

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE – 28 May 2013

Agenda Item	4
Report No	PLS/028/13

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.

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	PROGRESS	REFERENCE	STATUS	WARD
Jim Harbison	Mixed use development of 300 houses; tourism and heritage, equestrian and ecological centres; hotel and conference facilities; championship golf course, clubhouse and golf academy; community woodland and country park with associated infrastructure	Land To North Of A96 Extending From , Whiteness Access Road To , The Common Good Land, Nairn, ,	Cawdor Maintenance Trust	Draft Section 75 with applicant's solicitors. Agent replied advising that the applicant is not available until May when the contents of the S.75 will be discussed..	08/00080/OUTNA	PCO	19
Jim Harbison	Erection of private flats and retail units	Land At Thornbush Quay, Anderson Street, Inverness, Highland, ,	The Caledonian Property Partnership	Still pending - Area Manager agreed to put on hold pending discussions with TECS Flood Team re impact on River Ness Flood works	08/00478/OUTIN	PCO	15
Ken McCorquodale	Erection of 20 wind turbine generators (120m max tip height), 2 anemometry masts and ancillary infrastructure.	Land At Corriegarh Estate, Gorthleck, Inverness, Highland, ,	NBW Wind Energy Limited	s75 drafted. Currently with Applicant. Expected conclusion and Determination May 2013	07/00673/FULIN	PDE	13
David Mudie	Construction of wind farm comprising 17 wind turbines, associated access tracks and infrastructure, 2 x temporary construction compounds and 2 x temporary borrow workings	Approximately 8km North East Of Tomatin, ,	Nanclach Ltd	Awaiting Reporters Decision	09/00439/FULIN	REF	20
David Mudie	Non food retail development	Land To Rear Of Inverness Retail And Business Park, Eastfield Way, West Seafield, Inverness, Highland, ,	Inverness Estates Ltd	Committee minded to Grant subject to S75 in October 2011. S75 being drafted but linked to more recent application 12/0555/PIP. Determination June 13.	08/00788/OUTIN	PDE	18
David Mudie	New Town Comprising up to 4,960 houses, Community Facilities, Retail. Business, General Industry, Storage and Distribution, Hotels, Residential Institution, Leisure, Petrol Stations and associated Landscaping, Open Space, Infrastructure and Services (Addi	Land North East Of, Tornagrain, Dalcross, Inverness, ,	Moray Estates Development Company Limited	Minded to grant at Committee 21 Aug 2012. Discussion with Applicant on S75 progressing satisfactorily. Determination May 13	09/00038/OUTIN	PDE	18
David Mudie	Construct access track	Land At Glenkirk, Tomatin, Highland,	Eurus Energy UK Ltd	Deferred at Committee until outcome of W/F known.	07/00998/FULIN	PDE	20

APPENDIX 1 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Jim Harbison	Demolition of agricultural buildings, formation of 16 no house plots, upgrade of access and associated works	Viewhill, Inverness, ,	Inverness Properties Ltd	Awaiting submission of winter bat survey. Targetting May or June Committee depending when submitted and contents.	11/04653/FUL	PCO	20
David Baldwin	Residential development consisting of 319 units (232 houses and 87 flats) and associated infrastructure and public open space	Land At Cawdor Road, Nairn South, Nairn, ,	Scotia Homes Ltd, BDW North East Scotland & Robertson Homes	Progress to Committee following production of Master Plan. Masterplan has been approved by PED subject to SEA. Noise impact assessment still outstanding from applicant and discussions on going.	11/04355/FUL	PCO	19
David Mudie	The construction of 94 semi-detached, terraced and flatted dwellings with all associated roads, parking, drainage infrastructure and bin/cycle stores etc.	Site 2B, Westercraigs, Inverness, ,	Highland Council, Highland Housing Association & Caledonian Housing	Consultation period. Determination June 2013.	13/01297/FUL	PCO	14
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 and associated infrastructure	Former Fabrication Yard, Ardersier, Nairn	Port of Ardersier Ltd	Consultation period.	13/01689/PIP	PCO	18
David Baldwin	Mixed use development including community facilities/local neighbourhood centre including Class 1/2/3 uses: 250 houses, open space, railway bridge for pedestrians and cyclists, landscaping and landscape buffer, access and transport improvements, associated infrastructure and land for business and industry including sawmill expansion area.	Land South Of Nairn Academy, Balblair Road, Nairn	Mr Charles Allenby	Consultation period. Progress to Committee following production of Master Plan.	13/01276/PIP	PCO	19

