

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
29 September 2015

Agenda Item	4
Report No	PLS/067/15

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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OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Nicola Drummond	Erection of 60 residential units along with open space, parking and associated infrastructure	Former Swimming Pool Site, Glebe Street, Inverness, ,	Tulloch Homes Limited	Mtg with agent planned for w/c 21st Sept.	15/02556/FUL	PCO	15
Simon Hindson	Earthworks/Enabling Works including scrape/modelling of the site, removal of topsoil for use in forming adjacent new golf course, stockpiling, SUDS basin, culvert and access road formation	Torvean, Land South Of, Golf View Terrace, Inverness, ,	The Highland Council	Likely to be reported to November 2015 SPAC.	15/02423/FUL	PCO	14
Simon Hindson	Residential Development of 160 new houses	Torvean, Land South Of, Golf View Terrace, Inverness, ,	The Highland Council	Likely to be reported to November 2015 SPAC.	15/02422/PIP	PCO	14
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. Issues regarding access to the site to be resolved. Application may be reported to Committee Nov 2015.	13/04334/PIP	PCO	20
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
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 November 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 November 2015 SPAC.	15/00737/FUL	PCO	13
Ken McCorquodale	Construction of a 400 / 132 kV GIS electrical substation including substation platform, control buildings, temporary construction compound, landscaping area and upgraded access to site from the A86 road	Land 2910M NW Of, 1 Garvamore, Laggan, ,	Scottish Hydro Electric Transmission Plc	Application to be reported to September 2015 SPAC.	15/02124/FUL	PCO	21
David Mudie	Erection of 13 wind turbines, including site tracks, crane hardstanding, 80m permanent anemometer mast, substation compound, temporary construction compound & provision for 3 onsite borrow pits (Tom nan Clach Wind Farm)	Tom Nan Clach Wind Farm Glenferness	Nanclach Limited	Application likely to be reported to December 2015 SPAC.	15/03286/FUL	PCO	19
Simon Hindson	Erection of 13 wind turbines of up to 136.5m (to blade tip) height and maximum installed generating capacity of 44.2 MW (Cnoc an Eas Wind Farm)	Land 2295M NW Of Steading Bar Glenurquhart Drumnadrochit	Force 9 Energy Partners LLP And EDF Energy Renewables	Potential for determination January 2015.	15/02758/FUL	PCO	13

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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, ,	Beinnuen Windfarm Ltd	Reported to Committee November 2014. Response provided to Ministers. Awaiting Ministers Decision.	14/03482/S36	S36RNO	13
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	Awaiting details of PLI.	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. PLI to be held.	14/02055/S36	S36RO	13
Ken McCorquodale	New 400 kV Downleads from replacement tower FT64 to new Melgarve Substation, Laggan, Newtonmore.	Land 2910M NW Of, 1 Garvamore, Laggan, ,	Scottish Hydro Electric Transmission Plc	Reported to Committee September 2015.	15/03166/S37	PCO	21

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Andrew McCracken	Residential Development	Land North West Of Dalfaber Farm, Dalfaber Drive, Aviemore, ,	Reidhaven Estate		14/04079/PAN	PCO	21
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
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
Christine MacLeod	Proposed development of circa 60no houses & flats comprising 10no units for low cost ownership, 10no mid market rent & 40no social housing units, dwellings will vary in size, ranging 1 or 2 bed flats to 3 bed semi-detached dwellings	Land 75M SE Of, 29 Glendoe Terrace, Inverness, ,	Highland Housing Alliance		15/02394/PAN	PCO	15
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 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
John Kelly	Extension to existing caravan park (approx. 2.6 ha/ approx 50 additional caravan pitches)	Land 170M East Of, 8 Seafield Avenue, Grantown-On-Spey, ,	Grantown On Spey Caravan Park		15/02620/PAN	PCO	21
John Kelly	Proposed retail development	Land 215M East Of Sainsbury's Supermarkets Ltd, Nairn, ,	Ziran Land (Nairn) Limited		15/02680/PAN	PCO	19
Ken McCorquodale	Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 to delete Condition 16 of the planning permission NA/HLD/037 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
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
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, , ,	Castle Stuart Golf LLP		15/01142/PAN	PCO	18
Nicola Drummond	Proposed development of neighbourhood centre comprising retail/commercial/community/care home/recreational space/ residential uses	Land 155M NE Of Milton Of Leys Primary School, Leys Square, Inverness, ,	Tulloch Homes		15/02270/PAN	PCO	20
Nicola Drummond	Proposed mixed use development	Land 995M SW Of Bogbain Farmhouse, Inshes, Inverness, ,	Tulloch Homes Ltd		15/02451/PAN	PCO	20
Nicola Drummond	Proposed tourism and commercial development comprising holiday accommodation, retail/catering facilities, parking, reception and landscaping	Land 255M South Of Drumossie Hotel, Inshes, Inverness, ,	3A Partnership		15/02820/PAN	PCO	20