

## THE HIGHLAND COUNCIL

### SOUTH PLANNING APPLICATIONS COMMITTEE – 29 October 2013

Agenda Item	4
Report No	PLS/049/13

#### 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 Building Standards

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**APPENDIX 1 - MAJOR APPLICATIONS PRE 2009**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS NOTES	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.	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	The application has remained pending whilst work on the proposed River Ness Flood Prevention Scheme has been progressed by the Council. That Scheme, as approved, does not take account of the planning permission granted for reclamation here, nor of the related development proposals for the area at Thornbush Quay as a consequence. A revision to the flood scheme is required and if approved then it is anticipated that the current planning applications for housing/retail development will be amended as the originally proposed land raising will then no longer be required as a flood prevention measure.	08/00478/OUTIN	PCO	15
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 asked to confirm application should be withdrawn 04.09.13.	09/00256/OUTIN	PCO	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. Seeking finalisation by Dec 13.	08/00788/OUTIN	PDE	18
David Mudie	Construct access track	Land At Glenkirk, Tomatin, Highland, ,	Eurus Energy UK Ltd	Application deferred at Committee until outcome of wind farm known. Glenkirk Wind Farm refused consent following PLI. Applicant asked to withdrawn application. Reminder sent 04.09.2013 and again on 19.09.2013.	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. Discussions on S75 concluded satisfactorily. Decision likely early October 13.	09/00038/OUTIN	PDE	18
Elaine Watt	Erection of 37 houses (10 affordable)	Land Adjacent To Fire Station, East End, Beauly, Highland, ,	Aigas Construction Ltd	Granted subject to prior conclusion of section 75 agreement relating to affordable housing, transfer of solum of distributor road to Council at nil cost, and number/type/position of screens to be placed in burn. Legal to contact applicants.	08/00430/FULIN	PCO	13

**APPENDIX 1 - MAJOR APPLICATIONS POST 2009**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS NOTES	REFERENCE	STATUS	WARD
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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 (1305m <sup>2</sup> ) and a new Joint Campus Primary School consisting of 8 non-denominational classrooms and 6 Roman Catholic classrooms plus ancillary accommodation (4137m <sup>2</sup> ) 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	Progress meeting held 15.8.13. Further information requested. Determination October 2013	13/02351/FUL	PCO	12
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, delivery and export of port related cargo, marine channel dredging, quay realignment, repair and maintenance, erection of offices, industrial and storage buildings and associated new road access, parking, infrastructure, services, temporary stockpiling of dredged material, re-grading and upfilling of landward areas and landscaping.	Former Fabrication Yard, Ardersier, Nairn, ,	Port Of Ardersier Limited	Applicant resolving holding objection from SNH. Application will be readvertised. Determination November 2013.	13/01689/PIP	PCO	18
Nicola Drummond	Proposed 5 storey hotel development with restaurant, bar facilities with associated car parking and access	Former Swimming Pool Site, Glebe Street, Inverness, ,	Carlton Rock Ltd.	Determination Nov 2013.	13/03235/FUL	PCO	15
David Mudie	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	Discussion continuing with agent.	13/01276/PIP	PCO	19
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	Progress meeting held 15.8.13. Further information requested. Determination October 2013	13/02346/FUL	PCO	12
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	Awaiting further information. Determination November 2013	13/02381/FUL	PCO	12
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).	Land 6000M W Of Findhorn Bridge At Glen Kyllachy Tomatin	RWE Npower Renewables	Consultations on-going. Determination February 2014.	13/02441/FUL	PCO	20

**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 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 Stronelaig Wind Farm	Stronelaig Wind Farm, Garrogie Estate, Whitebridge Inverness	SSE Generation Limited	Raise No Objection at SPAC 08 April 13. Awaiting decision on whether PLI likely.	12/02560/S36	PDE	13

**APPENDIX 3 - 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, ,	TEC Services		13/03090/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
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	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, Drumadrochit, ,	Mr D Fraser		13/01612/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	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	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	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
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	S