

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE**  
**19 January 2016**

Agenda Item	4
Report No	PLS 001/16

**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 POST 2009**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Nicola Drummond	Phased layout and servicing (including access, parking, utilities, landscaping and public art) of land for development of a tourism and commercial/leisure complex.	Land 255M South Of Drumossie Hotel, Inshes, Inverness, ,	3A Partnership Ltd	Decision likely to be taken March 2016	15/04049/FUL	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 April 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	Likely to be determined March 2016.	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	Awaiting submission of additional information. Determination likely April 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	To be reported to SPAC January 2016.	15/03390/FUL	PCO	18
Simon Hindson	Erection of 12 wind turbines (130m in height) including and associated works	Land At Carn Ghriogair, Aberarder Estate, Aberarder, Inverness, ,	RES Ltd	Determination likely March 2016.	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	Granted planning permisison by SPAC Nov 2015 subject to S96 agreement.	15/02124/FUL	PDE	21
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 was continued for site visit at December 2015 SPAC. Site visit 18 Jan. To be considered at January SPAC.	15/02556/FUL	PCO	15
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 was continued for site visit at December 2015 SPAC. Site visit 18 Jan. To be considered at January SPAC.	15/03286/FUL	PCO	19
Christine MacLeod	Erection of 58 houses	Land 75M SE Of, 29 Glendoe Terrace, Inverness, ,	Highland Housing Alliance	Decision likely March 2016.	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	Subject to favourable responses from SEPA and SNH, likely to be reported to March 2016 SPAC.	15/03626/FUL	PCO	18
David Mudie	Extend time duration of Tom Non Clach Wind Farm from 3 to 5 years	Tom Nan Clach Wind Farm, Glenferness, ,	Nanclach Ltd	Determination likely April 2016.	15/04608/FUL	PCO	19
Ken McCorquodale	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 (Druim Ba Wind Farm).	Land 1810M South Of Blairmore Farm, Kiltarlity, ,	Druim Ba Sustainable Energy Ltd	Determination likely April 2016.	15/03998/FUL	PCO	13

**APPENDIX 2 - APPLICATIONS UNDER S36 & 37 OF THE ELECTRICITY ACT 1989**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 expected March 2016.	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	Raise no objection.	15/03166/S37	S37RNO	21
Ken McCorquodale	Construct and operate the proposed Knocknagael to Tomatin 275 kV overhead transmission line and associated works	Knocknagael Substation, Essich Road, Inverness, ,	Scottish And Southern Energy	Potential to be reported to Committee May 2016	15/04112/S37	PCO	16

**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	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
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	Conversion and redevelopment of former college complex to form creative hub, new sheltered and affordable housing with associated parking and amenity space. Proposed sheltered development of 45 flats with age restricted affordable housing of 30 flats, 1 private residential conversion and creative hub consisting of artist studios and associated workspaces and offices (3540msq).	Former Midmills College Building, Crown Avenue, Inverness,	McCarthy And Stone Retirement Lifestyles Ltd		15/04566/PAN	PCO	17