

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE –
17 September 2013**

Agenda Item	4
Report No	PLN/082/13

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:

Designation: Head of Planning and Development

Author: David Mudie, Team Leader – Development Management (01463)
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APPENDIX 1 - Major Applications Pre-2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS NOTES	REFERENCE	STATUS	WARD
Julie Ferguson	Formation of 121 (reduced from 150) serviced house plots (including 25% affordable housing) (Detail)	Land At Drynie Farm, Dingwall, ,	Souter & Armstrong	Draft s75 issued to Applicant's solicitors 5.08.13	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. Draft agreement sent to applicants solicitors 18. July 2013. Legal services asked to seek response 03-09-13.	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
Bob Robertson	Formation of 26No. building plots with associated roads and drainage (Amended from 22No.building plots)	Land To North East Of The Haven, Station Road, Edderton, ,	The Ross Estates Company	S75 being progressed.	08/00477/FULSU	PDE	5

APPENDIX 1 - Major Applications Pre-2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS NOTES	REFERENCE	STATUS	WARD
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	Section 96 Wear and Tear Agreement to be concluded.	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	Section 96 Wear and Tear Agreement to be concluded.	12/02874/FUL	PDE	4
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	Deferred for Site Visit by Committee 13 August 13. Decision by NPAC expected 17 September 13.	09/00399/FULCA	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	SEPA / SSE to resolve technical issues	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	SEPA / SSE to resolve technical issues	13/00595/FUL	PDE	4

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
Ken McCorquodale	The construction and operation of a wind farm (Tressady) consisting of thirteen (13) wind turbines (2.5 MW turbine on 70m tower with blade tip height of 115m) and associated infrastructure including site entrance, access tracks, switchgear building and compound, permanent meteorological mast, temporary construction compound, water crossings and upgrading to the access route to the wind farm site.	Land 1600M West Of, Craggiemore, Tressady Estate, Rogart,	Wind Prospect Developments Ltd	Determination January 2014.	13/02749/FUL	PCO	5
Mark Harvey	Formation of access, car parking, grass sports pitch & kick-about area	Land To North East Of Balmacara Hotel, Reraig Road, Balmacara,	Lochalsh Community Council	Draft PPA sent to applicant. Some further details requested. Aim to determine by 23 September 2013 within statutory timescale.	13/01923/FUL	PCO	6
Bob Robertson	New 132kV/275kV substation site (compound and access track)	Land 1.5Km NE Of, 9 - 10 Achiemore, Forsinard, Thurso, KW14 7YJ,	Scottish And Southern Energy	Report prepared. Pending issue.	13/02213/FUL	PDE	1
Emma Forbes	Extension of existing construction/fabrication yard, including construction of concrete gravity bases, for energy sector, extension of existing quarry, site engineering works, siting of concrete batching plants and erection of industrial buildings	Land At Kishorn Base, Kishorn,	Kishorn Port Ltd	Had progress meeting with agent, applicant and relevant consultees on 21 Aug. Outstanding issue with noise, awaiting further information from agent. Agent and Env Health in direct discussions. Agent also going to provide written response to public objections received. Report to committee 22 Oct 13.	13/02272/FUL	PCO	6
Emma Forbes	Erection of workforce accommodation, associated welfare facilities and formation of vehicle parking area	Land At Kishorn Base, Kishorn,	Kishorn Port Ltd	Had progress meeting with agent, applicant and relevant consultees on 21 Aug. Agent going to provide written response to public objections received. Will be reported to committee on 22 Oct.	13/02273/PIP	PCO	6
Gillian Webster	Construction of a windfarm comprising 10no. wind turbines with a tip height of up to 99.5m, crane hard-standings, access tracks, 64m anemometry mast; control building, buried cables, construction compound and 2 temporary borrow pits. Lyth Wind Farm, near Lyth, Wick.	Lyth Windfarm, Lyth, Wick,	Eurowind UK	Case being reviewed. Likely determination October 13.	13/01832/FUL	PCO	4
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	Committee deferred decision for site visit. Decision expected 17 September 2013.	12/02868/FUL	PCO	4
Ken McCorquodale	Construction and operation of a 15 turbine (2 to 3 MW output. 14 No. up to 121m tip height and 1 No. up to 110m tip height) wind farm, crane hardstandings, site access and tracks, single permanent meteorological mast, underground electrical and communication cables, substation compound, control building, three borrow pits, felling of up to approximately 1ha of trees, two temporary construction compounds and associated parking.	Balnacoil Estate, Brora	Vento Ludens Ltd	Received.	13/03312/FUL	REC	5

