

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE
16 September 2014

Agenda Item	4
Report No	PLN/060/14

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:

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
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	The AECOM report on the traffic impacts of closing the Delny Level Crossing and identification of mitigation measures (if any) that would be necessary to address these road traffic impacts is now public. The Council (Area Roads Manager) has written to Network Rail asking for clarification on various matters which the Council considers necessary to be addressed so as to advise Members (and the Planning Authority) on the technical aspects of potential closure. The developer and Network Rail have met with regard to technical issues and the finer details of this will be outlined in due course.	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	s75 signed by Council - Applicant's solicitor arranging execution then will be recorded.	09/00476/FULRC	PDE	09
Erica McArthur	Formation of twenty two house plots and eight affordable house plots and associated services.	Memorial Field, Station Road, Avoch, ,	Broadland Properties Ltd	Application approved by Committee October 2009 subject to the conclusion of a Planning Obligation(S75) regarding the provision of affordable housing. S75 Agreement now concluded. Decision notice being prepared for issuing.	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	Instructions given to legal services to take forward s75. Draft prepared.	08/00477/FULSU	PDE	05

APPENDIX 1 - MAJOR APPLICATIONS POST-2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 September 2014.	13/04559/FUL	PCO	04
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 Autumn 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 resolved however peat management and wetland ecology remain unresolved. On-going discussion. September 14 Committee.	13/03976/PIP	PCO	11
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 responses now recieved. Determination expected September 2014.	13/04791/FUL	PDE	06
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. Applicant has indicated a reluctance to move these matters forward until 13/03976/PIP has been determined.	13/03980/PIP	PCO	11
Dorothy Stott	Erection of 70 No 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, Alness, ,	Pat Munro (Alness) Ltd	Processing Agreement (Version 3) signed by applicant 04.07.2014. Application going to North PAC 05.08.2014. Draft S75 drawn up and with lawyers.	14/01119/FUL	PCO	07
Dorothy Stott	Sand and Gravel working.	Land 500M N Of Evanton Station, Novar Estate, Novar, Evanton, ,	Pat Munro (Alness) Ltd	Application reported to Committee 10 June 2014. Committee minded to grant subject to conclusion of S75.	14/00539/FUL	PDE	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 - September Committee	14/01532/S42	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 Land 150M West Of, Wyndhill Industrial Estate, Muir Of Ord, , Iain Elliot Limited A862

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

PDE = Pending Decision

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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Simon Hindson	Erection of 18 wind turbines (amended from twenty-seven) and associated ancillary infrastructure - Braemore Wind Farm	Braemore Wood, Lairg, ,	Braemore Wind Ltd	Expected Response to Scottish Ministers December 2014.	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 September 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	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	Additional information likely to be submitted. Response to Ministers now expected December 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	Further assessment on wild land likely. Response to Ministers now expected December 2014.	14/00004/S36	PCO	01
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

APPENDIX 3 - PANs

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Harvey	Woodland campsite & events space: approx 300m of access road; approx 25m2 entrance building; approx 100m2 service building; 2no car park; woodland planting strategy.	Land 75M West Of Pairc Nan Craobh Industrial Estate, Broadford, Isle Of Skye,	Broadford & Strath Community Company		14/03232/PAN	REC	11
Bob Robertson	Extraction of sand & gravel reserves with subsequent restoration	Camore Quarry, Evelix Road, Dornoch, ,	Roel Huisman		13/00406/PAN	PCO	05
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
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	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
Erica McArthur	Proposed major residential development comprising of 30 units	Land To North Of The Cairns, Culbokie, ,	Mrs Anthea Whitehead		14/02533/PAN	PCO	10
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
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 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