

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
25 June 2013

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| Agenda Item | 4 |
| Report No | PLS/032/13 |

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)
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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 | PDE | 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 |
| 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 | Education campus and related mixed use development comprising non-residential institutions, business, residential, assembly, leisure, residential and associated landscaping, open space, infrastructure and services | Land At Beechwood Farm, Inverness, , | Highlands And Islands Enterprise | Superseded by Campus application and progress. Applicant likely to withdraw application. | 09/00256/OUTIN | PCO | 18 |
| 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 12/04555/PIP. Determination Aug 13. | 08/00788/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 |
| 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 June 13 | 09/00038/OUTIN | PDE | 18 |

APPENDIX 1 - MAJOR APPLICATION POST 2009

| OFFICER | PROPOSAL | ADDRESS | APPLICANT | NOTES | REFERENCE | STATUS | WARD |
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| Jim Harbison | Demolition of agricultural buildings, formation of 16 no house plots, upgrade of access and associated works | Viewhill, Inverness, , | Inverness Properties Ltd | Winter bat survey submitted. Progress to June Committee. | 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 June 2013. | 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, , | No Housing Associations Highland Housing Association Caledo | June Committee. | 13/01297/FUL | PDE | 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. Determination August 2013. | 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 ended. Determination August 2013. | 13/01276/PIP | PCO | 19 |

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

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

APPENDIX 3 - PANS

| OFFICER | PROPOSAL | ADDRESS | APPLICANT | PROGRESS | 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, , | The Highland Council | | 13/01540/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 | Erection of a multi storey hotel with associated services including restaurant, lounge bar, conference, meeting space recreation and function facilities, car park | Former Swimming Pool Site, Glebe Street, Inverness, , | Carlton Rock C/o Keppie Design Ltd | | 13/01726/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 |

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| 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 | REC | 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 | PCO | S |
| Andrew McCracken | Revision of masterplan for mix use development incorporating residential and community uses | Land To South Of West Kingsteps, Kingsteps, Lochloy Road, Nairn, , | Springfield Properties PLC | 13/01692/PAN | PCO | S |
| Ken McCorquodale | Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 to delete Condition 16 of the planning permission NA20HLD2037 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 the store. | Land At, Lower Slackbuie Farm, Inverness, , | ASDA Stores Ltd | 11/03465/PAN | PCO | 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 | PCO | S |
| Ken McCorquodale | Erection of 11 class primary school with community & sports facilities, parking & bus drop off | Land West And North Of Loch Linnhe Lodge, 28 Upper Auchintore, Lundavra Road, Fort William, , | Director Of Education Culture & Sport | 13/01042/PAN | PCO | S |
| 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 |

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| 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 |
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