landscaping, site drainage and ancillary works (National Development).	01	4.1 – Application Form 4.2 – Location Plan

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

Data Protection

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: https://www.highland.gov.uk/directory_record/1052173/planning_applications_consents_and_notice_of_review

I have read and understood the privacy notice.

Contact Details

Applicant	Highlands and Islands Enterprise	Agent	Turnberry
Address	An Lòchran, Inverness Campus, Inverness IV2 5NA	Address	41-43 Maddox Street London W1S 2PD
Phone	c/o agent	Phone	020 7493 6693
Email	c/o agent	Email	applications@turnberryuk.com

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.

Land adjacent and to the northeast of Wick Business Park, off the A99, Wick.

The 5.6hectare site is centred on National Grid Reference, Easting 335585, Northing 952885.

Description of Development

Please include detail where appropriate – e.g. the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Erection of buildings (overall total gross floorspace up to a maximum 12,500sqm) for use as business (Class 4), general industry (Class 5), storage and distribution (Class 6) and storage and distribution with trade counter, associated infrastructure including access, internal roads, parking, open space, landscaping, drainage, utilities and associated works (Phase 2, Wick Business Park)

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?
If yes, please provide a copy of this Opinion.

 Yes

 No
Community Consultation

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
<ul style="list-style-type: none"> Sinclair's Bay Community Council sinclairbaycc@hotmail.co.uk Wick Community Council secretary@wickcommunitycouncil.com 	21 July 2025
Local Elected Members	Date Notice Served
<ul style="list-style-type: none"> Cllr Raymond Bremner Cllr Andrew Jarvie Cllr Willie MacKay Cllr Jan McEwan 	21 July 2025
Members of Scottish Parliament and Members of Parliament	Date Notice Served
<ul style="list-style-type: none"> Maree Todd (Constituency MSP) Jamie Stone (Liberal Democrat) 	21 July 2025
Names / details of other parties	Date Notice Served
<ul style="list-style-type: none"> Wick Development Trust Highlands and Islands Airports Limited (HIAL) G & A Barnie, Unit 1, Wick Business Park Centred, Unit 2A, Wick Business Park Enercon Services UK Ltd, Unit 4A, Wick Business Park BBM Solicitors, Unit 5A, Wick Business Park GMR Henderson (Builders) Ltd, Unit 7, Wick Business Park 	21 July 2025

