

**THE HIGHLAND COUNCIL**

**NORTH PLANNING APPLICATIONS COMMITTEE –  
25 March 2014**

Agenda Item	4
Report No	PLN/020/14

**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.

Signature: Malcolm MacLeod

Designation: Head of Planning and Development

Author: David Mudie, Team Leader – Development Management (01463)  
702255

APPENDIX 1 - MAJOR APPLICATION (PRE 2009)

KEY: PDE - Pending Determination

PCO - Pending Consideration

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Bob Robertson	Erection of 100 houses and formation of roundabout onto the B817. Associated amenity areas, roads, footpaths and cycleways.	Land North And East Of, Highland Park Retirement Village, Barbaraville, Highland, ,	The Ross Estates Company	Traffic Assessment has been undertaken, details provided to TECS by their consultants and passed to Network Rail for consideration. Currently with Network Rail and agent.	08/00253/OUTSU	PCO	08
Julie Ferguson	Formation of 121 (reduced from 150) serviced house plots (including 25% affordable housing) (Detail)	Land At Drynie Farm, Dingwall, ,	Souter & Armstrong	Draft s75 issued to Applicant's solicitors 5.08.13. App's solicitor advised they will revert to us after mtg client on 20.11.13. Latest reminder sent 31.1.14	09/00476/FULRC	PDE	09
Erica McArthur	Formation of twenty two house plots and eight affordable house plots and associated services (Resubmission)	Memorial Field, Station Road, Avoch, ,	Broadland Properties Ltd	Application approved by Committee -Section 75. 25.06.13 letter to agent requiring agreement to be concluded within 4 months. Amended draft agreement sent to applicants solicitors 18. July 2013. Terms not accepted. Council not minded to accept proposed variations. Letter sent advising application will now be recommended for refusal under delegated powers. Revised terms put to legal 31 January 2014. Housing have contacted agent to agree commuted sum which will be inserted into legal agreement. 26 Febraury 2014.	09/00090/FULRC	PDE	10
Bob Robertson	Formation of 26No. building plots with associated roads and drainage (Amended from 22No.building plots)	Land To North East Of The Haven, Station Road, Edderton, ,	The Ross Estates Company	Discussions on-going with Agent on affordable housing as of 10.03.2014.	08/00477/FULSU	PDE	05

APPENDIX 1 - MAJOR APPLICATIONS (POST 2009)

Simon Hindson	Carn Gorm Wind Farm - Formation of 42 mw wind farm, including erection of 14 wind turbines on 70m towers (height to tip 115m) (rotor diameter 90m), erection of control building and sub-station, erection of anemometer mast, formation of ardstandings, borrow pits, access tracks, temporary construction compound and site entrance/turning facility	Land 4KM North East Of, Garve, ,	PI Renewables Ltd	Awaiting consultation responses (due 07/02/2014) and advert period (expires 21/02/2014). Determination June 2014.	13/04791/FUL	PCO	06
Ken McCorquodale	Construction and operation of a 15 turbine (2 to 3 MW output. 14 No. up to 121m tip height and 1 No. up to 110m tip height) wind farm, crane hardstandings, site access and tracks, single permanent meteorological mast, underground electrical and communication cables, substation compound, control building, three borrow pits, felling of up to approximately 1ha of trees, two temporary construction compounds and associated parking.	Balnacoil Lodge, Brora, KW9 6LX,	Vento Ludens Ltd	Application received. Determination April 2014.	13/03312/FUL	PCO	05
David Mudie	Construction of a wind farm containing 15 (as amended) wind turbines and turbine foundations; crane hardstandings; 2 site accesses from the A9(T); fenced substation and switchgear compound; on-site underground cabling; on-site access tracks and associated pipe bridges and watercourse crossings; removal of forestry; one permanent steel lattice or tubular tower anemometry mast; two temporary power performance assessment masts; and ancillary construction development including two temporary construction compounds/lay-down areas	Halsary Forest, Watten, ,	Scottish Power Renewables (UK) Ltd	Committee minded to grant subject to compensatory planting (secured by agreement) at its meeting 17 September 13. Discussion on-going regarding compensatory planting. Determination April 2014.	09/00399/FULCA	PDE	04
David Baldwin	Section 42 application in respect of consent 07/00038/OUTCA (PPA/270/459) to 1) vary condition 2 to extend duration date for a further three years or another period to be agreed, 2) vary condition 10 to allow validation report and implementation of remedial action relating to site contamination to be completed prior to the development becoming operational or at another time to be agreed	Thurso Auction Mart, Ormlie Road, Thurso, ,	Tesco Stores Limited	Application received to extend the lifespan of the consent by 3 years, plus amendments to the access and contaminated land conditions. Discussions on-going with applicant and consultees.	13/00153/FUL	PCO	02
Mark Harvey	A mixed use development for Non-food Retail (class 1), Business (class 4), General Industrial (class 5), Storage and Distribution (class 6) and Assembly and Leisure (class 11). New access from A87 and service road, extension to Leasgeary Road and provision of open space and a green corridor.	Land East Of Portree Industrial Estate, Staffin Road, Portree, Isle Of Skye, ,	Oatridge Limited Allan Campbell	Awaiting outstanding consultation comments (Transport Scotland have an agreed extension until first week of Feb). Flood Risk and SEPA requiring a FRA. Met with applicant on 30.01.14. Agreed to send a reg 24 letter next week identifying further information required for determination. Agreed to send PPA draft with same letter - not now expecting application to be ready for April committee - June or August more realistic.	13/03980/PIP	PCO	11

