

Agenda Item	4
Report No	PLS 048/17

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 19 September 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

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

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. IMPLICATIONS

- 2.1 Resource: Not applicable
- 2.2 Legal: Not applicable
- 2.3 Community (Equality, Poverty and Rural): Not applicable
- 2.4 Climate Change/Carbon Clever: Not applicable
- 2.5 Risk: Not applicable
- 2.6 Gaelic: Not applicable

3. RECOMMENDATION

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

Designation: Head of Planning and Environment

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APPENDIX 1 - MAJOR APPLICATIONS POST - 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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. PLI held May 2017. Awaiting decision.	15/03998/FUL	PCO	12
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. Further Environmental Information submitted. Application likely to be determined December 2017.	14/02879/FUL	PCO	12
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	Additional detailed engineering report requested by Network Rail. Revised target to SPAC Dec 2017.	16/00592/FUL	PCO	19
John Kelly	Erection of 100 houses, retail unit and cafe	Land 150M SW Of Salix, Dalcroy Road, Croy	Scotia Homes Ltd	Discussion ongoing to resolve SEPA concerns. Targetting SPAC November 2017.	17/02509/FUL	PCO	17
Simon Hindson	Residential development of 446no. new houses and flats, including associated infrastructure and landscaping works	Land 290M West Of Tesco, Dores Road, Inverness	Tulloch Homes Ltd	Targetting SPAC October 2017.	17/02007/FUL	PCO	15
Simon Hindson	Proposed new residential development of 216no. new houses and flats, including associated infrastructure and landscaping works	Land 250M NW Of Beanaich, Dores Road, Inverness	Tulloch Homes Ltd / Burt Boulton Holdings Ltd	Targetting SPAC October 2017.	17/02008/FUL	PCO	15
Simon Hindson	Proposed new residential development of 127no new houses and flats, including associated infrastructure and landscaping works	Land 670M SW Of Holm Woolen Mills, Holm Mills Road, Inverness	Tulloch Homes Ltd	Targetting SPAC October 2017.	17/02009/FUL	PCO	15
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	Reported to SPAC June 2017 where Members minded to grant subject to conclusion of S75 legal agreement. S75 in preparation.	16/03620/FUL	PDE	19
John Kelly	Erection of Prison, to incorporate Visits Building, Family Help Hub, Regimes & Facilities Building, Community Integration Unit and Car Parking	Land To Rear Of Inverness Retail And Business Park, Eastfield Way, Inverness	The Scottish Prison Service	Targetting SPAC October 2017	17/02529/PIP	PCO	16
Simon Hindson	Extension to Dunain Mains Sand and Gravel Quarry including relocation of site office and weighbridge	Dunain Mains Quarry, Inverness	Tarmac Caledonian Limited	Targetting SPAC December 2017.	17/02898/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	Reported to SPAC June 2017 where Members minded to grant subject to conclusion of S75 legal agreement. S75 in preparation.	16/03609/PIP	PDE	19
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	Reported to SPAC April 2017. Members minded to grant subject to S75 to secure contributions. S75 progressing.	17/00378/PIP	PDE	19
Simon Hindson	Erection of 82 residential units	Land At Culduthel, Inverness	Barratt North Scotland Ltd & Hazledene (Inverness) Ltd	Reported to SPAC April 2017. Members minded to grant subject to S75 to secure contributions. S75 progressing.	17/00073/FUL	PDE	19
Simon Hindson	Development of new Inverness Justice Centre comprising courts, offices and ancillary accommodation and access	Land 85M North Of Northern Constabulary Area Command, Burnett Road, Inverness	Scottish Courts & Tribunals Service	To be reported to SPAC September 2017	17/03079/FUL	PDE	16
Ken McCorquodale	Construction of 400kV/132kV GIS Electrical Substation including substation platform, control buildings, temporary construction	Land 2910M NW Of 1 Garvamore, Laggan	Scottish Hydro Electric Transmission Plc	Targetting SPAC Jan/Feb 2018	17/03830/FUL	PCO	20
Simon Hindson	Proposed mixed use development including affordable housing (67no. dwellings), offices, and retail (non-food)	Land At Lower Slackbuie Farm, Inverness	Robertson Partnership Homes	Targetting SPAC Dec 2017	17/03739/FUL	PCO	19

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	18
Ken McCorquodale	New 400 kV Downloads from replacement tower FT64 to new Melgarve Substation, Laggan, Newtonmore	Land 2910M NW Of, 1 Garvamore, Laggan	Scottish Hydro Electric Transmission Plc	Reported to Nov 2015 SPAC. Raise no Objection response provided. Awaiting response from Ministers.	15/03166/S37	S37RNO	20

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	20
John Kelly	Erection of healthcare facility	Land 215M South Of Spey House, Cairngorm Technology Park, Dalfaber Drive, Aviemore	NHS Highland	17/03346/PAN	PCO	20
Ken McCorquodale	Residential development and associated infrastructure	Land 123M SE Of Rosebank, Kingsteps, Lochloy Road, Nairn	Springfield Properties PLC	17/02339/PAN	PCO	18
Ken McCorquodale	Proposed conversion of main building to residential, demolition of outhouses, refurbishment and extension of lodge house and erection of new dwellings	Drummond Hill, Stratherrick Road, Inverness, IV2 4JZ	Tulloch Homes Ltd	17/02349/PAN	PCO	15
Ken McCorquodale	Silt storage site and freshwater lagoon including creation of 4no finger lagoons by extraction of 4million tonnes of rock, water pipes, electricity generation and ancillary works	Glensanda Quarry, Glensanda, Morvern, Oban, PA80 5QB	Aggregate Industries UK Ltd	17/02597/PAN	PCO	21
Ken McCorquodale	Continued development and extraction to an existing quarry	Land At Carn Dhomhnuill Bhain, Dalwhinnie	Leiths (Scotland) Ltd	17/03314/PAN	PCO	20