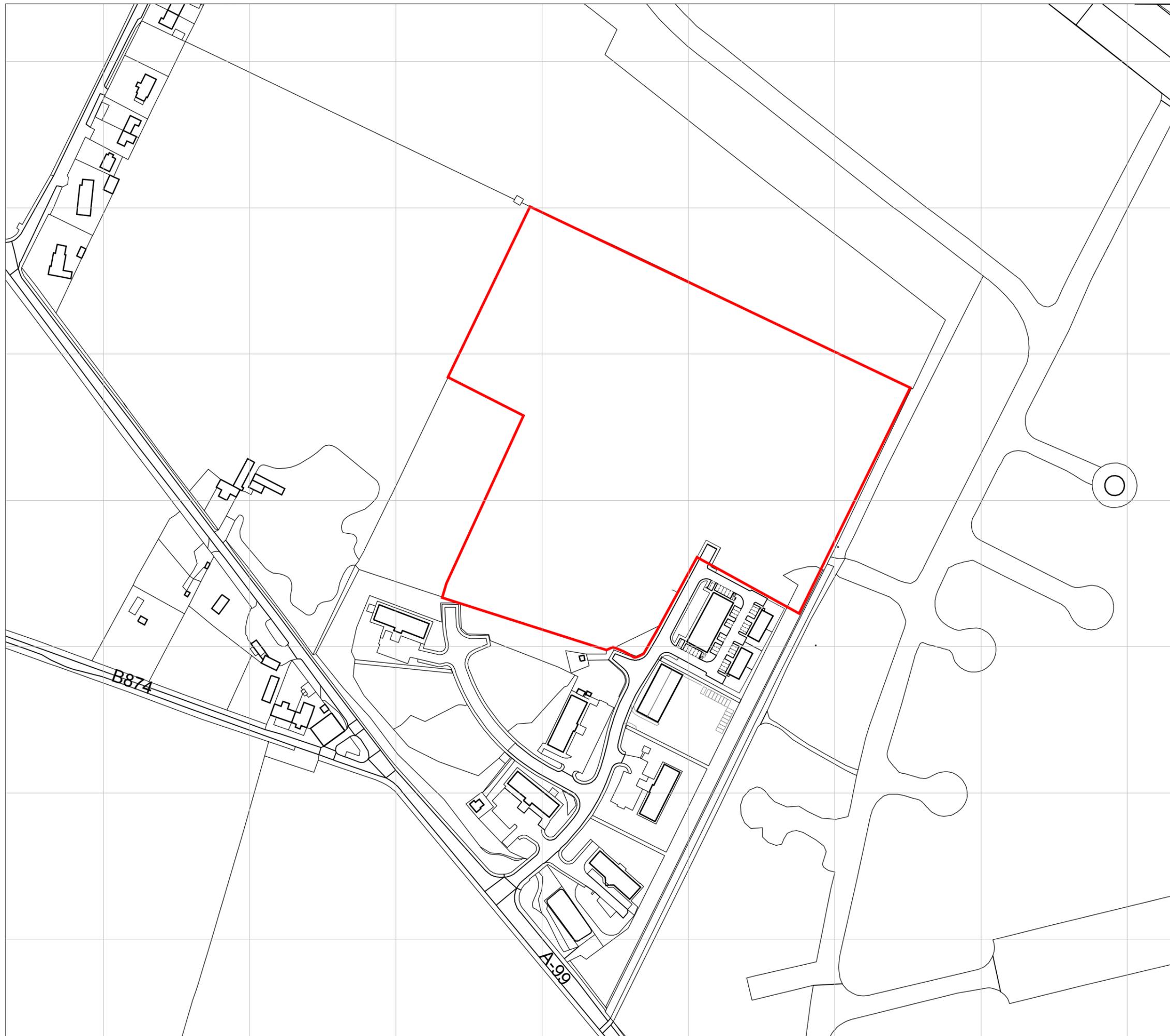
<ul style="list-style-type: none"> • NHS Highland, Unit 8, Wick Business Park • 58⁰ Unit 4D, Wick Business Park 	
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Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Public exhibition (in person)	The Highland Council, Caithness House, Market Square, Wick KW1 4AB	Wednesday, 20 August 2025 3pm – 7pm
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
Public exhibition (in person)	The Highland Council, Caithness House, Market Square, Wick KW1 4AB	Thursday 25 September 2025 3pm – 7pm

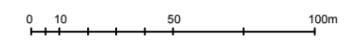
Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
	John O’Groat Journal and Caithness Courier	Notices to be published on 8th August 2025 and 12th September 2025 for Event #1 and #2 respectively.

Details of any other consultation methods (date, time and with whom)
<p>Project information, details of public events and an electronic means of providing feedback to be published on the Highlands and Islands Enterprise website at or around the date of the first and second public event.</p> <p>Project information, details of public events and an electronic means of providing feedback to be sent by post (where there is a known postal address) to properties within 500metres of the nearest boundary of the site at or around the date of the first public event.</p>

Signed	Turnberry	Date	21 July 2025
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— Site location boundary



**Wick Business Park
Phase 2: Site Location Plan**

Wick, Scotland
1:2500 @A3

Drawing no.	Rev	Date
001	-	12 May 25

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Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council

Contact Details

Applicant	Highland Council	Agent	Bracewell Stirling Consulting
Address	Headquarters Glenurquhart Rd Inverness IV3 5NX	Address	5 Ness Bank Inverness IV2 4SF
Phone	01349 886606	Phone	01463 233760
Email	Paula.Grant@ highland.gov.uk	Email	Amanda.macritchie@bracewell- stirling.co.uk

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

Land to West and North of Golf Course, Ullapool – area of vacant land

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Provision of circa 95 no dwelling houses with associated services and amenity areas.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

Yes

No

If yes, please provide a copy of this Opinion.

