

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE –
21 January 2014**

Agenda Item	4
Report No	PLS/001/14

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 significant 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	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. Agreement in principle has been reached to allow the Council to construct the relevant section of flood defences along the line previously granted planning permission in 2004. It is anticipated that an application will be lodged to extend the proposed flood wall to cover the wider site. If the overall flood prevention measures are 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. Further reminder given 12.12.2013.	09/00256/OUTIN	PCO	20
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	PDE	19
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	PDE	13
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 March 14.	08/00788/OUTIN	PDE	18

APPENDIX 1 - MAJOR APPLICATIONS POST - 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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	SNH objection resolved. Determination January 2014.	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 Jan 2014	13/03235/FUL	PCO	15
Andrew McCracken	Revision of masterplan and mixed use development incorporating residential and community uses	Land To South Of West Kingsteps, Kingsteps, Lochloy Road, Nairn, ,	Springfield Properties PLC	Meeting with applicant and consultees 15/11. Awaiting further information to progress/consult TS. Determination April 2014.	13/03759/FUL	PCO	19
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	Amendments required to application. Letter sent 20 November 2013 requesting extension of time - no response received. Potential determination March 2014.	13/01276/PIP	PCO	19

David Mudie	West Link- Construction of 3.2km new single carriageway road, 5 No. roundabouts, a new swing bridge over the Caledonian Canal & a new bridge over the River Ness, with associated drainage, earthworks, fencing, landscaping, new access tracks/paths, street lighting etc	West Link Road, Land Between Dores Road And Torvean, Dores Road, Inverness, ,	The Highland Council	Determination April 2014.	13/03825/FUL	PCO	16
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 Ltd	Determination February 2014.	13/02441/FUL	PCO	20
Nicola Drummond	Demolition of Rose Street Hall & decked car park & phased redevelopment to provide multi-storey student accommodation, shops, food & drink premises, public space & environmental enhancement	South And West Of, Rose Street, Inverness, ,	Inverness Properties Ltd	Report to February SPAC.	13/04137/FUL	PCO	15
Nicola Drummond	Mixed use development to include up to 4,700 sqm of class 1, 2 and 3 uses; public house/restaurant incorporating manager's residential accommodation; community allotments; all with associated engineering works, car parking, servicing, new access roads & landscaping	Land Adjacent To Inshes Retail Park, Dell Of Inshes, Inshes, Inverness, ,	Scottish Widows Investment Partnership Property Trust	Report to February SPAC.	13/04334/PIP	PCO	20
Keith Gibson	Mixed use development comprising housing, affordable housing, homes for the elderly, mixed commercial uses, health centre, public open space and associated infrastructure.	Land 145M North Of Smiddy Bar, Lewiston, Drumnadrochit, ,	Loch Ness Homes Ltd	Report to February SPAC.	13/03694/PIP	PCO	13

APPENDIX 2 - APPLICATIONS UNDER S36 & 37 OF THE ELECTRICITY ACT

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	PLI held. Awaiting decision of Scottish Ministers.	11/00853/S36	PDE	21
David Baldwin	Application under Section 36 of the Electricity Act 1989 to construct an 8MW tidal stream array (comprising 8no. turbines installed on 4no. piled columns) at Kyle Rhea, between Kylerhea, Isle of Skye and Glenelg, Lochalsh	Kyle Rhea Tidal Stream Array, Kylerhea, Breakish, ,	Sea Generation Ltd	Substantial number of representations received to-date. Discussions on-going with applicant and key agencies (incl. Marine Scotland and SNH).	13/00762/S36	PCO	11
David Baldwin	83 no. Turbines (300MW) onshore Stronelaig Wind Farm	Stronelaig Wind Farm, Garrogie Estate, Whitebridge, Inverness, ,	SSE Generation Limited	Presented to SPAC in February, who determined the need for a site visit. Site visit postponed until April (earliest) due to weather conditions and compacted ice on access tracks.	12/02560/S36	PDE	13
Ken McCorquodale	Increase the generational capacity of the consented Moy Wind Farm up to a maximum of 66 MW.	Moy Estate Land 3km NE Of Moy, Moy, Tomatin, ,	Carbon Free Moy Limited	Awaiting Scottish Ministers decision.	13/01180/S36	PDE	20
David Baldwin	36 Turbines (108MW Installed Capacity) Bhlaraidh Wind Farm, Invermoriston	Glenmoriston Estate North Of Levishe, Invermoriston, ,	Scottish And Southern Energy	No objections raised by committee. With Scottish Ministers for a decision.	12/02556/S36	PDE	13
Ken McCorquodale	Cairn Duhie Wind Farm - Erection of 20 wind turbines up to 60 MW total installed capacity	Cairn Duhie Wind Farm South East Of Ferness Between Nairn & Grantown-On-Spey, ,	RES UK & Ireland Limited	Response to Ministers expected June 14.	13/04142/S36	PCO	19
Ken McCorquodale	To construct and operate an extension to the Corriegarth Wind Farm	Land At Carn Na Saobhaidhe, Gorthleck, Inverness, ,	NBW Wind Energy Limited	Addressing SEPA objection. Response likely by end January 14.	13/02456/S36	PCO	14

APPENDIX 3 - PANS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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	16
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	22
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	13
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	14
David Mudie	Change of planning condition to extend expiry date from 2018 to 2036	Lochaline Mine, Lochaline, Morvern, ,	Tarmac Ltd		11/03793/PAN	PCO	22
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	21
Ken McCorquodale	Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 to delete Condition 16 of the planning permission NA414LD4037 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	20