

**THE HIGHLAND COUNCIL**

**NORTH PLANNING APPLICATIONS COMMITTEE –  
18 June 2013**

Agenda Item	4
Report No	PLN/055/13

**Report by Head of Planning and Building Standards**

**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 and identifies those proposed applications which have Proposal of Application Notice (PAN). The report also details progress on proposals submitted under s36 or s37 of the Electricity Act 1989 on which the Council is consulted.

**Recommendation** – That the current position of these applications is noted.

**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 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 Proposal of Application Notice (PANs) for which applications are yet to be submitted. Where known, expected submission dates will be provided.
- 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.

**2. RECOMMENDATION**

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

Signature: Malcolm MacLeod

Designation: Head of Planning and Development

Author: David Mudie, Team Leader – Development Management (01463) 702255

**APPENDIX 1 - MAJOR APPLICATIONS PRE 2009**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	NOTES	REFERENCE	STATUS	WARD
David Baldwin	Modifications to previous undetermined application CA/1995/94 for the extraction of rock	Blockstone Quarry Braxside, Reay, Thurso, Caithness, KW14 7RR	Mr. G. H. Minter,	Section 75 being progressed. Agreement to be reached on figure for restoration bond. Concluded by August 2013.	95/00094/FULCA	PDE	4
Julie Ferguson	Formation of 121 (reduced from 150) serviced house plots (including 25% affordable housing) (Detail)	Land At Drynie Farm, Dingwall, ,	Souter & Armstrong	Been to Committee - approved subject to prior conclusion of S75 - draft to be sent to developer. Contacted Forbes Rennie for update.	09/00476/FULRC	PDE	9
Erica McArthur	Formation of twenty two house plots and eight affordable house plots and associated services (Resubmission)	Memorial Field, Station Road, Avoch, ,	Broadland Properties Ltd	Application approved by Committee subject to Section 75 Agreement. Discussions held between Agent + Housing Services - no satisfactory outcome. Received confirmation from applicant they wished to proceed with the application- 06.02.2013. Legal service	09/00090/FULRC	PDE	10
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 objection. Trunk Road issues. Applicant and Network Rail legal teams in discussions.	08/00253/OUTSU	PCO	8

**APPENDIX 1 - MAJOR APPLICATION POST 2009**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	NOTES	REFERENCE	STATUS	WARD
Dorothy Stott	Construction of access road. Erection of substation and control building within compound all surrounded by a high security pallisade fence	Fyrish Substation, Land 600m NW Of Culraggie, Alness, ,	Scottish & Southern Energy	Determination April 2013.	12/04507/FUL	PDE	7
Lisa Mackenzie	Construction of Power Conversion Centre (PCC) including 3 Power Conversion Unit Buildings (PCUB) and 1 Control Building at the Ness of Huna. Installation of temporary Horizontal Directional Drilling (HDD) at PCC site .	Ness Of Huna And Ness Of Quoys, Huna, ,	MeyGen Ltd	Committee minded to grant April 2013. Awaiting conclusion of a s96 Agreement	12/02875/FUL	PDE	4
Lisa Mackenzie	Construction of Power Conversion Centre (PCC) including 3 Power Conversion Unit Buildings (PCUB) and 1 Control Building at the Ness of Quoys. Installation of temporary Horizontal Directional Drilling (HDD) at PCC site .	Land Between Ness Of Quoys And Hill Of Rigifa, Huna, ,	MeyGen Ltd	Committee minded to grant April 2013. Awaiting conclusion of a s96 Agreement	12/02874/FUL	PDE	4

