

Agenda Item	4
Report No	PLN 001/18

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 23 January 2018

Report Title: Major Development Update

Report By: Head of Planning and Environment

	Purpose/Executive 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 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.
	Recommendation
	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:

Designation: Head of Planning and Environment

Author: David Mudie, Team Leader – Development Management (01463)
785028

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 Leageary 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	10
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 rec'd. Seeking landowner agreement to improve flood embankment to satisfy SEPA and Council's Flood Team - now with landowner's solicitor/DV. Potential Committee Spring 2018	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	Additional information received October 2017 and currently subject to consultation with SEPA, Flood Team and Transport Planning. Joint consultee meeting arranged for end of November. Potential Committee date. Spring 2018.	16/01842/PIP	PCO	06
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 potential alternative sites.	17/01502/FUL	PCO	08
David Mudie	Dounreay Phase 3 (2018 - Interim End State) development, Phase 3 development comprises of the construction of a transit flask facility, shaft and silo waste retrieval facilities, a low level waste pits retrieval temporary building & a facility to repack waste, also demolition of all redundant buildings, land remediation, landscaping, dismantling of 3 nuclear reactors & continuation of ancillary infrastructure decommissioning works	DSRL, Dounreay Nuclear Research Establishment, Dounreay, Thurso KW14 7TZ	DSRL	Targeting NPAC April 2018	17/04919/FUL	PCO	02
Laura Stewart	Extension to Assembly Shop 7 to provide new blast & paint facility, erection of compressor building & use of land for the storage of raw materials & fabricated products in connection with manufacturing for the offshore renewables sector	Nigg Fabrication Yard, Nigg, Tain, IV19 1QY	Global Energy Nigg Ltd	January 2018 NPAC	17/05176/FUL	PCO	7
Laura Stewart	Housing Development of 32 houses (indicative)(in phases) and associated infrastructure works; form new access from public road and construct school parking area.	Land 165m NE of Hilton of Cadboll Primary School, Hilton of Cadboll, Hilton	Sangster Electrical Ltd	Resolving issues, targeting NPAC April.	17/05309/PIP	PCO	7
Dorothy Stott	Demolition of existing and erection of replacement school building and ancillary development	Ainess Academy, Ainess, IV17 0UY	Hub North Scotland Ltd	Planning Application received December 2017. Targeting NPAC April 2018	17/05797/FUL	PCO	06

Gillian Webster	Development of 18 hole golf course, erection of clubhouse, renovation of existing buildings for maintenance facility, pro-shop, caddy hut, workshop, administration building, information booth, formation of new private access from C1026	Land 1700M NW Of Embo Community Centre, School Street, Embo	Coul Links Ltd	Objections received from SEPA and SNH. Agent seeking to resolve issues raised. Targeting Committee Spring 2018	17/04601/FUL	PCO	4
Gillian Webster	Drilling of two boreholes and construction of water storage reservoir (maximum capacity 20000cu.m) for irrigation of (future) golf course	Land 860M South Of Coull Farmhouse, Skelbo, Dornoch	Coul Links Ltd	As above	17/04404/FUL	PCO	4

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 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	S36RO	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. Conjoined PLI with Drum Hollistan Wind Farm to be scheduled for 26 February 2018 – 09 March 2018.	16/02752/S36	S36RO	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	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. Conjoined PLI with Limekiln Wind Farm to be scheduled for 26 February 2018 – 09 March 2018.	16/04987/S36	S36RO	02

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
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
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
Susan Macmillan	Mixed development; private housing, affordable housing, commercial/business premises and playing field	Land 55M NW Of Courdale, Station Road, Spean Bridge, ,	R E Campbell (Joinery) LTD		17/04895/PAN	PCO		11
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