

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE –
20 January 2015**

Agenda Item	4
Report No	PLS/001/15

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.

Signature:

Designation: Head of Planning and Building Standards

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702255

APPENDIX 1 - MAJOR APPLICATIONS PRE-2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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	At its meeting on 27 March 2012 the Inverness, Nairn, Badenoch and Strathspey Planning Applications Committee were minded to grant permission subject to prior conclusion of a S75 legal agreement. This has been drafted and the terms generally agreed. In September 2014 the applicant submitted an amended access to the site; substituting a right hand turning lane for a roundabout. Neighbours were re-notified and the amended scheme was re-advertised on 03 October 2014. A decision will be made in early 2015.	08/00080/OUTNA	PDE	19
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. Significant progress made with the S75 in recent months. The applicant has now agreed to the required obligations and finalisation of S75 is imminent. The issue still to be resolved relates to the need to secure servitude rights of access to enable the links with the Campus. This is close to being resolved but if not the matter will be reported to Feb 2015 Committee for further consideration.	08/00788/OUTIN	PDE	18

APPENDIX 1 - MAJOR APPLICATIONS POST-2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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	Written to applicant to advise that they may wish to withdraw the application in light of Reporters decision in respect of the adjacent development at Nairn South. Applicant has advised that it wishes to address the matters raised by submission of a new TA. No suggestion made on how to progress other matters previously raised. Proceed to determine the application rather than await further information - likely to be determined prior to end February 2015.	13/01276/PIP	PCO	19
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. Reporter has issued (11.11.2014) a 'minded to grant' decision letter subject to the prior conclusion of an appropriate legal agreement to secure at least 25% affordable housing units. Awaiting outcome.	13/03694/PIP	PCO	13
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	Inshes and Raigmore Development Brief approved by Inverness City Committee on 2 December 2014. Application expected to be reported to Committee February 2015.	13/04334/PIP	PCO	20
Simon Hindson	Beinn Mhor Wind Farm - Erection of 6 turbines, height 119.5m (rated at up to 3MW each) & associated infrastructure	Beinn Mhor Wind Farm, Guisachan, Tomich, Cannich, ,	Wpd Beinn Mhor Ltd	Application to be consider at 20 January 2015 Committee following site visit on 19 January 2015.	14/01731/FUL	PCO	13
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 considered by Committee on 23 December 2014. Committee minded to grant planning permission subject to conditions to be prepared under delegated powers in consultation with the ward members.	14/02865/FUL	PCO	22
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, ,	Dell Wind Farm Ltd	Additional visual information received. Application likely to be determined by March 2015.	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	Application deferred at 23 December Committee for revised arrangements to access from the A9(T). Discussion with the applicant and Transport Scotland is on-going.	14/03270/FUL	PCO	20

APPENDIX 2 - APPLICATIONS UNDER S36 & S37 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. Further submissions made in respect of Wild Land. Awaiting recommendation of Reporter and decision of Scottish Ministers.	11/00853/S36	PDE	21
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
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 to be submitted. Response to Ministers now expected February 2015.	13/04142/S36	PCO	19
Ken McCorquodale	Construction of 10 additional wind turbines (Millennium South), each with a height of up to 132m to blade tip and rotor diameter up to 102m at Millennium Wind Farm.	Millennium Windfarm, Glenmoriston, Inverness, IV63 7YN,	Falck Renewables Wind Limited	Deferred by Committee on 23 December 2014 for site visit. Will be reconsidered by Committee on 20 January 2015 following a site visit on 19 January 2015.	14/02055/S36	PCO	13
Simon Hindson	Proposed variation to 11/04152/S36. Increase in blade tip height by 1.5 metres to 133.5 metres and revised dimensions to the sub-station and control building.	Beinneun Wind Farm, 8 Km NW Of Invergarry, Glenmoriston,	Beinneun Windfarm Ltd	Reported to Committee November 2014. Response provided to Ministers. Awaiting Ministers Decision.	14/03482/S36	S36RNO	13
Simon Hindson	7 turbine extension to Beinneun Windfarm	Beinneun Wind Farm, 8 Km NW Of Invergarry, Glenmoriston,	Ridgewind Limited	Response to Ministers expected after Committee February 2015.	14/03983/S36	PCO	13

APPENDIX 3 - PANs

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OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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
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
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 m².	Inchmore Fish Farm, Glenmoriston, ,	Marine Harvest Scotland		14/03203/PAN	PCO	13
Simon Hindson	Culachy Wind Farm - Erection of wind farm. 13 wind turbines including operations	Culachy Estate Land 6KM SE Of, Newtown, Invergarry, ,	RES UK & Ireland Ltd		14/03473/PAN	REC	12
Simon Hindson	Erection of 7 turbines (up to 126.5m to blade top), access tracks and other ancillary development	Land At Dinichean , Farr, Inverness, IV2 6XG	Airvolution Energy Limited		14/03609/PAN	REC	13
Andrew McCracken	Residential Development	Land North West Of Dalfaber Farm, Dalfaber Drive, Aviemore,	Reidhaven Estate		14/04079/PAN	PCO	21
Nicola Drummond	Detailed planning for 60 residential units along with open space, parking & associated infrastructure	Former Swimming Pool Site, Glebe Street, Inverness, ,	Tulloch Homes Limited		14/04198/PAN	PCO	15
Simon Hindson	Cnoc an Eas Wind Farm - Erection of up to 17 turbines, turbine foundations including associated transformer plinths & enclosures, electrical substation, access point, underground power cables, site access tracks, borrow pits, steel tower anemometer mast & temporary site construction compound	9km West Of Drumnadrochit, North Of Loch Meiklie, ,	Force 9 Energy Partners LLP & EDF Energy ER		14/04293/PAN	PCO	13
Ken McCorquodale	Construction of a new 400/132kV Gas Insulated Substation, including cable tie-ins, access road & access track upgrades	Land 2910M NW Of 1 Garvamore, Laggan	Scottish Hydro Electric Transmission Plc		14/04493/PAN	PCO	21
Simon Hindson	Erection of new club house, demolition of existing clubhouse, installation of International Rugby Board artificial pitch, regrading of two grass pitches, pitch lighting, car & bus parking & boundary fencing including ball stop fencing, associated drainage & earthworks, landscpaing, lighting & access paths, footway/cycleway extensiion of the Inverness West Link facility at the south boundary of the site	Canal Park Pitches, Bught Road, Inverness	The Highland Council		14/04529/PAN	PCO	14
Simon Hindson	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