

Agenda Item	4
Report No	PLS 060/17

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 12 December 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.

Signature: Malcolm Macleod

Designation: Head of Planning and Environment

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APPENDIX 1 - MAJOR APPLICATIONS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 March 2018.	16/00592/FUL	PCO	19
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
John Kelly	Erection of 100 houses, retail unit and cafe	Land 150M SW Of Salix, Dalcroy Road, Croy, ,	Scotia Homes Ltd	Targetting SPAC January 2018.	17/02509/FUL	PCO	17
Simon Hindson	Proposed mixed use development including affordable housing (65no. dwellings), offices, and retail (non-food)	Land At, Lower Slackbuie Farm, Inverness, ,	Robertson Partnership Homes	Targetting SPAC January 2018.	17/03739/FUL	PCO	19
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	To be determined at SPAC December 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 Beananach, Dores Road, Inverness, ,	Tulloch Homes Ltd / Burt Boulton Holdings Ltd	To be determined at SPAC December 2017.	17/02008/FUL	PCO	15
Simon Hindson	Proposed new residential development of 105no new houses and flats, including associated infrastructure and landscaping works	Land 670M SW Of Holm Woolen Mills, Holm Mills Road, Inverness, ,	Tulloch Homes Ltd	To be determined at SPAC December 2017.	17/02009/FUL	PCO	15
Ken McCorquodale	Amendments to the 400kV/132kV GIS electrical substation as approved to allow for an extension of the platform and installation of voltage regulation equipment.	Land 2910M NW Of, 1 Garvamore, Laggan, ,	Scottish Hydro Electric Transmission Plc	To be determined at SPAC December 2017.	17/03830/FUL	PCO	20
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
Ken McCorquodale	Application under Section 42 for non-compliance with Condition 9 of planning permission 16/00769/FUL to allow for extended working hours	Land 900M NW Of Asgard, Tomatin, ,	Scottish Hydro Electric Transmission	To be determined at SPAC December 2017.	17/04217/S42	PCO	19
Ken McCorquodale	Conversion of Drummond Hill to 6no flats, erection of 12no flats and 20no dwellings. Demolition of outbuildings, alterations to boundary wall and associated landscaping and infrastructure.	Drummond Hill, Stratherrick Road, Inverness, IV2 4JZ,	Tulloch Homes Ltd / SRUC	Targetting SPAC March 2018.	17/05060/FUL	PCO	15
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	Committee minded to grant permission in October 2017. Awaiting conclusion of S75.	17/02529/PIP	PDE	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	To be determined at 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
Susan MacMillan	Alloy wheel manufacturing facility, alterations and improvements to existing secondary plant access and associated access arrangements, hard standing, landscaping, car parking, and ancillary development	Liberty Aluminium Lochaber Ltd, North Road, Fort William, PH33 6TH	Liberty Aluminium Lochaber Limited	Targetting SPAC January 2017.	17/05202/FUL	PCO	21
Ken McCorquodale	Formation and operation of up to three finger lagoons and ancillary pipe work by the extraction of rock for the management of silt and installation of 500 kw hydro-electric power plant and associated infrastructure	Glensanda Quarry, Glensanda, Morvern, Oban, PA80 5QB	Yeoman Glensanda	Targetting SPAC March 2018.	17/05155/FUL	PCO	21

APPENDIX 2 - APPLICATIONS SUBMITTED UNDER THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
NONE							

APPENDIX 3 - PAN

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
David Mudie	Change of planning condition to extend expiry date from 2018 to 2036	Lochaline Mine, Lochaline, Morvern, ,	Tarmac Ltd		11/03793/PAN	PCO	22
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
John Kelly	Holiday Let, leisure & hospitality facilities, 14 holiday lodges, service building, new restaurant & landscaping	Land At TreeTop Stables, Faebuie, Culloden Moor, Inverness, ,	Inverness Paving		17/03566/PAN	PCO	19
John Kelly	AR2 for residential development	Land To South Of, Nairn Road, Ardersier, ,	Springfield Properties PLC		17/04393/PAN	PCO	17
John Kelly	Refurbishment of existing school and extension	Merkinch Primary School, Telford Road, Inverness, IV3 8HY,	Highland Council		17/05281/PAN	PCO	14
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	Continued development and extraction to an existing quarry	Land At Carn Dhomhnuill Bhain, Dalwhinnie, ,	Leiths (Scotland) Ltd		17/03314/PAN	PCO	20
Simon Hindson	Residential development and associated infrastructure	Land At Drum Farm S Of Fire Station, Drumnadrochit, ,	Springfield Properties PLC		17/05018/PAN	PCO	12