Community Consultation

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s

Date Notice Served

Lochbroom Community Council

24 July 2025 – by email

Lochbroom and Ullapool Community Trust

Local Elected Members

Date Notice Served

Ward 5

24 July 2025 – by email

Cllr Chris Birt

Cllr Isabelle Campbell

Cllr Liz Craft

Cllr Partick Logue

Members of Scottish Parliament and Members of Parliament

Date Notice Served

Maree Todd MSP

24 July 2025 – by email

Ariane Burgess

Tim Eagle

Rhonda Grant

Jamie Halcro Johnston

Edward Mountain

Emma Roddick

Douglas Ross

Jamie Stone MP

Names / details of other parties

Date Notice Served

24 July 2025 – by email

Details of Proposed Consultation

Proposed Public Event 1	Venue	Date and Time
Drop-in session	MacPhail Centre	7 Aug – 4-7pm

Proposed Public Event 2	Venue	Date and Time
Drop-in session	MacPhail Centre	28 Aug– 4-7pm

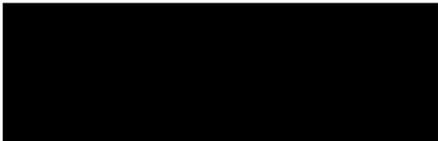
(at least 14 days after Public Event 1)

Publication of Event

Newspaper Advert	Name of Newspaper	Advert Date
Event 1	Ross-shire Journal	25 and 1 Aug
Event 2	Ross-shire Journal	15 Aug and 22 Aug

Details of any other consultation methods (date, time and with whom)

Signed



Date **24 July2025**

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Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

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I have read and understood the privacy notice.

Contact Details

Applicant	Scottish Hydro Electric Transmission plc	Agent	Not applicable
Address	Inveralmond House 200 Dunkeld Road Perth PH1 3AQ	Address	-
Phone	[REDACTED]	Phone	-
Email	james.JH.harris@sse.com	Email	-

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.

The Proposed Development is located approximately 2 km south of the village of Strathy, KW14 7RZ.

Approximate grid coordinates: Easting 283874, Northing 962886.

Site boundary attached as: 123011-D-PAN-1.0.1 - Strathy Switching Station - PAN Red Line Boundary.

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Proposed new switching station and platform with associated buildings, access, laydown/work compound area(s), associated landscaping, site drainage and ancillary works (National Development).

Pre-application Screening Notice

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If yes, please provide a copy of this Opinion.

Yes No

Community Consultation

State which other parties have received a copy of this Proposal of Application Notice.

