

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE**  
**12 April 2016**

Agenda Item	4
Report No	PLS 020/16

**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**

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 April 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 June 2016.	14/02879/FUL	PCO	13
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 May 2016.	15/02758/FUL	PCO	13
Simon Hindson	Erection of 12 wind turbines (130m in height) including and associated works	Land At Carn Ghriogair, Aberarder Estate, Aberarder, Inverness, ,	RES Ltd	Continued for site visit at March 2016 SPAC. Determination April 2016 SPAC.	15/00737/FUL	PCO	13
Ken McCorquodale	Erection of substation	Land 900M NW Of Asgard, Tomatin	SSE	National Development. Report to Council 20 June 2016.	16/00769/FUL	PCO	20
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 granted planning permission at Jan 2016 SPAC subject to prior conclusion of S75 agreement.	15/02556/FUL	PCO	15
Christine MacLeod	Erection of 58 houses	Land 75M SE Of, 29 Glendoe Terrace, Inverness, ,	Highland Housing Alliance	To be considered by SPAC April 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 May 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	Appeal for non-determination. Response to DPEA sent 18 March 2016 indicating that were the Council to be in a position to determine the application that it would have refused permission.	15/03998/FUL	INPROG	13
Andrew McCracken	Extraction of peat on approx. 13.3ha from existing area including use of an existing storage building & vehicle accessed operational area.	Land 970M NE Of Gloonan, Daviot, Inverness, ,	Brian MacGregor & Sons Ltd	Decision likely August 2016.	16/00592/FUL	PCO	20

**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 set for late 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
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	Raise no objection. PLI set for early 2016.	13/04142/S36	S36RO	19

**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	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
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
Ken McCorquodale	Proposed mixed use 60 unit residential development & restaurant with licensed bar (class 3) & associated living accommodation	Land 160M SW Of Lower Slackbuie Farm, Inverness, ,	Tweed Estate/Kirkwood Homes Ltd		16/00405/PAN	PCO	20
Nicola Drummond	Masterplan for whole CR2 site and detailed layout for south-east portion of CR2 site. The detailed layout is for up to 100 No. dwellings, incorporating mixed use and associated soft landscaping and infrastructure provision	Land 150M SW Of Salix, Dalcroy Road, Croy, ,	Scotia Homes Ltd		15/04605/PAN	PCO	18
Simon Hindson	Housing, affordable housing, mixed commercial use, public open space & associated infrastructure	Land 670M SW Of Holm Woolen Mills, Holm Mills Road, Inverness, ,	Tulloch Homes Ltd		15/04748/PAN	PCO	16