

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE
24 March 2015

Agenda Item	4
Report No	PLN/007/15

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
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	SEPA and Transport Scotland objections overcome and withdrawn. Cumulative Retail Impact Assessment submitted. Supplementary report aiming for March 2015 committee	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	Agent currently addressing various technical matters and representations. Meeting arranged with applicant 24 March 2015. Application may be reported to April 2015 NPAC. Committee.	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 housing sent 17-11-14. Draft Agreement issued by legal 22.12.14. Likely to be concluded and decision issued end March 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	Committee at its meeting on 17 February 2015 minded to grant planning permission subject to prior conclusion of S75 agreement.	14/03817/PIP	PDE	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
Mark Harvey	Formation of campsite, campervan park, allotments, events space and attendant access roads and buildings and associated services	Land 75M West Of, Pairc Nan Craobh Industrial Estate, Broadford,	Broadford And Strath Community Company	No consultee objections. Planning Performance Agreement signed. Aiming to present to march 2015 committee	14/04434/FUL	PCO	11
Emma Forbes	Erection of archive building, formation of access and parking and associated infrastructure works and landscaping	Land To NNE Of Clayquoy House, Wick Airport Industrial Estate, Wick,	NDA Properties Ltd	Aiming to report to 24 March committee. Additional info was submitted by agent on 6 March. Some consultation responses outstanding. Period for reps concludes 13 March. Advised agent on 6 March that file will be reviewed on 9 March and decision will be taken as to whether it will go to 24 March committee.	15/00346/FUL	PCO	03

APPENDIX 2 - APPLICATIONS UNDER S36 & S37 OF THE ELECTRICITY ACT 1989

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. April 2015.	PLI 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 June 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. Anticipate response to Energy Consents and Deployment Unit in June 2015	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 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
Erica McArthur	Redevelopment to for 72 housing units (mixture of flats, terraced, sei-detached & detached houses) & 470sqm of commercial space	Former Fish Factory, High Street, Conon Bridge,	HPG Ltd		14/04418/PAN	PCO	09