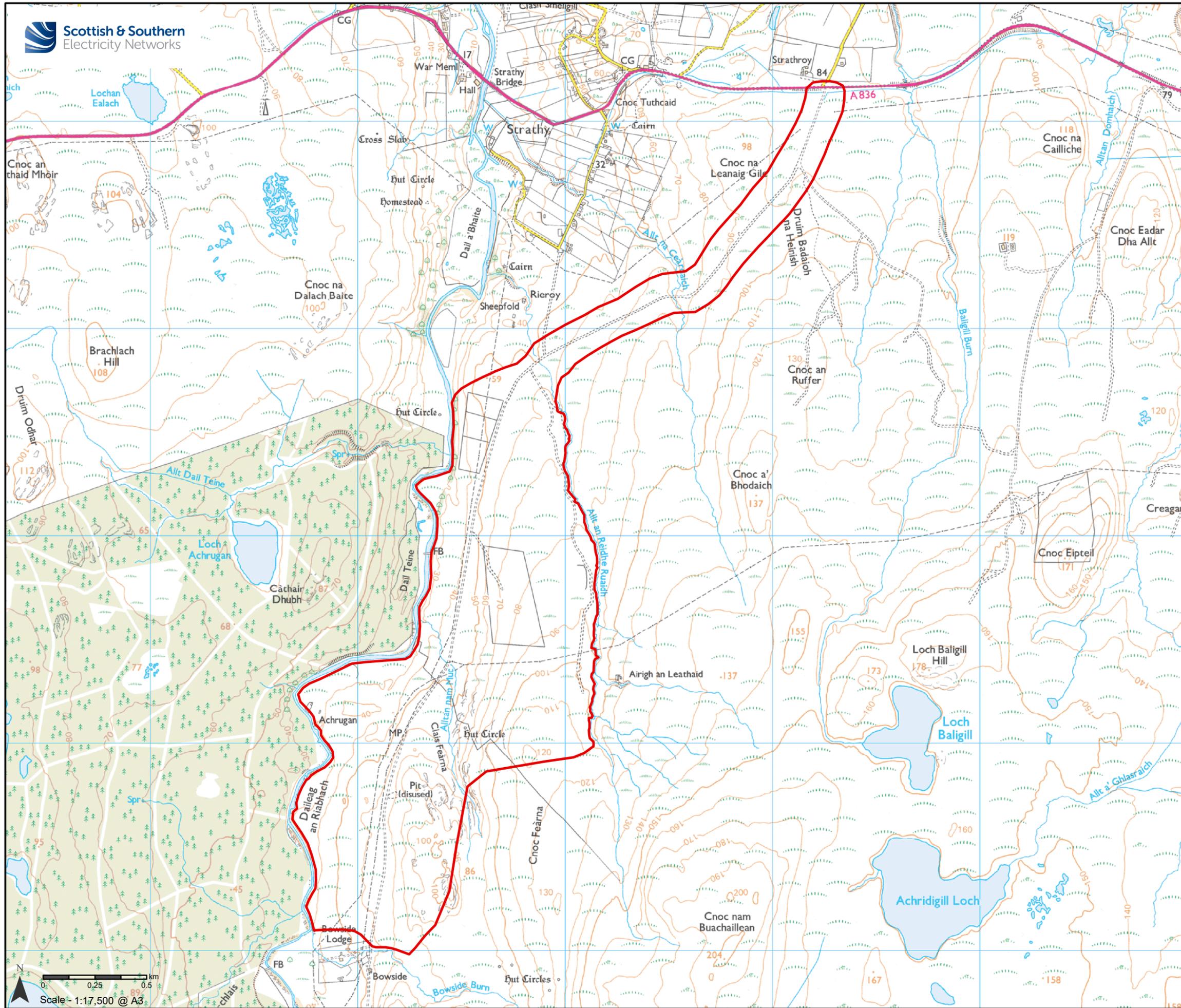
Community Council/s	Date Notice Served
Strathy and Armadale Community Council (c/o S Macpherson)	All notifications sent via email on 08/07/2025
Local Elected Members	Date Notice Served
Cllr M Baird Cllr M Hutchinson Cllr H Morrison (c/o S Macpherson)	All notifications sent via email on 08/07/2025
Members of Scottish Parliament and Members of Parliament	Date Notice Served
Jamie Stone MP Maree Todd MSP (c/o B Walker)	All notifications sent via email on 08/07/2025
Names / details of other parties	Date Notice Served
-	-

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Pre-Application Consultation 1	Strathy Hall, KW14 7RZ	20 th August 2025 15:00 – 19:00
Proposed Public Event 2 <i>(at least 14 days after Public Event 1)</i>	Venue	Date and Time
Pre-Application Consultation 2	Strathy Hall, KW14 7RZ	Anticipated 4 th December 2025 The date of the second public event is subject to change dependent on the scale of feedback received at the first public event. Any changes will be notified and communicated to the Council in advance of undertaking it and the PAN form will be updated accordingly.

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Newspaper Advert for Public Event 1	Northern Times, John O’Groat Journal	1 st August 2025
Newspaper Advert for Public Event 2	Northern Times, John O’Groat Journal	On or around 25 th November 2025 but no less than 7 days prior to the date of public event 2.

Details of any other consultation methods (date, time and with whom)
<ul style="list-style-type: none"> • Mail drop to residents in properties within close proximity to the Proposed Development with details of the public events and information on the application, target issue ca. 10 days prior to first event. • Full Details of the Public Event and details of how to submit comments will be available on the project website, https://www.ssen-transmission.co.uk/strathy-switching-station/ • Information will be provided on SSEN Transmission social media outlets. • Information can be obtained via telephone or email from: Community Liaison Manager, Lisa Marchi, 07825 015507 / lisa.marchi@sse.com

Signed	William Laird <i>On behalf of</i> James Harris	Date	08/07/2025
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Legend

PAN Red Line Boundary

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Ordnance Survey Licence number EL273236.

Project No: LT522
Project: Strathroy Switching Station

Title: PAN Red Line Boundary

Drawn by: FL Date: 18/06/2025

Drawing: 123011-D-PAN-1.0.0

