

Agenda item	<b>4</b>
Report no	<b>PLN/058/17</b>

## THE HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 17 October 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.

### **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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**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
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	Application cisted pending review of site options.	17/01502/FUL	PCO	08
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 1late Autumn 2017.	15/01202/FUL	PCO	09
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. Still awaiting further information from agent to resolve objections raised by SEPA, Flood Team and Transport Planning. Potential Committee November 2017 or January 2018.	16/01842/PIP	PCO	07
Mark Harvey	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	The applicant has been unable to meet the agreed dates for the submission of the additional information requested, as such the case will not be presented to the April 2017 planning committee. The agent is anticipating that the required additional information will be sent to the Authority by the end of March 2017. Recommnedation agreed September Committee	16/05384/FUL	PCO	10

**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. Awaiting outcome of discussion between Energy Consent Unit and Applicant on timescale for revised application.	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. Awaiting 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 held June 2017. Awaiting decision.	15/00197/S36	S36RO	01
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. PLI anticipated. Awaiting response from DPEA.	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
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	To be reported to NPAC 12 September 2017.	16/04966/S36	S36RO	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 provided 02 June 2017. PLI likely. Awaiting response from DPEA on potential conjoined inquiry with Limekiln.	16/04987/S36	S36RO	02
Ken McCorquodale	Installation of a temporary overhead line to from a diversion to the existing Fort William to Fort Augustus 132kV overhead line.	Land 140M SE Of, 8 The Corries, Caledonia Park, Invergloy, Spean Bridge, ,	SHE Transmission Plc		17/04432/S37	PCO	11

**APPENDIX 3 - PANS**

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	REFVAL	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
Dorothy Stott	Erection of replacement school building	Alness Academy, 17 Station Road, Alness, IV17 0AB,	Hub North Scotland Ltd		17/03305/PAN	PCO		06
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 Rosskeen, Invergordon, ,	Deveron Homes Limited		17/02262/PAN	PCO		06
Gillian Webster	Erect extension to shop 7 to provide new blast and paint workshop and use land for the storage of raw materials and fabricated products for the off-shore renewables sector	Global Energy, Nigg, Tain, IV19 1QY,	Nigg Energy Park Ltd		17/03477/PAN	PCO		07
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
Shona Turnbull	Marine Shellfish Farm - alteration of existing Oyster farm - from 5000 trestle metres to 72,000 trestle metres in an area approximating 19.5 hectares	Cromarty Bay, Cromarty, ,	Cromarty Mussels		17/04138/PAN	PCO		09
Bob Robertson	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