Ken McCorquodale	Proposal for a wind farm comprising 7 wind turbines with a maximum tip height of 100m, and with an installed generating capacity of up to 21 MegaWatts. Associated infrastructure includes wind turbine transformers, a meteorological mast, new and upgraded access tracks, control building and substation, underground cables, and a temporary construction compound. (Spittal Hill Windfarm)	Land 1300M East Of Spittal Hill, Spittal, ,	Spittal Hill Windfarm Ltd	Determination August 2014.	13/04559/FUL	PCO	04
Mark Harvey	Retail Supermarket, petrol filling station and associated parking and servicing areas. Access road from existing Home Farm Road roundabout with new bus stop, turning head and new pedestrian crossing. New link road and roundabout from Staffin Road to Home Farm Road.	Land 300M NW Of Electricity Sub Station, Staffin Road, Portree, Isle Of Skye, ,	Oatridge Limited Allan Campbell	Awaiting outstanding consultation comments (Transport Scotland have an agreed extension until first week of Feb). Flood Risk and SEPA requiring a FRA. Met with applicant on 30.01.14. Agreed to send a reg 24 letter next week identifying further information required for determination. Agreed to send PPA draft with same letter - not now expecting application to be ready for April committee - June or August more realistic.	13/03976/PIP	PCO	11
Julie Ferguson	Formation of Kinnairdie link road, improvements to Council Buildings junction and formation of flood protection bund	Land Between, A862 Newton Road And, A834 Strathpeffer Road, Dingwall, ,	The Highland Council	Phoned Network Rail-TECS seeking clarification of consultation response - potential cttee April 2014.	11/02695/FUL	PCO	09
Rebecca Hindson	Mixed use development comprising Class 4 (business/office), Class 1 (garden centre/horticultural retail), Class 9 (private and affordable houses), creation of formal and informal open space, footpaths and improved footway on the A862	Land 150M West Of, Wyndhill Industrial Estate, Muir Of Ord, ,	Iain Elliot Limited	List of draft conditions passed to agent. Agent to contact Comunity Council re their comments and possibility of them being resolved and withdrawn. Likely determination April 2014.	13/04534/PIP	PCO	09
Dorothy Stott	Sand and Gravel working.	Land 500M N Of Evanton Station, Novar Estate, Novar, Evanton	Pat Munro (Alness) Ltd	EIA Advert expires 04.04.2014. Potential Committee date 10.06.2014	14/00539/FUL	PCO	7

