

The Highland Council

North Planning Applications Committee
15 September 2015

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| Agenda Item | 4 |
| Report No | PLN/050/15 |

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 | Meeting took place between Network Rail, THC and Applicant Agent in Aug 2015 regarding potential replacement of Delny Level Crossing to unlock the site. Solution being progressed but will be submitted as a separate major planning application in due course. | 08/00253/OUTSU | PCO | 08 |

APPENDIX 1 - MAJOR APPLICATIONS POST-2009

| OFFICER | PROPOSAL | ADDRESS | APPLICANT | PROGRESS | REFERENCE | STATUS | WARD |
|------------------|--|---|---|---|--------------|--------|------|
| Erica McArthur | Erection of 50 residential units including access road, associated parking areas and amenity space | Land 90M NW Of Greenside Farmhouse, Courthill Road, Rosemarkie, | Paterson Estates | Targetting 15 December 2015 Committee. | 15/03033/FUL | PCO | 10 |
| Susan Hadfield | Masterplan for erection of 104 houses | Lochan Corr, Black Isle Road, Muir Of Ord, | The Mackay Robertson & Fraser Partnership | Likely to be determined September 2015. | 13/01170/PIP | PCO | 09 |
| 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 green corridor. | Land East Of Portree Industrial Estate, Staffin Road, Portree, Isle Of Skye, | Oatridge Limited Allan Campbell | Applicant has indicated a reluctance to move forward on these until planning permission 13/03976/PIP has been issued. | 13/03980/PIP | PCO | 11 |
| 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 in March 2015 Committee agreed to grant planning permission subject to prior conclusion of S75 legal agreement. Draft agreement is with applicant. | 13/03976/PIP | PCO | 11 |
| Dorothy Stott | 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 | Reported to Committee 28 April 2015. Granted planning permission subject to conclusion of S75 legal agreement. Agreement draft and with applicant's solicitor. Latest reminder sent 25.06.2015 and response eventually received 24.07.2015. | 13/04534/PIP | PDE | 09 |
| Julie Ferguson | Erection of 72 residential units comprising flats, terraced, semi detached & detached houses (including 18 affordable), 3 commercial units comprising GP surgery, retail unit, hot food outlet and 2 community heating plants | Former Fish Factory, High Street, Conon Bridge, | HPG (Inverness) Limited | Targetting October Committee. | 15/01202/FUL | PCO | 09 |
| Ken McCorquodale | Erection of up to 12 wind turbines up to 100m blade tip height with a rated output of upto 3MW, total output of 36MW and associated infrastructure, including 12 crane hardstandings, erection of substation and control building and 5km access tracks (Cogle Moss Wind Farm) | Land 477M NE Of Blackpark, Watten, Wick, | Muirden Energy LLP | Decision likely February 2016. | 15/02769/FUL | PCO | 04 |

PDE = Pending Decision

PCO = Pending Consideration

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

| OFFICER | PROPOSAL | ADDRESS | APPLICANT | PROGRESS | REFERENCE | STATUS | WARD |
|------------------|---|---|--|--|----------------|--------|------|
| 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 provided to Ministers. PLI schedule for end September 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 | 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 submitted. Application re-advertised June 2015. Response to Ministers now expected December 2015. | 13/04469/S36 | PCO | 01 |
| Ken McCorquodale | Development of West Garty Wind Farm (output of up to 54MW) including 18 Turbines (3MW each) - Up to 120m blade tip with 41m radius rotor. | West Garty Estate, Loth, Helmsdale, , | West Garty Renewables LLP | Response to Ministers made May 2015. Awaiting outcome on timescales for PLI. | 14/04486/S36 | S36RO | 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 | Addendum to application to be submitted by applicant. Anticipate response to Energy Consents and Deployment Unit in October 2015 | 15/00197/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 | Response to Ministers expected September 2015 following September Committee. | 14/00004/S36 | PDE | 01 |
| Ken McCorquodale | Gordonbush Extension Wind Farm - 16 additional wind turbines with a capacity of 56MW with associated infrastructure, including permanent meteorological mast an operations building and associated site access tracks. Combined turbine total to 51 turbines with a maximum capacity of 126MW | Land 3610M NE Of Ascoile, Gordonbush, Brora, , | SSE Generation Limited | Response to Ministers anticipated by 21 December 2015 therefore targetting December 2015 Committee | 15/02598/S36 | PCO | 05 |
| 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 started April 2015. | 07/00263/S36SU | PDE | 01 |

S36RO = Raise an Objection

APPENDIX 3 - PANs

| OFFICER | PROPOSAL | ADDRESS | APPLICANT | PROGRESS | REFERENCE | STATUS | WARD |
|------------------|--|--|--|----------|--------------|--------|------|
| 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 |
| 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 |
| 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 | 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 |
| 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 |