

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE – 20 August 2013

Agenda Item	4
Report No	PLS/041/13

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

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Appendix 1 - Major Applications Pre-2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT
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
Jim Harbison	Erection of private flats and retail units	Land At Thornbush Quay, Anderson Street, Inverness, Highland, ,	The Caledonian Property Partnership
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
David Mudie	Non food retail development	Land To Rear Of Inverness Retail And Business Park, Eastfield Way, West Seafield, Inverness, Highland, ,	Inverness Estates Ltd
David Mudie	Construct access track	Land At Glenkirk, Tomatin, Highland, ,	Eurus Energy UK Ltd
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

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 Limited
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
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
Ken McCorquodale	Erection of a wind farm (max. 50MW installed capacity) comprising 20 Turbines (110m max. high to blade tip) and associated infrastructure, access tracks and 3 borrow pits. Glen Kyllachy Wind Farm, Tomatin.	Land 6000M W Of Findhorn Bridge At Glen Kyllachy Tomatin	RWE Npower Renewables Ltd
Ken McCorquodale	Erection of primary school including demolition of existing house and provision of land for future housing	Land West And North Of Loch Linnhe Lodge, 28 Upper Achintore, Lundavra Road, Fort William	The Highland Council
Susan Macmillan	The proposal comprises the phased demolition of the existing community centre and school, the formation of a new community centre (1305m ²) and a new Joint Campus Primary School consisting of 8 non-denominational classrooms and 6 Roman Catholic classrooms plus ancillary accommodation (4137m ²) and external facilities including an all weather MUGA, on site parking provisions and new bus and car set-down locations.	Caol Primary School, Glenkingie Street, Caol, Fort William	The Highland Council

Susan Macmillan	The proposal comprises the formation of a new Gaelic Medium Primary School consisting of 4 classrooms (with provision for further 4 classroom extension), plus ancillary accommodation and external facilities, including playground, community facilities, parking provision on site and new bus and car set-down locations.	Land 110M SW Of Ardgour Road, Caol, Fort William	The Highland Council
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PROGRESS	REFERENCE	STATUS	WARD
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
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
Superseded by Campus application and progress. Applicant likely to withdraw application.	09/00256/OUTIN	PCO	18
Committee minded to Grant subject to S75 in October 2011. S75 being drafted. Determination September 13.	08/00788/OUTIN	PDE	20
Seeking applicant agreement to withdraw.	07/00998/FULIN	PDE	20
Minded to grant at Committee 21 Aug 2012. Discussion with Applicant on S75 progressing satisfactorily. Determination August 2013	09/00038/OUTIN	PDE	18

Discussions on-going regarding effects on SPA and SAC. Determination September 13.	13/01689/PIP	PCO	18
Application received and out for consultation. Draft planning processing agreement submitted to applicant.	13/01276/PIP	PCO	19
Progress to Committee August 2013.	11/04355/FUL	PCO	19
Out to consultation.	13/02441/FUL	PCO	20
Determination August 2013	13/02381/FUL	PCO	22
Out to consultation.	13/02351/FUL	PCO	12

Out to consultation.

13/02346/FUL

PCO

12