

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE
05 August 2014

Agenda Item	4
Report No	PLN/047/14

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 APPLICATIONS

APPENDIX 1 - MAJOR APPLICATIONS PRE - 2009

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	HC Roads have submitted finalised comments for incorporation into the final AECOM Report. It is expected this report should be publically available week commencing 9 June 2014. This report will assess the traffic impacts of closing the Delny Level Crossing and identify mitigation measures (if any) that would be necessary to address these road traffic impacts. Following on from this a meeting will be held with the applicant and Network Rail to try and progress the planning application.	08/00253/OUTSU	PCO	08
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	Instructions given to legal services to take forward s75. Draft prepared.	08/00477/FULSU	PDE	05
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 October 2009 - Minded to grant subject to the conclusion of a Planning Obligation(S75) regarding the provision of affordable housing. In June 2013 letter issued to agent requiring agreement to be concluded within 4 months. Protracted discussions occurred with little progress. Draft committee report prepared in May 2014 with recommendation for refusal in the absence of conclusion of S75. This has prompted significant progress in agreeing the terms of the S75. Report to committee in June 2014 held back pending finalisation, conclusion and registration of S75. If the S75 has not been concluded to allow the planning permission to be issued by the end of July 2014 the report will be presented to the August meeting of the Planning Application committee.	09/00090/FULRC	PDE	10
Julie Ferguson	Formation of 121 (reduced from 150) serviced house plots (including 25% affordable housing) (Detail)	Land At Drynie Farm, Dingwall, ,	Souter & Armstrong	s75 signed by Council - App's solicitor arranging execution then will be recorded	09/00476/FULRC	PDE	09

APPENDIX 1 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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	Network Rail meeting arranged for 20.05.14 potential cttee Aug 2014.	11/02695/FUL	PCO	09
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	SEPA Objection relating to flood risk, peat management and wetland ecology as yet unresolved by applicant. On-going discussion. Developer contributions still to be discussed.	13/03976/PIP	PCO	11
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	SEPA Objection relating to a number of matters including flood risk. Applicant has indicated a reluctance to move these matters forward until 13/03976/PIP has been determined.	13/03980/PIP	PCO	11
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	Note of meeting on 4th June, final draft of heads of terms and draft of conditions re phasing and layout of developemnt sent to agent for agreement.	13/04534/PIP	PCO	09

PCO = Pending Consideration (i.e. still actively working on)

PDE = Pending Decision (i.e. decision taken but awaiting further process)

APPENDIX 1 - MAJOR APPLICATIONS

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
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	All consultation resposnes now recieved. Determination expected September 2014.	13/04791/FUL	PCO	06
Dorothy Stott	Sand and Gravel working.	Land 500M N Of Evanton Station, Novar Estate, Novar, Evanton, ,	Pat Munro (AIness) Ltd	Application reported to Committee 10 June 2014. Committee minded to grant subject to conclusion of S75.	14/00539/FUL	PDE	07
Dorothy Stott	Erection of 70No residential properties, consisting of semi-detached & detached, single & two storey properties together with associated roads & infrastructure	Land 120M N Of Old Milnafua Road And Obsdale Primary School, Milnafua, AIness, ,	Pat Munro (AIness) Ltd	Processing Agreement drawn up but applicant unwilling to sign. Aiming for August North PAC. Will require S75.	14/01119/FUL	PCO	07
Mark Harvey	Application for non-compliance with Condition 1 of Planning Permission 12/02781/FUL	Land At Broadford Surrounding, Pairc Nan Craobh Industrial Estate, Broadford, ,	Highland And Islands Enterprise	New condition wording to allow removal of trees and agree replanting scheme prior to detailed permissions being submitted - August Committee	14/01532/S42	PCO	11

APPENDIX 2 - APPLICATIONS UNDER S36 & 37 OF THE ELECTRICITY ACT 1989

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	Amended scheme submitted 19th November 2013. 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 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 August 2014.	13/00762/S36	PCO	11
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 for Limekiln 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	Wind farm consisting of 47 turbines including access tracks, temporary borrow pits, anemometer masts, control building, switching station and underground cabling.	Land At Strathy South, Strathy Forest, Strathy, ,	Scottish And Southern Energy	Committee June 2014 where Members raised objection. With Ministers to determine if PLI.	07/00263/S36SU	PDE	01
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 September 2014.	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

APPENDIX 3 - PANS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 Associati		12/03822/PAN	PCO	11
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
Bob Robertson	Extraction of sand & gravel reserves with subsequent restoration	Camore Quarry, Evelix Road, Dornoch, ,	Roel Huisman		13/00406/PAN	PCO	05
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
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
Victor Hawthorne	Distillery expansion including Tun 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
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
Bob Robertson	Erection of 132/33kV Insulated Switchgear Substation	Land 500M West Of Philips Mains, Mey, ,	Scottish Hydro Electric Transmission Plc		14/00972/PAN	PCO	04
Julie Ferguson	Proposed major residential development comprising of 30 units	Land To North Of The Cairns, Culbokie, ,	Mrs Anthea Whitehead		14/02533/PAN	PCO	10
Dorothy Stott	Proposed infrastructure, strategic landscaping and creation of plots (for approx 55 houses)	Former Glenfield Hotel, Moss Road, Ullapool, ,	The Highland Council		14/02592/PAN	PCO	06