

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE**  
**17 May 2016**

Agenda Item	4
Report No	PLS/031/16

**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
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. Amendments submitted. Awaiting SNH comments. Application likely to be determined August 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, Drumadrochit,	Force 9 Energy Partners LLP & EDF Energy Renewables	Determination likely May 2016.	15/02758/FUL	PCO	13
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
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
Simon Hindson	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
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	Granted planning permisison by SPAC April 2016 subject to prior conclusion of S75 agreement.	15/04049/FUL	PDE	20
Ken McCorquodale	The construction and operation of a windfarm of up to 30 MW installed capacity, comprising 10 turbines with maximum tip height of 126m together with associated infrastructure (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	PDE	13
Nicola Drummond	Construction of 2nd Championship Golf Course	Site 240M North Of Castle Stuart, Auld Petty, Dalcross, Inverness,	Castle Stuart Golf LLP	Likely to be reported to June 2016 SPAC.	15/03626/FUL	PCO	18
David Mudie	Application to extend the duration of Tom nan Clach Wind Farm, Cawdor, Nairn (permission P/PPA/270/2043) from 3 to 5 years	Tom Nan Clach Wind Farm, Glenferness,	Nanclach Limited	Determination likely May 2016.	15/04608/FUL	PCO	19
Ken McCorquodale	Erection of substation	Land 900M NW Of Asgard, Tomatin,	SSE	National Development. Report to Council June 2016.	16/00769/FUL	PCO	20

**APPENDIX 2 - APPLICATIONS UNDER SECTION 36 & 37 OF THE ELECTRICITY ACT 1989**

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	Raise no objection. PLI in March 2016. Awaiting decision from Scottish Ministers.	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 held April 2016. Awaiting decision from Scottish Ministers.	14/02055/S36	S36RO	13
Ken McCorquodale	Construct and operate the proposed Knocknagael to Tomatin 275 kV overhead transmission line and associated works	Knocknagael Substation, Essich Road, Inverness, ,	Scottish & Southern Energy	Potential to be reported to Council along with substation - June 2016 - as considered national development.	15/04112/S37	PCO	16

**APPENDIX 3 - PANS**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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	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
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
Nicola Drummond	Conversion & redevelopment of former college complex to form residential development with associated parking & amenity space	Former Midmills College Building, Crown Avenue, Inverness,	McCarthy & Stone Retirement Lifestyles Ltd		16/00147/PAN	PCO	17
Simon Hindson	Erection of prison	Land S Of The A9 Interchange, W Of The A9 Including Field On South Of, Milton Of Leys Access Road, Inverness,	Scottish Prison Service		16/01293/PAN	PCO	20
Nicola Drummond	Aberdeen to Inverness Rail Line Improvements Phase 1 - construction of single platform station on north side of line with associated parking	Land 685M South Of Inverness Airport, Dalcross,	Hitrans		16/01500/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
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