APPENDIX 2 - APPLICATIONS UNDER S36 and S37 OF THE ELECTRICITY ACT

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Gillian Webster	Erection of 18 wind turbines (amended from twenty-seven) and associated ancillary infrastructure - Braemore Wind Farm	Braemore Wood, Lairg, ,	Braemore Wind Ltd	The applicant needs to address SNH concerns. Possible response to SG September 14	10/05102/S36	PCO	01
Ken McCorquodale	Construct and operate a 22 turbine wind farm	Land North Of Duchally Lodge, Sallachy And Duchally Estates, Lairg, ,	WKN Sallachy Ltd	Reported to NPAC April 2013. Awaiting Scottish Ministers decision.	11/04718/S36	PDE	01
David Mudie	Offshore Wind Farm - up to 1,000 mw comprising up to 277 turbines blade tip height of up to 198.4 metres	Beatrice Offshore Windfarm, Ulbster, Lybster, ,	Beatrice Offshore Windfarm Ltd	Awaiting Scottish Ministers decision	12/01659/S36	PDE	04
David Mudie	Construction and operation of an offshore generating station.	Telford Offshore Windfarm, Ulbster, Lybster, ,	Moray Offshore Windfarm Ltd	Awaiting Scottish Ministers decision	12/03360/S36	PDE	04
Ken McCorquodale	Erection of Dalnessie Wind Farm - 27 Turbines and associated infrastructure.	Dalnessie, Lairg, ,	SSE Renewables Development (UK) Ltd	Committee 12.01.2013. Raise Objection. Awaiting confirmation that SSE has withdrawn the application.	12/00890/S36	PDE	01
David Mudie	Construction and operation of an offshore generating station.	MacColl Offshore Windfarm, Ulbster, Lybster, ,	Moray Offshore Windfarm Ltd	Awaiting Scottish Ministers decision	12/03359/S36	PDE	04
David Mudie	Construction and operation of an offshore generating station.	Stevenson Offshore Windfarm, Ulbster, Lybster, ,	Moray Offshore Windfarm Ltd	Awaiting Scottish Ministers decision	12/03361/S36	PDE	04
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. Issue of safe navigation of narrows , archaeology/listed buildings and LVIA raised as a concerns. Response to Marine Scotland expected late March 14.	13/00762/S36	PCO	11
David Mudie	To construct the associated offshore transmission works.	Outer Moray Firth, Ulbster, Lybster, ,	Moray Offshore Windfarm Ltd	Awaiting Scottish Ministers decision.	12/03363/S36	PDE	04
Ken McCorquodale	Erection of 24 50mW wind turbines up to a maxium tip height of 139m ( a mix of turbines with tip height of 139m and 126m are proposed forLimekiln Wind Farm	Land 1137M South Of Creag Leathern, Limekiln Windfarm, Reay, ,	Infinergy Limited	PLI August 2014	12/04781/S36	PDE	04
Ken McCorquodale	To construct and operate Glencassley Wind Farm - 26No. turbines (78 MW total Output) with 80m (max) hub height and 126.5m tip height complete with anemometer masts, access tracks, borrow pits, electricity sub-station, cabling, concrete batching plant, construction compound and welfare buildings	Land 2km NE Of Glencassley Castle, Rosehall, ,	SSE Generation Limited	Awaiting Scottish Ministers decision.	12/02872/S36	PDE	01
Ken McCorquodale	Glenmorie Wind Farm consisting of 34 turbines (amended from 43 turbines) 116 MW with associated infrastructure, including 5 borrow pits.	Kildermorie & Glencalvie Estates, Ardgay, ,	Glenmorie Wind Farm LLP	PLI held. Awaiting Scottish Ministers decision.	11/04134/S36	PDE	07
Ken McCorquodale	Strathy Wood Wind Farm - Erection of up to 26 wind turbines, 100m hub height, 101m rotor dia, max tip height 145m	Strathy Forest, Strathy, ,	E.ON Climate & Renewables Developments Limited	Response to Ministers expected June 14.	13/04469/S36	PCO	01
Ken McCorquodale	Erection of 22 x Wind Turbines (max tip height 125m) (Creag Riabhach Wind Farm - 72.6MW)	Creag Riabhach, Lairg, ,	Creag Riabhach Wind Farm Ltd	Response to Ministers expected August 14.	14/00004/S36	PCO	01

APPENDIX 3 - PANS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Bob Robertson	Extraction of sand & gravel reserves with subsequent restoration	Camore Quarry, Evelix Road, Dornoch,	Roel Huisman		13/00406/PAN	PCO	05
David Mudie	Erection and operation of 14 Wind Turbines up to 120m to blade tip and associated infrastructure.	Glen Ullinish, Ose, ,	Kilmac Energy Glen Ullinish		12/04070/PAN	PCO	11
David Mudie	Section 42 application to extend the time period of planning permission 05/00073/FULCA to allow the proposed retail development to begin	Land 100M South East Of, Aikerness Cottages, Wick, ,	Scapa Properties Ltd/HIAL		12/04151/PAN	REC	03
Dorothy Stott	Residential development consisting of 73no semi detached & detached, single & two storey houses, including roads & infrastructure	Land 120M N Of Old Milnafua Road And Obsdale Primary School, Milnafua, Ainess, ,	Pat Munro (Ainess) Ltd		13/03389/PAN	PCO	07
Ken McCorquodale	Erection of 22 x 2.3MW wind turbines up to 100m to blade tip height & associated infrastructure	Land At Culgower Hill, Loth, Helmsdale, ,	Muirden Energy LLP		13/03197/PAN	PCO	05
Ken McCorquodale	Erection of 12 x 2.3MW wind turbines, up to 100m to tip with associated infrastructure (Gogle Moss Wind Farm)	Land 477M NE Of Blackpark, Watten, Wick, ,	Muirden Energy LLP		13/03242/PAN	PCO	04
Michael Hoar	Development of class 1 retail foodstore and petrol filling station (including associated access, parking and landscaping).	Land At Home Farm, Dunvegan Road, Portree, ,	Broad Reach Land Ltd And Lochalsh And Skye Housing Association		12/03822/PAN	PCO	11
Susan Hadfield	Planning in principle for the erection of 15no houses	Land 160M West Of Nutwood House, Strathpeffer, ,	Earl Of Cromartie		14/00554/PAN	PCO	06
Susan Macmillan	Erection of 28no house sites, 11no business/commercial units together with picnic area, playing field & play area	Development Site North West Of Spean Crescent, Spean Bridge, ,	R E Campbell (Joinery) Ltd		13/03795/PAN	PCO	12
Victor Hawthorne	Permission in principle for mix use development including residential & commercial	Development At John O Groats House Hotel, John O'Groats, ,	GLM		13/02841/PAN	PCO	04
Victor Hawthorne	Distillery expansion including Twin Room/Still House/Mash House & associated works and new Wood Chip & Biomass Plant & associated works	Clynelish Distillery, Brora, ,	Diageo Ltd		14/00068/PAN	PCO	05