

## THE HIGHLAND COUNCIL

### NORTH PLANNING APPLICATIONS COMMITTEE – 19 November 2013

Agenda Item	5
Report No	PLN/099/13

#### 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

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702255

**APPENDIX 1 - MAJOR APPLICATIONS PRE 2009**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	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	Reminder sent to solicitor 2.10.13 re 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. 16-07-13 e-mail to Legal Services, following meeting with housing and planning, confirming once and for all the heads of terms for the 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	email response from Network Rail by letter. Traffic Assessment data (being prepared on behalf of TEC Services by consultants) is awaited so that it can be assessed by NR in respect of the detail of the application.	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 POST 2009**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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	Committee minded to grant subject to compensatory planting (secured by agreement) at its meeting 17 September 13. Determination December 2013.	09/00399/FULCA	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

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 December 2013/January 2014.	13/01832/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 Lodge, Brora, KW9 6LX,	Vento Ludens Ltd	Application received.	13/03312/FUL	PCO	5
Victor Hawthorne	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. Draft or pro forma S96 sent to applicants solicitors on 12/9/13	12/02875/FUL	PDE	4
Victor Hawthorne	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. Draft or pro forma S96 sent to applicants solicitors on 12/9/13	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	TIA prepared and under Review. Once formally submitted wil be submitted to Network Rail.	11/02695/FUL	PCO	9

**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	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 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 on whether to be a PLI	12/02872/S36	PDE	1
Ken McCorquodale	Erection of Dalnessie Wind Farm - 27 Turbines and associated infrastructure.	Dalnessie Lairg	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	Glenmorrie Wind Farm consisting of 34 turbines (amended from 43 turbines) 116 MW with associated infrastructure, including 5 borrow pits.	Kildermorie & Glencalvie EstatesArdgay	Glenmorrie Wind Farm LLP	Raise no objection	Committee Feb 13 - Raise Objection. PLI October 2013	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 LeathernLimekiln WindfarmReayThursoKW14 7RE	Infinergy Limited	Raise objection	Response to Ministers October 13. Awaiting decision on PLI	12/04781/S36	PCO	4
Ken McCorquodale	Construct and operate a 22 turbine wind farm	Land North Of Duchally LodgeSallachy And Duchally EstatesLairg	WKN Sallachy Ltd	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

OFFICER	PROPOSAL	ADDRESS	APPNAME	NOTES	REFERENCE	STATUS	AREA
David Baldwin	Erection of about 16 wind turbines with a tip height of about 130 m and associated infrastructure, including underground cabling, access tracks, crane hardstandings, control buildings and substation	Land At Dell Estate, Whitebridge, Inverness, ,	Falck Renewables Wind Ltd		12/04001/PAN	PCO	S
David Baldwin	Erection of 18 hole golf course, club house, sports hub comprising sports pitches, changing/shower facilities & fitness trails, car parking & ancillary works	Land 400M West Of Torvean Golf Club, Inverness, ,	TEC Services		13/03090/PAN	PCO	S
Nicola Drummond	Redevelopment of former Rose Street Hall & car park to the South & West to provide multi-storey student accommodation (Phases 2 & 3), Hotel, Tourist Hostel, Shops, Food & Drink premises (licensed & unlicensed), Offices, Civic Square & Environmental enhancement	South And West Of, Rose Street, Inverness, ,	Inverness Properties Ltd		12/04650/PAN	PCO	S
Nicola Drummond	Extension to retail park to include class 1, 2 & 3 uses with public house/restaurant (and associated residential accommodation), residential car home & community allotments all with associated works, car parking, new access roads, landscaping & improvements to capacity of surrounding road network	Land Adjacent To Inshes Retail Park, Dell Of Inshes, Inshes, Inverness, ,	Scottish Widows Investment Partnership Property Trust		12/04786/PAN	PCO	S
Nicola Drummond	Demolition of existing school & erection of new 3.5 storey secondary school with associated hard & soft landscaping, external sports provision, bus drop off & car parking	Inverness Royal Academy, 192 Culduthel Road, Inverness, IV2 6RE,	Hub North Scotland Ltd		13/02892/PAN	PCO	S
Keith Gibson	Erection of mixed use development, comprising 55 houses, 3 retail units & commercial use site	Land At Drum Farm S Of Fire Station, Drumnadrochit, ,	Mr D Fraser		13/01612/PAN	PCO	S
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	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
Susan Macmillan	The proposal comprises the phased demolition of the existing community centre and school, the formation of a new community centre (1407m2) and a new Joint Campus Primary School consisting of 8 non-denominational classrooms and 6 Roman Catholic classrooms plus ancillary accommodation (5612m2) and external facilities, including an all weather MUGA, parking provision on site and new bus and car set-down locations.	Land Adjacent Existing Primary School, Glenkingie Street, Caol, Fort William, , The Highland Council			12/04058/PAN	PCO	S
Susan Macmillan	Planning permission in principle for retail development of 4358 sq.m. gross floor space (comprising 2128 sq.m. gross of food/convenience floorspace and 2230 sq.m. gross of unrestricted non-food/comparison floorspace) and a 232 sq.m. gross fast food unit, with ancillary parking + servicing	South Side Of Alcan Site Entrance, North Road, Fort William, ,	Morbaine Limited		13/02995/PAN	PCO	S

Susan Macmillan	Erection of 28no house sites, 11no business/commercial units together with picnic area, playing field & play area	Development Site North West Of Spean Crescent, Spean Bridge, ,	R E Campbell (Joinery) Ltd	13/03795/PAN	PCO	S
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	REC	N
David Mudie	Change of planning condition to extend expiry date from 2018 to 2036	Lochaline Mine, Lochaline, Morvern, ,	Tarmac Ltd	11/03793/PAN	PCO	S
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	Construction of 3.2km single carriageway road, 5 roundabouts, swing bridge over caledonian canal and bridge over river ness, associated drainage, earthworks, fencing, landscaping, new access tracks/paths, street lighting etc	Land Between Dores Road And Torvean, Dores Road, Inverness, ,	The Highland Council	13/01542/PAN	PCO	S
David Mudie	Redevelopment/refurbishment and extension to create 85 to 90 serviced apartments with ancillary facilities, car parking and landscaping.	Four Seasons Hotel MacDonald Aviemore Resort, The Aviemore Centre, Grampian Road, Aviemore, PH22 1PF,	Macdonald Aviemore Highland Resort Ltd	13/02291/PAN	PCO	S
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	REC	N
Dorothy Stott	Residential development consisting of 73no semi detached & detached, single & two storey houses, including roads & infrastructure	Land 120M N Of Old Milnafua Road And Obsdale Primary School, Milnafua, Alness, ,	Pat Munro (Alness) Ltd	13/03389/PAN	PCO	N