

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE –  
30 September 2014**

Agenda Item	4
Report No	PLS/064/14

**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 progress on these applications.

Designation: Head of Planning and Building Standards

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**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	This, and two other applications for flats and a landscaped area (10/04986/FUL and 10/04988/FUL), have remained pending whilst the proposed River Ness Flood Prevention Scheme has been progressed by the Council. Agreement has now been reached to construct the flood defences along the line previously granted planning permission in 2004. A meeting was held with the applicant who intends to resurrect the two detailed applications, amended as necessary as land raising will no longer be required as a flood prevention measure. The applicant has also been advised of the information required if the application for permission in principle is to be re-submitted and the procedures to be followed given that the proposal will constitute a Major development. The applicant's agent has confirmed his client's intention to proceed on this basis.	08/00478/OUTIN	PCO	15
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 drafted and with applicant. Seeking finalisation by July 14. No progress has been made by applicant. Will report to Committee with a recommendation to refuse planning permission.	08/00788/OUTIN	PDE	18
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 Council. Applicant asked Transport Scotland to agree revised access. TS agreed informally that proposal is acceptable. Agreed following procedure with applicant: the amended proposal needs to be formally submitted to Planning Authority; Planning Authority re-notifies neighbours, re-advertises the application and advises objectors, explaining clearly that only the proposed access arrangements to the site from the A96(T) have changed; Transport Scotland and THC Transport Planning re-consulted; and then report back to SPAC who determined the application as submitted on the basis of the original access arrangements. Applicant requested his transport consultant to submit a revised scheme asap.	08/00080/OUTNA	PDE	19

**APPENDIX 1 - MAJOR APPLICATIONS POST-2009**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
David Mudie	Construction of new process buildings and equipment for a new Oriented Strand Board (OSB) mill and Biomass Heat Plant (and phased decommissioning of elements of existing OSB mill when the new mill is operational) and ancillary works	Morayhill, Dalcross, Inverness, IV2 7JQ,	Norbord Ltd	Consultation period closed. Case Review undertaken 12 September 14. Targetting 18.11.2014 SPAC meeting.	14/03000/FUL	PCO	18
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	Outstanding infrastructure issues to be resolved and need to await the outcome of the Inshes and Raigmore Development Brief exercise. Expected Committee December 2014.	13/04334/PIP	PCO	20
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	Committee minded to grant subject to legal agreement. Agreement signed by Council and now with developer for signing prior to recording (sent 8/9/14).	13/03759/FUL	PDE	19
Jim Harbison	Construction of 275/132kV substation incorporating outdoor electrical switchgear & transformers, control/welfare building, access road from B862 & associated drainage, earthworks & landscaping.	Land 50M North Of Bochruben Farm, Torness, Inverness, ,	Scottish Hydro Electric Transmission Plc	September 2014 Committee.	14/00071/FUL	PCO	13
David Baldwin	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. Require further information on mitigation to Balblair Road which is not forthcoming. Currently considering Reporters decision in respect of Nairn South PLI prior to determining approach to determination.	13/01276/PIP	PCO	19
James Bromham	Major Application - Marine Shellfish Farm, (Pacific Oysters) extension of existing site to create 4 plots of oyster trestles (zones 1,1a,2 and 3), consisting of a total of 21,420 trestles each 3m x 1m x 0.6m high in a site of 23.2 Ha	South Channel Of Loch Moidart, Eilean Shona, Acharacle, ,	Measan Na Mara Ltd	Presented to SPAC August 2014, deferred for site visit. Visit undertaken 09 September. Presented to September 2014 Committee.	14/00580/FUL	PDE	22

Simon Hindson	Beinn Mhor Wind Farm - Erection of 7 turbines, height 119.5m (up to 21MW) & associated infrastructure	Beinn Mhor Wind Farm, Guisachan, Tomich, Cannich, ,	Wpd Beinn Mhor Ltd	Application to be amended and re-advertised. Expected to be presented to SPAC meeting 18.11.2014.	14/01731/FUL	PCO	13
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	Objection lodged against allocation of site to east of A82 in proposed IMFLDP. Application on hold pending conclusion of LDP procedures. Appeal now lodged against non-determination. Response to questions raised in Reporter's procedure notice agreed by SPAC in August.	13/03694/PIP	PCO	13
David Baldwin	Dell Wind Farm - Erection of 14 turbine wind farm (130.5m to tip, approx. 42MW installed capacity) and associated infrastructure.	Land At Dell Estate, Whitebridge, Inverness	Coriolis Energy Ltd	Received 22 July. Consultation Period. Application likely to be determined December 2014.	14/02879/FUL	PCO	13
Ken McCorquodale	Sand and gravel quarry (Dalmagarry Quarry)	Land 300M NW Of Invereen, Dalmagarry Wood, Tomatin	Pat Munro (Alness) Ltd	Anticipate reporting to Jan 2015 Committee.	14/03270/FUL	PCO	20
Susan MacMillan	Redevelopment of the site to demolish existing structures and to construct food and non food retail floorspace with associated car parking, servicing and access	South Side Of Alcan Site Entrance, North Road, Fort William	Morbaine Ltd	Application likely to be determined November 2014.	14/02865/FUL	PCO	22

**APPENDIX 2 - APPLICATIONS UNDER S36 & 37 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	PLI held. Awaiting decision of Scottish Ministers.	11/00853/S36	PDE	21
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	New information likely to be submitted. Response to Ministers now expected December 2014.	13/04142/S36	PCO	19
Ken McCorquodale	Construction of a wind farm of up to 10 wind turbines, each with a height of up to 132m to balde tip and rotor diameter up to 102m (Millenium South Wind Farm)	Millenium Windfarm, Glenmoriston, Inverness, IV63 7YN,	Falck Renewables Wind Limited	Response to Ministers likely November 2014 following SPAC 18.11.14.	14/02055/S36	PCO	13
Ken McCorquodale	To construct and operate an extension to the Corriegarh Wind Farm	Land At Carn Na Saobhaidhe, Gorthleck, Inverness, ,	NBW Wind Energy Limited	Awaiting decision of Scottish Ministers.	13/02456/S36	PDE	14

**APPENDIX 3 - PANS**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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
Keith Gibson	Changes to redevelopment proposal for Inchmore Fish Farm. A copy of a proposal letter containing details of the development is attached. The floor area of the building will be approximately 16,000 m <sup>2</sup> .	Inchmore Fish Farm, Glenmoriston, ,	Marine Harvest Scotland		14/03203/PAN	PCO	13
Ken McCorquodale	Further extraction of sand and gravel from Dalmagarry Quarry	Land 300M NW Of Invereen, Tomatin, ,	Pat Munro Ltd		14/00264/PAN	PCO	20
Ken McCorquodale	Aberarder Wind Farm - Proposed wind farm, estimated could accommodate up to 13 wind turbines. max tip height 130 metres, rate at 2 mw.	Land At Carn Ghriogair, Aberarder Estate, Aberarder, Inverness, ,	RES UK And Ireland Limited		14/01520/PAN	PCO	13
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
Simon Hindson	Erection of 13 wind turbines and associated development (Culachy Wind Farm)	Culachy Estate Land 6KM SE Of, Newtown, Invergarry	RES UK & Ireland Ltd		14/03473/PAN	PCO	12