APPENDIX 2 - APPLICATIONS UNDER S36 & S37 OF THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	RECOMMENDATION	PROGRESS	REFERENCE	STATUS	WARD
David Mudie	Erection of 31 wind turbines and associated infrastructure (Allt Duine Wind Farm)	Land At Dunachton, Alvie And Dalraddy Estate, Alvie, Kinncraig	RWE NPower Renewables Ltd	S36 Raise Objection	Awaiting Ministers Decision following PLI	11/00853/S36	Pending Decision	21
Ken McCorquodale	Construction and operation of a wind farm, comprising 23 turbines	Druim Ba Forest, Blairmore Estate, Kiltarlity	Druim Ba Sustainable Energy Ltd	S36 Raise Objection	Awaiting Ministers Decision following PLI	11/00955/S36	Pending Decision	13
Ken McCorquodale	Construction and operation of hydro-electric generating station	Land At Coire GlasNorth Laggan	SSE Renewables	S36 Raise No objection	Awaiting Minsters Decision	12/00602/S36	Pending Decision	12
David Baldwin	83 no. Turbines (300MW) onshore Stronelaig Wind Farm	Stronelaig Wind Farm, Garrogie Estate, Whitebridge Inverness	SSE Generation Limited	S36 Raise No objection	Raise No Objection at SPAC 08 April 13.	12/02560/S36	Pending Decision	13
David Mudie	Glenkirk Windfarm	Glenkirk Windfarm, Tomatin, Inverness-shire	Euros Energy UK Ltd	S36 Raise Objection	Awaiting Ministers Decision following PLI	05/01047/S36IN	Pending Decision	20

PANS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	NOTES	REFERENCE	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	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, ,	The Highland Council		13/01540/PAN	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	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	S
Keith Gibson	Erection of mixed use development, comprising 55 houses, 3 retail units & commercial use site	Land At Drum Farm, Drumnadrochit, Inverness-shire, ,	Mr D Fraser		13/01612/PAN	S
Jim Harbison	Erection of 275/132 KV Electricity Substation	Land 50M North Of Bochruben Farm, Torness, Inverness, ,	Scottish & Southern Energy		13/00561/PAN	S

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	S
Susan Macmillan	Erection of 4 classroom primary school with ancillary accommodation, playground, community facilities, parking & bus & car set-down locations	Land 110M SW Of, Ardgour Road, Caol, Fort William, ,	Director Of Education Culture & Sport	13/01158/PAN	S
Ken McCorquodale	Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 to delete Condition 16 of the planning permission NA4HLD4037 which reads "Hours of opening for all retailing uses shall be limited to between 0800 hours and 2200hours Monday to Sunday. No deliveries shall take place outwith the hours 0600 - 2200 from Monday to Friday 0800 - 2000 on Saturday and 1200 - 2000 on Sunday" to allow for 24 hour opening and servicing of	Land At, Lower Slackbuie Farm, Inverness, ,	ASDA Stores Ltd	11/03465/PAN	S
Ken McCorquodale	Installation of 20 wind turbines (max height to blade tip of 110 metres) (up to 50mw) and associated infrastructure including borrow pits, access tracks, temporary construction areas and sub station	Land 4.7 KM West Of, Distillery Woods, Tomatin, ,	RWE Npower Renewables Ltd	12/03457/PAN	S
David Mudie	Change of planning condition to extend expiry date from 2018 to 2036	Lochaline Mine, Lochaline, Morvern, ,	Tarmac Ltd	11/03793/PAN	S
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	S