Julie Ferguson	Formation of Kinnairdie link road, improvements to Council Buildings junction and formation of flood protection bund	Land Between, A862 Newton Road And, A834 Strathpeffer Road, Dingwall, ,	The Highland Council	SEPA conditionally withdrawn objection. Issues being discussed with Council's Flood Team -TIA under preparation re Network Rail objection - potential committee date August 2013	11/02695/FUL	PCO	9
David Mudie	Construction of a wind farm containing 15 (as amended) wind turbines and turbine foundations; crane hardstandings; 2 site accesses from the A9(T); fenced substation and switchgear compound; on-site underground cabling; on-site access tracks and associated pipe bridges and watercourse crossings; removal of forestry; one permanent steel lattice or tubular tower anemometry mast; two temporary power performance assessment masts; and ancillary construction development including two temporary construction compounds/lay-down areas	Halsary Forest, Watten, ,	Scottish Power Renewables (UK) Ltd	Consultation period on Addendum complete. Resolving compensatory planting. Determination August 2013.	09/00399/FULCA	PCO	4
Ken McCorquodale	Erection of Coire Na Cloiche Wind Farm - 13 turbines and associated infrastructure	Land At Sidhean A'Choin Bhain, Strathrusdale, Alness, ,	RockbySea	Committee minded to grant April 2013 subject to s75.	12/00479/FUL	PDE	7
David Baldwin	Section 42 application in respect of consent 07/00038/OUTCA (PPA/270/459) to 1) vary condition 2 to extend duration date for a further three years or another period to be agreed, 2) vary condition 10 to allow validation report and implementation of remedial action relating to site contamination to be completed prior to the development becoming operational or at another time to be agreed	Thurso Auction Mart, Ormlie Road, Thurso, ,	Tesco Stores Limited	Application received to extend the lifespan of the consent by 3 years, plus amendments to the access and contaminated land conditions. Discussions on-going with applicant and consultees.	13/00153/FUL	PCO	2
David Mudie	Wind farm comprising 13 wind turbines (2.5MW), crane hardstandings, external transformers, access bell mouth from the A9, access tracks, 60m anemometry mast, control building and substation compound (Bad a Cheo Wind Farm)	Bad A Cheo, Achkeepster, Spittal, ,	RWE Npower Renewables Ltd	Addendum to ES submitted. Determination August 2013.	12/02868/FUL	PCO	4
Bob Robertson	Construction of a new 275/132/33kV electrical substation	Land 750M South Of Fourwinds, Geiselittle, Thurso, ,	Scottish Hydro Electric Transmission Plc		13/00594/FUL	PCO	4
Bob Robertson	Extension to existing Mybster 132/33kV Grid Substation, comprising a metal clad control building with additional outdoor electrical plant and equipment and access.	Mybster Sub Station, Spittal, ,	Scottish Hydro Electric Transmission Plc		13/00595/FUL	PDE	4

David Baldwin	Construction of a windfarm comprising 10no. wind turbines with a tip height of up to 99.5m, crane hardstandings, access tracks, 64m anemometry mast; control building, buried cables, construction compound and 2 temporary borrow pits, near Lyth, Wick	Lyth Windfarm, Lyth, Wick	Eurowind UK	Consultation period	13/01832/FUL	PCO	4
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**APPENDIX 2 - APPLICATIONS UNDER S36 and S37 OF THE ELECTRICITY ACT 1989**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	RECOMMENDATION	PROGRESS	REFERENCE	STATUS	WARD
David Mudie	Construction and operation of an offshore generating station.	Stevenson Offshore WindfarmUlsterLybster	Moray Offshore Windfarm Ltd	Raise No Objection	Committee March 13. Awaiting Ministers Decision	12/03361/S36	PDE	4
David Mudie	Construction and operation of an offshore generating station.	MacColl Offshore WindfarmUlsterLybster	Moray Offshore Windfarm Ltd	Raise No Objection	Committee March 13. Awaiting Ministers Decision	12/03359/S36	PDE	4
David Mudie	Construction and operation of an offshore generating station.	Telford Offshore WindfarmUlsterLybster	Moray Offshore Windfarm Ltd	Raise No Objection	Committee March 13. Awaiting Ministers Decision	12/03360/S36	PDE	4
David Mudie	Offshore Wind Farm	Beatrice Offshore WindfarmUlsterLybster	Beatrice Offshore Windfarm Ltd	Raise no Objection	Determination June 13	12/01659/S36	PCO	4
Gillian Webster	Erection of twenty four (amended from twenty-seven) wind turbines and ancillary structures	Braemore WoodLairg	Braemore Wind Ltd	Raise Objection	Response to Ministers March 13. Awaiting decision on PLI	10/05102/S36	PDE	1
Ken McCorquodale	To construct and operate Glencassley Wind Farm - 26No. turbines (78 MW total Output) with 80m (max) hub height and 126.5m tip height complete with anemometer masts, access tracks, borrow pits, electricity sub-station, cabling, concrete batching plant, co	Land To The North Of Glencassley Castle Rosehall Lairg Sutherland	SSE Generation Limited	Raise No Objection	Committee May 2013. Awaiting Ministers Decision.	12/02872/S36	PDE	1
Ken McCorquodale	Erection of Dalnessie Wind Farm - 27 Turbines and associated infrastructure.	DalnessieLairg	SSE Renewables Development (UK) Ltd	Raise No objection	Committee Feb 13 - Raise Objection. Awaiting Ministers Decision following PLI	12/00890/S36	PDE	1
Ken McCorquodale	Glenmorie Wind Farm consisting of 34 turbines (amended from 43 turbines) 116 MW with associated infrastructure, including 5 borrow pits.	Kildermorie & Glencalvie EstatesArdgay	Glenmorie Wind Farm LLP	Raise No Objection	Committee Feb 13 - Raise Objection. Awaiting Ministers Decision following PLI	11/04134/S36	PDE	7

