

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE
07 June 2016

Agenda Item	4
Report No	PLN/027/16

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 position with these applications.

Signature: Malcolm MacLeod

Designation: Head of Planning and Development

Author: David Mudie, Team Leader – Development Management (01463) 702255

APPENDIX 1 - MAJOR APPLICATIONS PRE-2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Bob Robertson	Erection of 100 houses and formation of roundabout onto the B817. Associated amenity areas, roads, footpaths and cycleways.	Land North And East Of, Highland Park Retirement Village, Barbaraville, Highland,	The Ross Estates Company	Potential replacement of Delny Level Crossing to unlock the site. Solution being progressed but will be submitted as a separate major planning application in due course.	08/00253/OUTSU	PCO	08

APPENDIX 1 - MAJOR APPLICATIONS POST-2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Harvey	A mixed use development for Non-food Retail (class 1), Business (class 4), General Industrial (class 5), Storage and Distribution (class 6) and Assembly and Leisure (class 11). New access from A87 and service road, extension to Leasgeary Road and provision of open space and a green corridor.	Land East Of Portree Industrial Estate, Staffin Road, Portree, Isle Of Skye,	Oatridge Limited Allan Campbell	Applicant undertaking further assessment to address consultee concerns.	13/03980/PIP	PCO	11
Julie Ferguson	Erection of 72 residential units comprising flats, terraced, semi detached & detached houses (including 18 affordable), 3 commercial units comprising GP surgery, retail unit, hot food outlet and 2 community heating plants	Former Fish Factory, High Street, Conon Bridge,	HPG (Inverness) Limited	Seeking landowner agreement for securing improvement to flood embankment to satisfy SEPA and Council's Flood Team. Potential Committee date August 2016.	15/01202/FUL	PCO	09
Erica McArthur	Erection of 50 residential units including access road, associated parking areas and amenity space	Land 90M NW Of Greenside Farmhouse, Courthill Road, Rosemarkie,	Paterson Estates	Additional information submitted April 16. Targetting August 2016 Committee.	15/03033/FUL	PCO	10
Dorothy Stott	Formation of access roads, services, landscaping and plots to create mixed use commercial/business park	Land 305M NE Of Oakwood, Ballachraggan, Alness	Pat Munro (Alness) Ltd	Still within consultation period.	16/01816/FUL	PCO	0

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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Ken McCorquodale	Development of West Garty Wind Farm (output of up to 51MW) including 17 Turbines (3MW each) - with a combination of 110m and 100m max blade tip height.	West Garty Estate, Loth, Helmsdale,	West Garty Renewables LLP	Initial response to Ministers made May 2015 - Raise an Objection. Subsequent response made on amendment Dec 2015. PLI expected. Awaiting outcome on timescales for PLI.	14/04486/S36	PDE	05
Simon Hindson	Caplich Wind Farm - Erection of 20 turbines 132m tip height	Land 450M NW Of Beinn An Eoin Bheag, Caplich, Lairg,	Muirhall Energy Ltd	Response to Energy Consents and Deployment Unit provided on 08 February 2016 - Raise an Objection. Awaiting response from 15/00197/S36 Ministers.	15/00197/S36	PDE	01
Ken McCorquodale	Erection of 22 x Wind Turbines (max tip height 125m) (Creag Riabhach Wind Farm 72.6MW)	Creag Riabhach, Lairg,	Creag Riabhach Wind Farm Ltd	Provided response to Ministers September 2015 - Raise no Objection. Awaiting decision.	14/00004/S36	PDE	01
Ken McCorquodale	Gordonbush Extension Wind Farm - 16 additional wind turbines with a capacity of 56MW with associated infrastructure, including permanent meteorological mast an operations building and associated site access tracks. Combined turbine total to 51 turbines with a maximum capacity of 126MW	Land 3610M NE Of Ascoile, Gordonbush, Brora,	SSE Generation Limited	Provided response to Ministers following Report to NPAC 16 February 2016 (and site visit) - Raise no Objection. Awaiting response.	15/02598/S36	PDE	05
David Barclay	Erect a 132kV AC overhead, double circuit, steel lattice tower, transmission line between the proposed Sealing End Tower at Weydale and the proposed Sealing End Tower at Reaster, Caithness	Land 500M West Of Philips Mains, Mey,	Scottish Hydro Electric Transmission Plc	Response likely to be provided to Ministers by September 2016.	15/04103/S37	PCO	04
Ken McCorquodale	Wind farm consisting of 47 turbines including access tracks, temporary borrow pits, anemometer masts, control building, switching station and underground cabling.	Land At Strathy South, Strathy Forest, Strathy,	Scottish And Southern Energy	Committee June 2014 where Members raised objection. PLI April 2015. Awaiting decision.	07/00263/S36S U	PDE	01
Davd Mudie	Erection of 19 wind turbines (increase in generating capacity from 47.5 mw to 60.8mw) - Application under Section 36 of the Electricity Act 1989	Corriemoillie Forest, Gorstan, Garve	EDF Energy Renewables	To be reported to NPAC 07 June 2016.	16/01336/S36	PDE	06