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	TIA now rec'd by TECs to be reviewed - re Network Rail objection - potential committee date Oct 2013	11/02695/FUL	PCO	9
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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 WindfarmUlbrsterLybster	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 WindfarmUlbrsterLybster	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 WindfarmUlbrsterLybster	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 WindfarmUlbrsterLybster	Beatrice Offshore Windfarm Ltd	Raise no Objection	Committee June 13. Awaiting Ministers Decision	12/01659/S36	PDE	4
Gillian Webster	Erection of twenty four (amended from twenty-seven) wind turbines and ancillary structures	Braemore WoodLaig	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 Laig Sutherland	SSE Generation Limited	Raise No Objection	Committee May 2013. Awaiting Ministers Decision on whether to be a PLI	12/02872/S36	PDE	1
Ken McCorquodale	Erection of Dalnessie Wind Farm - 27 Turbines and associated infrastructure.	DalnessieLaig	SSE Renewables Development (UK) Ltd	Raise No objection	Committee Feb 13 - Raise Objection. PLI due to take place.	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. PLI due to take place October 13	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 forLimekiln Wind Farm	Land 1137M South Of Creag LeathernLimekiln WindfarmReayThursoKW14 7RE	Infinergy Limited		Consultation response likely October 13	12/04781/S36	PCO	4
Ken McCorquodale	Construct and operate a 22 turbine wind farm	Land North Of Duchally LodgeSallachy And Duchally EstatesLaig	WKN Sallachy Ltd	S36 Raise No objection	Committee May 2013. Awaiting Ministers Decision on whether to be a PLI	11/04718/S36	PDE	1
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. Consultation response January 2014	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		Discussion on-going with agent.	13/00762/S36	PCO	11
Ken McCorquodale	Extension to wind farm (12 x 3MW turbines)	Land Within Fairburn Estate, Strathconnon Muir Of Ord	SSE Generation Ltd		Received on 03 July 13. Consultation response likely January 2014.	13/02500/S36	PCO	6

APPENDIX 3 - PANS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS NOTES	REFERENCE	STATUS	AREA
Victor Hawthorne	Permission in principle for mix use development including residential & commercial	Development At John O Groats House Hotel, John O'Groats, ,	GLM		13/02841/PAN	PCO	N
Rebecca Hindson	Mixed use development comprising: Class 4 (business/office circa 2.7 Ha), class 1 (garden centre/horticultural retailing circa 1.2 Ha), class 9 (private and affordable homes circa 3Ha, creation of formal and informal open space circa 3 Ha, footpaths and an improved footway on the A862.	Land 150M West Of, Wyndhill Industrial Estate, Muir Of Ord, ,	Iain Elliot Partnership		13/03032/PAN	PCO	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	PCO	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	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
Ken McCorquodale	Erection of 22 x 2.3MW wind turbines up to 100m to blade tip height & associated infrastructure	Land At Culgower Hill, Loth, Helmsdale, ,	Muirden Energy LLP		13/03197/PAN	PCO	N
Ken McCorquodale	Erection of 12 x 2.3MW wind turbines, up to 100m to tip with associated infrastructure (Gogle Moss Wind Farm)	Land 477M NE Of Blackpark, Watten, Wick, ,	Muirden Energy LLP		13/03242/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	PCO	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	Extraction of sand & gravel reserves with subsequent restoration	Camore Quarry, Evelix Road, Dornoch, ,	Roel Huisman		13/00406/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