

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
11 April 2017**

Agenda Item	4
Report No	PLN/021/17

Report by Head of Planning and Environment

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.

Signature: Malcolm MacLeod

Designation: Head of Planning and Environment

Author: David Mudie, Team Leader – Development Management (01463) 255205

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. Application likely to be determined June 2017.	14/02879/FUL	PCO	13
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	Awaiting information from applicant to progress Network Rail concerns. This information may be likely to be considered Further Environmental Information and require to be re-advertised. Targetting SPAC June 2017.	16/00592/FUL	PCO	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. Reporter appointed. PLI May 2017.	15/03998/FUL	PCO	13
Keith Gibson	Erection of 100no residential units, homeworking units, open space, landscaping, access road and related infrastructure (Phase 10)	Land 995M SW Of Bogbain Farmhouse, Inshes, Inverness,	Tulloch Homes Ltd	Potential to report to SPAC June 2017.	16/03620/FUL	PCO	20
Susan Macmillan	60no. new dwellings with associated services, roads and landscaping, including an amenity area with play park. Housing to be a combination of two storey villas, bungalows and two and a half storey flats, with a mix of two, three and four beds.	Former Lochyside Roman Catholic School, Lochyside, Fort William,	Highland Council & Lochaber H.A.	Targetting report to SPAC June 2017	17/00114/FUL	PCO	12
Keith Gibson	Development sites for residential, commercial/business and community/recreation facilities; access, open space and landscaping	Land 100M NE Of, 66 Castleton Village, Inverness,	Tulloch Homes Ltd	Potential to report to SPAC June 2017.	16/03609/PIP	PCO	20
Elaine Watt	Development of land at neighbourhood centre for sites for commercial/retail, residential (including special needs), community (children's day nursery), care home and recreational open space; and related road, infrastructure and services	Land 155M NE Of Milton Of Leys Primary School, Leys Square, Inverness,	Tulloch Homes Ltd	To be reported to SPAC April 2017.	17/00378/PIP	PCO	20
Simon Hindson	Erection of 82 residential units	Land At Culduthel, Inverness,	Barratt North Scotland Ltd & Hazledene (Inverness) Ltd	To be reported to SPAC April 2017.	17/00073/FUL	PCO	20

APPENDIX 2 - APPLICATIONS SUBMITTED UNDER 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	132kV overhead line between Tom Nan Clach Wind Farm and Tomatin Substation	Tom Nan Clach Wind Farm, Glenferness,	Scottish Hydro Electric Transmission Plc	Potential to report to June 2017.	16/05709/S37	PCO	19

APPENDIX 3 - PANS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	REFERENCE	STATUS	WARD
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
John Kelly	Replace the existing prison at HMP Inverness with a new fit-for-purpose prison development on the site to the rear of Inverness Retail Park	Land To Rear Of Inverness Retail And Business Park, Eastfield Way, Inverness,	Scottish Prison Service	17/00737/PAN	PCO	18
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
Simon Hindson	Extension of time for extraction and proposed extension to an existing sand and gravel quarry of an area c.3.3ha to the south-west of the existing extraction area plus an area of c.0.5ha for weighbridge and office	Dunain Mains Quarry, Inverness,	Tarmac Caledonian Limited	16/05100/PAN	PCO	14
Simon Hindson	Proposed residential development (affordable housing - circa 80 units) and all associated landscaping, parking and infrastructure	Land At, Lower Slackbuie Farm, Inverness,	Redco - Slackbuie Limited	16/05706/PAN	PCO	20