APPENDIX 3 - PANS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
David Mudie	Section 42 application to extend the time period of planning permission 05/00073/FULCA to allow the proposed retail development to begin	Land 100M South East Of, Aikerness Cottages, Wick, ,	Scapa Properties Ltd/HIAL		12/04151/PAN	REC	03
Dorothy Stott	Proposed infrastructure, strategic landscaping and creation of plots (for approx 55 houses)	Former Glenfield Hotel, Moss Road, Ullapool, ,	The Highland Council		14/02592/PAN	PCO	06
Dorothy Stott	Erection of mixed development comprising of 160 houses, business & community uses	Land 255M East Of Culcairn Farmhouse, Station Road, Evanton, ,	Makar (Culcairn) Ltd		15/04223/PAN	PCO	07
Laura Stewart	The wildland limited recreation complex comprises of the construction of a new reception facility serving the Hope, Loyal and Kinloch Estates. 1200m2	Land 300M NW Of Kinloch Lodge, Tongue, ,	Wildland Limited		15/04272/PAN	PCO	01
Mark Harvey	Development of class 1 retail foodstore and petrol filling station (including associated access, parking and landscaping).	Land At Home Farm, Dunvegan Road, Portree, ,	Broad Reach Land Ltd And Lochalsh And Skye Housing Associati		12/03822/PAN	PCO	11
Simon Hindson	Golticlay Wind Farm - proposed wind farm development of up to 47 turbines on area of land comprising part of the National Forest Estate and a private land holding. The site would comprise wind turbines comprising machines up to 3.4MW with a maximum tip height of 130m and associated infrastructure including cabling, access tracks, laydown areas, drainage, borrow pits, site compound and substation areas, control building and permanent met mast	Land 2040M NE Of Bulreanrob, Lybster, ,	E.ON Climate & Renewables UK Developments Ltd		15/03962/PAN	PCO	04
Victor Hawthorne	Distillery expansion including Tun Room/Still House/Mash House & associated works and new Wood Chip & Biomass Plant & associated works	Clynelish Distillery, Brora, ,	Diageo Ltd		14/00068/PAN	PCO	05
Bob Robertson	Erection of 40 self catering holiday lodges, self catering holiday inn comprising of 26 rooms, natural retreats storehouse/cafe, outfitters retail provision, clubhouse with spa, bar & lounge areas, outside amenities includeing childrens play area, viewpoints, activity trails & outdoor event space, associated landscaping, associated parking, public courtyard & conference centre	Land 700M NE Of North Lodge, Balnagown, Kildary, ,	Natural Land 4 LLP		16/00060/PAN	PCO	08
Bob Robertson	Proposed leisure facilities (principally golf related) with associated infrastructure and landscaping	Land 210M SW Of Dornoch Health Centre, Shore Road, Dornoch	Royal Dornoch Golf Club		16/00760/PAN	PCO	05
Mark Harvey	Proposed Feed Plant	Land At Kyleakin Quarry, Kyleakin	Marine Harvest Scotland Ltd		16/01551/PAN	PCO	11
Bob Robertson	The construction of 5 no single storey whisky maturation warehouses and associated infrastructure	Glenmorangie Distillery, Glenmorangie, Tain	The Glenmorangie Company		16/01165/PAN	PCO	08
Ken McCorquodale	Construction of a HighVoltage Direct Current Switching Station and ancillary landscaping and drainage infrastructure.	Land 810M SW Of Noss Farm, Noss, Wick	Scottish Hydro Electric Transmission Plc		16/02233/PAN	PCO	03
Graham Sharp	Re-alignment of A890 between Balnacra and Lair	Land Between Balnacra And Lair, Strathcarron	The Highland Council		16/01771/PAN	PCO	06