

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
10 November 2015

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| Agenda Item | 4 |
| Report No | PLS/074/15 |

Major Applications

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

| 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 | Application likely to be determined in December 2015. | 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 | Application to be reported to Committee November 2015 | 15/02423/FUL | PCO | 14 |
| 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 | Application to be reported to Committee November 2015 | 15/02423/FUL | PCO | 14 |
| 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 |
| Christine MacLeod | Erection of 58 houses | Land 75M SE Of, 29 Glendoe Terrace, Inverness, | Highland Housing Alliance | Within consultation period. | 15/03605/FUL | PCO | 15 |
| Nicola Drummond | Construction of 2nd Championship Golf Course | Site 240M North Of Castle Stuart, Auld Petty, Dalcross, Inverness, | Castle Stuart Golf LLP | Application likely to be determined January 2016. | 15/03626/FUL | PCO | 18 |
| 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 January/February 2016. | 14/02879/FUL | PCO | 13 |
| 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 may be reported to Committee December 2015. | 13/04334/PIP | PCO | 20 |
| 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 | Addendum likely. Anticipate determination February/March 2016 | 15/02758/FUL | PCO | 13 |
| John Kelly | Change of Use of Unit 3A from Class 1 (shops) to Class 3 (food and drink) to form 3 restaurants; external alterations; customer services building; alterations to accesses to Shopping Park; alterations to internal access/circulation within car park; alterations to car parking layout; alterations to pedestrian footpaths, public areas and landscaping | Inverness Retail And Business Park, Eastfield Way, Inverness, | Hercules Unit Trust | Unlikely to be determined until early 2016. | 15/03390/FUL | PCO | 18 |
| 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 reported to Committee 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 December 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 Committee November 2015 following site visit. | 15/02124/FUL | PCO | 21 |

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| Ken McCorquodale | <p>The construction and operation of a windfarm with a total installed capacity of up to 30 MW, comprising 10 turbines each with a maximum tip height of 126 metres and internal transformers, together with associated infrastructure including a new vehicular access onto the A833 public road; a permanent anemometer mast (100m); access tracks (9.5km, of which 3.2km will be new); crane hard standings for each turbine; an electricity substation and control building; control, telecom and electrical cabling and ducts; a borrow pit, a temporary on-site concrete batching plant; a temporary construction compound.</p> | Land 1810M South Of Blairmore Farm, Kiltarlity, , | Druim Ba Sustainable Energy Ltd | Within consultation period. | 15/03998/FUL | PCO | 13 |
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APPENDIX 2 - APPLICATIONS UNDER S36 & S37 OF THE ELECTRICITY ACT

| OFFICER | PROPOSAL | ADDRESS | APPLICANT | PROGRESS | REFERENCE | STATUS | WARD |
|------------------|--|--|--|--|--------------|--------|------|
| 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. Awaiting response from Ministers. | 14/02055/S36 | S36RO | 13 |
| Ken McCorquodale | New 400 kV Downloads from replacement tower FT64 to new Melgarve Substation, Laggan, Newtonmore | Land 2910M NW Of, 1 Garvamore, Laggan, , | Scottish Hydro Electric Transmission Plc | Considered along with the Melgarve Sub-station | 15/03166/S37 | PCO | 21 |

APPENDIX 3 - PANs

| OFFICER | PROPOSAL | ADDRESS | APPLICANT | PROGRESS | REFERENCE | STATUS | WARD |
|------------------|---|---|--|----------|--------------|--------|------|
| 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 |
| 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 |
| David Mudie | Improvements to the existing Cairngorm Mountain Ski Resort base buildings in the Coire Cas which will increase current leisure and sport offering, by enhancing the quality and variety of the guest experience all year round. | Cairngorm Mountain, Glenmore, Aviemore, PH22 1RB, | Cairngorm Mountain Ltd | | 15/03622/PAN | PCO | 21 |
| 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 275/132kV substation | Land 900M NW Of Asgard, Tomatin, , | Scottish Hydro-Electric Transmission | | 15/02239/PAN | PCO | 20 |
| 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 |