

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE –
23 June 2015**

Agenda Item	4
Report No	PLS/038/15

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.

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	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. The Section 75 Obligation has been agreed between the Council and the applicant. It now has to go through the procedures for signing and registering.	08/00080/OUTNA	PDE	19

APPENDIX 1 - MAJOR APPLICATIONS POST-2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 Aug 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	Applicant has appealed for non-determination. Special meeting of SPAC held on 19 March 15, following site visit, to consider response to appeal. With Reporter for decision.	14/01731/FUL	PDE	13
Ken McCorquodale	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	Applicant requested more time to identify amendments to the scheme. Application likely to be determined by December 2015.	14/02879/FUL	PCO	13
Ken McCorquodale	Sand and gravel quarry (Dalmagarry Quarry)	Land 300M NW Of Invereen, Dalmagarry Wood, Tomatin, ,	Pat Munro (AIness) Ltd	Committee minded to grant planning permission at its meeting in April 2015, subject to prior conclusion of a legal agreement to secure restoration guarantee. S75 drafted - awaiting response from Applicant.	14/03270/FUL	PCO	20
Simon Hindson	Erection of 13 wind turbines with 12 up to 149.5 m tip-height and one up to 132 m tip height including ancillary development (Culachy Wind Farm).	Culachy Estate Land 6KM SE Of, Newtown, Invergarry, ,	RES UK & Ireland Ltd	Application likely to be determined by September 2015.	14/04782/FUL	PCO	12
Simon Hindson	Erection of 12 wind turbines (130m in height) including and associated works	Land At Carn Ghriogair, Aberarder Estate, Aberarder, Inverness, ,	RES Ltd	Application likely to be reported to September 2015 SPAC.	15/00737/FUL	PCO	13

PCO = Pending Consideration
PDE = Pending Determination

APPENDIX 2 - APPLICATIONS UNDER SECTION 36 & 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. Further submissions made in respect of Wild Land. Awaiting recommendation of Reporter and 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	Response (Raise an Objection) provided to Ministers June 2015. Awaiting Ministers decision - PLI likely.	13/04142/S36	S36RO	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	At its meeting on 01 April 2015, Committee decided to Raise an Objection to the application. Awaiting response from Ministers.	14/02055/S36	S36RO	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

PDE = Pending Decision

S36RO = Raise Objection

S36RNO = Raise no objection

APPENDIX 3 - PANS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Ken McCorquodale	Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 to delete Condition 16 of the planning permission NAHLD037 which reads "Hours of opening for all retailing uses shall be limited to between 0800 hours and 2200hours Monday to Sunday. No deliveries shall take place outwith the hours 0600 - 2200 from Monday to Friday 0800 - 2000 on Saturday and 1200 - 2000 on Sunday" to allow for 24 hour opening and servicing of the store.	Land At, Lower Slackbuie Farm, Inverness, ,	ASDA Stores Ltd		11/03465/PAN	PCO	20
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 m².	Inchmore Fish Farm, Glenmoriston, ,	Marine Harvest Scotland		14/03203/PAN	PCO	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	Land 2265M NW Of Achratagan, Balnain, Drumnadrochit, ,	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
John Kelly	Alterations to accesses to Shopping Park, alterations to internal access/circulation within car park, alterations to car parking layout, alternations to pedestrain footpaths, public areas and landscaping	Inverness Retail And Business Park, Eastfield Way, Inverness, ,	Hercules Unit Trust		15/00215/PAN	PCO	18
John Kelly	Change of use of Unit 3A from Class1 (shop) to Class 3 (food & drink) to form 3 restaurants with associated external alterations, access to shopping park, alterations to internal access/circulation within car park, alterations to car parking layout, alterations to pedestrian footpaths, public areas & landscaping	Inverness Retail And Business Park, Eastfield Way, Inverness, ,	Hercules Unit Trust		15/00315/PAN	PCO	18
Nicola Drummond	Construction/Formation of 2nd 18 hole championship golf course including all access, drainage, earthworks shaping, planting, irrigation systems, services and infrastructure etc required. Gross area of application site: 89.12 Hectares.	Land At Lonnie Farm/Scottack Farm, Castle Stuart Golf Links, Dalcross, Inverness, IV2 7JL,	Castle Stuart Golf LLP		15/01142/PAN	PCO	18
Andrew McCracken	Extraction of peat on approx 100ha from existing & proposed areas, including use of an existing storage building & vehicle accessed operational area	Land 970M NE Of Gloonan, Daviot, Inverness, ,	Brian MacGregor & Sons Ltd		15/01214/PAN	PCO	20
Andrew McCracken	Formation of 10 private plots & erection of 16 flats & 30 semi-detached houses	Land 150M NW Of, Beachen Court, Grantown-On-Spey, ,	McLeod Building Ltd		15/01234/PAN	PCO	21
Simon Hindson	Residential Development of 160 new houses	Torvean, Land South Of, Golf View Terrace, Inverness, ,	The Highland Council		15/01283/PAN	PCO	14

Simon Hindson	Groundworks associated with new housing & golf course	Torvean, Land South Of, Golf View Terrace, Inverness, ,	The Highland Council	15/01286/PAN	PCO	14
David Mudie	Erection of 13 wind turbines, height to tip 125m (Tom nan Clach Wind Farm)	Tom Nan Clach Wind Farm, Glenferness, ,	Nanclach Ltd	15/01403/PAN	PCO	19
David Mudie	Extend time duration of Tom Non Clach Wind Farm from 3 to 5 years	Tom Nan Clach Wind Farm, Glenferness, ,	Nanclach Ltd	15/01404/PAN	PCO	19
Andrew McCracken	Establishment of meditation/retreat centre for persons of any faith - within existing woodland - in environmentally sensitive manner	Woodland Hermitage, Wester Hardmuir Woods, Nairn, IV12 5QG,	Gomde Trust	15/01766/PAN	PCO	19
Ken McCorquodale	Proposed retention of part of the Beaully - Denny overhead line (BDOL) Temporary Access Track - No 18A - The West Track	Land 3480M SE Of Aberchalder Lodge, Invergarry, ,	Culachy Estate Management Ltd	15/01984/PAN	PCO	12
Ken McCorquodale	Construction of Druim Ba Windfarm total capacity of up to 30MW, comprising 10 turbines, height to tip 126.5m & internal transformers, associated infrastructure including substation, anemometer mast, hard standings, borrow pits, access tracks, a temporary construction compound & new site entrance arrangements	Land 1810M South Of Blairmore Farm, Kiltarlity, ,	Druim Ba Sustainable Energy Ltd	15/02183/PAN	PCO	13
Ken McCorquodale	Construction of 275/132kV substation	Land 900M NW Of Asgard, Tomatin, ,	Scottish Hydro-Electric Transmission	15/02239/PAN	PCO	20

PCO = Pending Consideration