Ken McCorquodale	Erection of 24 50mW wind turbines up to a maximum tip height of 139m ( a mix of turbines with tip height of 139m and 126m are proposed for Limekiln Wind Farm	Land 1137M South Of Creag Leathern Limekiln Windfarm Reay Thurso KW14 7RE	Infinergy Limited		Determination September 13	12/04781/S36	PCO	4
Ken McCorquodale	Construct and operate a 22 turbine wind farm	Land North Of Duchally Lodge Sallachy And Duchally Estates Lairg	WKN Sallachy Ltd	S36 Raise No objection	Committee May 13. Awaiting Ministers decision.	11/04718/S36	PDE	1
Ken McCorquodale	23 turbine wind farm (Dunbeath Wind Farm)	Land at Braemore, Dunbeath	West Coast Energy	S36 Raise No Objection	Awaiting Ministers Decision following PLI	05/00113/S36CA	PDE	4
Ken McCorquodale	Erection of a 77 turbine wind farm (Strathy South Wind Farm)	Land at Strathy South Forest, Strathy	SSE Generation Ltd		Addendum to be submitted August 13. Determination November 13	07/00263/S36SU	PDE	1
David Baldwin	Construct and operate an 8MW tidal stream array	Kyle Rhea, between Kylerhea, Isle of Skye and Glenelg, Lochalsh.	Sea Generation Ltd		Consultation period ended.	13/00762/S36	PCO	11

