

Agenda item	4
Report no	PLN/032/17

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 13 June 2017
Report Title: Major Development Update
Report By: Head of Planning and Environment

1 Purpose/Executive Summary

- 1.1** 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 applications that are proposed for which a Proposal of Application Notice (PAN) has been submitted. The report also details progress on proposals submitted under S36 or S37 of the Electricity Act 1989 on which the Council is consulted.

2. Recommendation

- 2.2** Members are asked to note the current position of these applications.

3. UPDATE ON PROGRESS

- 3.1 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.
- 3.2 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.
- 3.3 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.
- 3.4 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.

4. IMPLICATIONS

- 4.1 Resource: Not applicable
- 4.2 Legal: Not applicable
- 4.3 Community (Equality, Poverty and Rural): Not applicable
- 4.4 Climate Change/Carbon Clever: Not applicable
- 4.5 Risk: Not applicable
- 4.6 Gaelic: Not applicable

5. RECOMMENDATION

- 5.1 That Members note the current position with these applications.

Designation: Head of Planning and Environment

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Date: 5 June 2017

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	Network Rail and applicant working together on solution that will unlock the site - potential replacement of Delny level crossing - which will need to 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	Outstanding objections from Transport Scotland & SEPA.. Information awaited from applicant.	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	Additional roads info req'd. May 2017 Seeking landowner agreement and means of securing improvement to flood embankment to satisfy SEPA and Council's Flood Team - now with landowner's solicitor/DV. Potential Committee date 1 Aug 2017.	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	Targetting Committee 21 February 2017.	15/03033/FUL	PDE	10
Dorothy Stott	Formation of mixed use development comprising 160 houses and business/community uses	Land 255M East Of Culcairn Farmhouse, Station Road, Evanton	MAKAR Ltd	Further Flood risk and Drainage Inormation received in November 2016. SEPA and Flood Team have asked for further information. Targetting Summer Committee.	16/01842/PIP	PCO	07
Mark Harvey	The construction of a new grass sports pitch and associated facilities including access, car parking, fencing and lighting	Land 100M South Of Fire Station, Dunvegan	North West Skye Recreation Association	Applicant has signed up to the Planning Processing Agreement issued on 25th Jan 2017. Subject to the submission of the additional information requested under a regulation 24 letter (issued 25th Jan 2017) being submitted by the agreed date and the informat. Further information awaited aiming for August Committee.	16/05384/FUL	PCO	11
Gillian Webster	Demolition of secondary school, community centre, former head teacher and janitor houses. Construction of 3 to 18 education campus (nursery, primary, St Duthus special school & secondary) and community facilities (swimming pool, floodlit sports pitches and library), parking and drop off areas. Creation of external landscape to suit school and community usage, including a floodlight synthetic grass pitch.	Tain Royal Academy, Scotsburn Road, Tain, IV19 1PS	Highland Council	Alternative site being considered, application sisted pending the outcome of this review.	17/01502/FUL	PCO	08

PCO = Pending consideration
PDE = Pending determination

APPENDIX 2 - APPLICATIONS SUBMITTED UNDER THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Ken McCorquodale	Strathy Wood Wind Farm - Erection of up to 18 (amended from 26) wind turbines, 100m hub height, 101m rotor dia, max tip height 145m	Strathy Forest, Strathy	E.ON Climate & Renewables Developments Limited	Additional information to be submitted Jan 2017. Application will therefore be re-advertised. Likely to be reported to NPAC June 2017.	13/04469/S36	PCO	01
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	Response to Ministers made May 2015. Applicant has appealed. Pre-Inquiry Mtg held on 20 Nov 2016. PLI held 10 - 21 April 2017. Await decision.	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. PLI to be held. Pre-inquiry meeting held 03 Feb 2017. PLI scheduled for w/c 19 June 2017.	15/00197/S36	S36RO	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. Further information submitted relating to an amended scheme that was requested in the Council's response to Ministers. Await Ministers decision.	15/02598/S36	PDE	05
Simon Hindson	Proposed erection of 24 wind turbines (9 Turbines at 126m to blade tip and 15 turbines at 139m to blade tip) and associated infrastructure at the Limekiln Estate with a generating capacity of up to 72MW	Limekilns Estate, Reay	Infinergy Ltd	Reported to 21 February 2017 NPAC. Committee agreed to raise an objection. Response to Ministers provided 28 February 2017. Awaiting response from Ministers.	16/02752/S36	S36RO	04
Simon Hindson	Erection of 18 wind turbines (amended from twenty-seven) and associated ancillary infrastructure - Braemore Wind Farm	Braemore Wood, Lairg	Braemore Wind Ltd	Raise an Objection response provided to Ministers. PLI held end September 2015. Awaiting response from Ministers.	10/05102/S36	S36RO	01
Emma Forbes	Construction of two offshore wind turbines on a single floating platform, each with an installed capacity of up to 6MW (max rotor tip of 201m and max hub height of 124m above the lowest astronomical tide), installation of export cable and deemed planning permission for erection of onshore electricity substation	Development Site 6KM NW Of, Dounreay Nuclear Research Establishment, Dounreay	Dounreay Tri Limited	Reported to 21 February 2017 NPAC. Raise no objection. Response to Ministers provided on 27 February. Awaiting response from Scottish Ministers.	16/04775/S36	S36RNO	04
Simon Hindson	Wind farm development (Golticlay wind Farm). Up to 19 turbines up to 3.4MW with a maximum tip height of 130m and associated infrastructure including borrow pit, tracks, cabling and ancillary buildings.	Land 2040M NE Of Bulreanrob, Lybster	EON	Further Environmental Information expected. Response to Ministers expected August 2017.	16/04966/S36	PCO	04
Simon Hindson	Erection of 17 turbine wind farm (Drum Hollistan)	Land 2215M SW Of Under Keepers Cottage, Sandside, Reay	Drum Hollistan Renewables LLP	Response to Ministers expected June 2017.	16/04987/S36	PDE	04
Gillian Webster	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	Reported to NPAC February 2017. Response to Scottish Ministers provided on 02 March 2017. Awaiting Ministers decision.	15/04103/S37	S37RO	04

S36/S37RO = Raise Objection
S36/S37RNO = Raise No Objection

APPENDIX 3 - PANS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	REFERENCE	STATUS	WARD
Bob Robertson	Renewal of existing planning permission and extension of working area on a site of 23 hectares	Dornoch Bridge Quarry, Cyderhall, Dornoch	Pat Munro Ltd	17/01998/PAN	PCO	05
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
Emma Forbes	The decommissioning and remediation of the Dounreay site to achieve an Interim End State (IES). The development comprises of construction of temporary buildings, demolitions, site remediation and landscaping where necessary	DSRL, Dounreay Nuclear Research Establishment, Dounreay, Thurso, KW14 7TZ	Dounreay Site Restoration Ltd (DSRL)	17/02428/PAN	PCO	02
Gillian Webster	Planning permission for proposed development of an 18 hole championship links golf course, practice area, access arrangements, club house and ancillary facilities.	Land 1700M NW Of Embo Community Centre, School Street, Embo	Bandon Dunes Golf Resort	16/02911/PAN	PCO	05
Gillian Webster	Residential development of 70-80 houses, improvements to access road and woodland recreation area	Land 190M East Of House Of Roskeen, Invergordon	Deveron Homes Limited	17/02262/PAN	PCO	06
Ken McCorquodale	Proposed wind farm at Cairnmore Hill - up to 10 wind turbines (Cairnmore Wind Farm)	Land 1360M NW Of Hill Of Foss Quarry, Hopefield, Janetstown, Thurso	RES Ltd	16/03825/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