

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE
17 February 2015

Agenda Item	4
Report No	PLN/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 position with these applications.

Signature: Malcolm MacLeod

Designation: Head of Planning and Development

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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 developer and Network Rail continue to discuss the technical issues around the potential replacement of the Delny Level Crossing.	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. Revised draft with applicant's solicitors.	08/00477/FULSU	PDE	05

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	Targetting Feb 2015 Committee.	11/02695/FUL	PCO	09
Susan Hadfield	Masterplan for erection of 104 houses	Lochan Corr, Black Isle Road, Muir Of Ord,	The Mackay Robertson & Fraser Partnership	Protected species survey received. Investigating options for providing pedestrian links to village centre. Providing matters resolved potential April 2015 Committee.	13/01170/PIP	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.	Land 300M NW Of Electricity Sub Station, Staffin Road, Portree, Isle Of Skye,	Oatridge Limited Allan Campbell	At its meeting on September 14 Committee deferred decision for a cumulative Retail Impact Assessment and submission of peat study/ecology assessment as requested by SEPA. On site meeting between applicant and SEPA held on 27 November 2014 - potential solution to overcome objection agreed - awaiting detail of scheme from applicant. Transport Scotland has requested that the Transport Assessment be updated/revised to take account of the committee decision to approve the neighbouring supermarket site. 05.02.2015 - still waiting for an updated transport assessment and subsequent consultation comment from Transport Scotland.	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. 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	Agent has agreed to cist application pending outcome of IMFLDP Examination. Heads of terms for S75 finalised and instruction sent to lawyers 31.10.2014	13/04534/PIP	PCO	09
Bob Robertson	Quarrying of sand & gravel, including preparatory site works & restoration	Camore Quarry, Evelix Road, Dornoch,	Mr Roel Huisman		14/02076/FUL	PCO	05
Erica McArthur	Erection of 15 houses	Land At Nutwood , Strathpeffer,	Cromartie Estate	Reported to Committee 11 November 2014. Memo to legal services to progress S75 for affordable housng sent 17-11-14. Draft Agreement issued by legal 22.12.14. Likely to be concluded and decision issued end Feb 2015.	14/02773/PIP	PDE	06
Erica McArthur	Formation of residential development (30 units) (Planning permission in principle)	Land To North Of The Cairns, Culbokie,	Mrs Anthea Whitehead	Report to be prepared February 2015 committee.	14/03817/PIP	PCO	10
David Mudie	Erection of 14 wind turbines (height to hub 78m, height to tip 119m, rotor diameter 82m) and sub-station building, formation of access tracks, crane hardstandings, borrow pits, concrete batching plant and water crossings	Land 1800M SE Of Balmenach, Glen Ullinish, Struan,	Kilmac Energy LLP (Glen Ullinish) Limited	Likely to be presented to NPAC March 2015.	14/03964/FUL	PCO	11
David Mudie	Construction of a 13 wind turbine wind farm without compliance with Condition 1 of planning permission 14/02480/S42; increasing the maximum tip height from 105m to 112m.	Bad A Cheo, Achkeepster, Spittal,	RWE Innogy UK Ltd	Targetting Committee February 2015	14/04554/S42	PDE	04

APPENDIX 2 - APPLICATIONS UNDER S36 AND 37 OF THE ELECTRICITY ACT

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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. PLI/Hearing to be held. Pre-inquiry meeting 28 Jan 2015. PLI April 2015.	07/00263/S36SU	PDE	01
Simon Hindson	Erection of 18 wind turbines (amended from twenty-seven) and associated ancillary infrastructure - Braemore Wind Farm	Braemore Wood, Lairg,	Braemore Wind Ltd	Raise an Objection response to Scottish Ministers 03 February 2015.	10/05102/S36	S36RO	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 and again in November 2014 regarding wild land. Awaiting Scottish Ministers decision.	11/04718/S36	PDE	01
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	Reported back to Committee in November 2014 in respect of wild land. Awaiting Scottish Ministers decision.	12/02872/S36	PDE	01
Ken McCorquodale	Erection of 24 5mW wind turbines up to a maximum 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. Awaiting Scottish Ministers decision.	12/04781/S36	PDE	04
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 August 2015 following EIA addendum advertised in April 2015.	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 March 2015.	14/00004/S36	PCO	01
Ken McCorquodale	18 Turbine (3MW each) Wind Farm development (output of up to 54MW) - Up to 120m blade tip with 41m radius rotor	West Garty Estate, Loth, Helmsdale,	West Garty Renewables LLP	Initial anticipation was to respond to Ministers June 15, but further information/advertisement likely.	14/04486/S36	PCO	05
Simon Hindson	Caplich Wind Farm - Erection of 20 turbines 132m tip height	Land 450M NW Of Beinn An Eoin Bheag, Caplich, Lairg,	Muirhall Energy Ltd	Consultations underway.	15/00197/S36	PCO	01

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	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
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
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
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
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
Emma Forbes	Creation of a new building to form a NDA Archive facility, site access and car parking, landscaping and associated infrastructure and works.	Land To NNE Of Clayquoy House, Wick Airport Industrial Estate, Wick,	NDA Propertis Ltd		14/04076/PAN	PCO	03
Erica McArthur	Redevelopment to for 72 housing units (mixture of flats, terraced, semi-detached & detached houses) & 470sqm of commercial space	Former Fish Factory, High Street, Conon Bridge,	HPG Ltd		14/04418/PAN	PCO	09