**APPENDIX 3 - PANS**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	NOTES	REFERENCE	STATUS	AREA
David Baldwin	Erection of 17 x 3MW Wind Turbines 115m to tip, internal tracks, anemometer mast, crane hardstanding, switchgear building and temporary construction compound	Tressady Estate, East Langwell, Rogart, ,	Wind Prospect Developments Ltd		12/04156/PAN	PCO	N
Emma Forbes	Regeneration of Kishorn Yard to provide manufacturing & servicing facilities for the offshore energy sector	Kishorn Port Ltd, Kishorn Base, Kishorn, Strathcarron, IV54 8XA	Kishorn Port Ltd		13/00144/PAN	PCO	N
Victor Hawthorne	Erection of national nuclear archive centre and bio mass energy centre	Land To NNE Of Clayquoy House, Airport Industrial Estate, Wick Airport, Wick, ,	DSRL		10/02854/PAN	REC	N
Michael Hoar	Non-food retail, business use, public open space and link road/access connection.	Land East Of Portree Industrial Estate, Staffin Road, Portree, ,	Oatridge Ltd		12/01492/PAN	REC	N
Michael Hoar	Development of class 1 retail foodstore and petrol filling station (including associated access, parking and landscaping).	Land At Home Farm, Dunvegan Road, Portree, ,	Broad Reach Land Ltd And Lochalsh And Skye Housing Associati		12/03822/PAN	PCO	N
Ken McCorquodale	Development of a 15 turbine wind farm with associated infrastructure	Land 3km North Of Balnacoil Lodge, Brora, ,	Vento Ludens Ltd		12/04710/PAN	PCO	N
Ken McCorquodale	Erection of 19 wind turbines & associated ancillary works (Carn Gorm Wind Farm)	Land 4KM North East Of, Garve, ,	P I Renewables Ltd		13/00844/PAN	PCO	N
Ken McCorquodale	The proposed wind farm will comprise up to eight wind turbines of up to 100m to tip height, with a nominal generatic capacity of 24MW. Associated infrastructure includes access tracks, a control building and substation, underground cables, a permanent anemometry mast, and a temporary construction compound.	Land 1300M East Of Spittal Hill, Spittal, ,	Spittal Hill Windfarm Ltd		13/01976/PAN	PCO	N

David Mudie	Section 42 application to extend the time period of planning permission 05/00073/FULCA to allow the proposed retail development to begin	Land 100M South East Of, Aikerness Cottages, Wick, ,	Scapa Properties Ltd/HIAL	12/04151/PAN	REC	N
David Mudie	Erection and operation of 14 Wind Turbines up to 120m to blade tip and associated infrastructure.	Glen Ullinish, Ose, ,	Kilmac Energy Glen Ullinish	12/04070/PAN	PCO	N
David Mudie	Installation of grid connection cabling from Corriemoillie Wind Farm to Corriemoillie 132/33kV Substation	Land At Corriemoillie Quarry, Garve,	E.ON Climate & Renewables Ltd	13/01303/PAN	PCO	N
Bob Robertson	A 275/132 kV substation adjacent to Tower 33 on the Beauly-Dounreay overhead transmission line. The development is approx. 4 ha and will include a new access off the A897.	Land 1.5Km NE Of, 9 - 10 Achiemore, Forsinard, ,	Scottish Hydro Electric Transmission Plc.	13/00381/PAN	PCO	N
Bob Robertson	Extraction of sand & gravel reserves with subsequent restoration	Camore Quarry, Evelix Road, Dornoch, ,	Roel Huisman	13/00406/PAN	PCO	N
Bob Robertson	Construct by reclamation from sea, 11.5 acres of land to allow loading/unloading of marine vessels & rig repairs	Nigg Energy Park, Nigg, Tain, IV19 1QY,	Global Energy Nigg Ltd	13/00534/PAN	PCO	N
Bob Robertson	Erection of Primary School including 16 class rooms, nursery, ASN Unit, community facilities, sports hall & external flood lit multi use comes pitch	Wick North Primary School, Girnigoe Street, Wick, KW1 4DT,	The Highland Council	13/00846/PAN	PCO	N
Dorothy Stott	Masterplan proposals for the development of housing and related issues. To establish a framework for the development of approximately 200 housing units of varying high to low densities comprising a high percentage of affordable housing mixed with private housing. Proposed to be developed out in phased portions of approximately 20 - 30 units over several years	Land 200M SE Of, Alness Academy, Alness, ,	Albyn Housing Society Ltd	11/00328/PAN	REC	N



Dorothy Stott	Application under section 42 of the Town and County Planning Scotland Act 1997 to change Condition 1 of permission 09/00294/FULSU (extension of jetty) so that the period during which development must commence will expire on 20 January 2016.	Highland Deephaven Industrial Estate, Newton Road South, Evanton, Dingwall, IV16 9XP,	Highland Deephaven	12/02675/PAN	PCO	N
Dorothy Stott	Extraction of sand and gravel	Land 500M N Of Evanton Station, Novar Estate, Novar, Evanton, ,	Pat Munro Ltd	13/01779/PAN	PCO	N