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| Agenda item | 4 |
| Report no | PLN/029/18 |

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 5 June 2018

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.

Signature: Malcolm MacLeod

Designation: Head of Planning and Environment

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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 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 | 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 date Summer 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 | Reported to NPAC April 2018 where Committee agreed to grant planning permission. Section 75 Agreement being drawn up. | 16/01842/PIP | PDE | 06 |
| David Mudie | Dounreay Phase 3 (2018 - Interim End State); comprising 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, 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 | To be reported to NPAC June 2018. | 17/04919/FUL | PDE | 02 |
| 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 | Awaiting further information from applicant regarding Access, Drainage and negotiation of Affordable Housing and Developer Contributions. Targeting NPAC June 2018. | 17/05309/PIP | PCO | 07 |
| Dorothy Stott | Erection of housing development, road network and associated infrastructure to provide 115 houses (46 houses Phases 5 & 6 and 69 serviced plots) | Land 200M SE Of, Alness Academy, Alness | Albyn Housing Society | Application validated 02.05.2018. Awaiting consultation responses. | 18/01883/MSC | 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 Lrd | On June committee agenda | 17/04601/FUL | | |
| Gillian Webster | Drilling 2 boreholes and construction of resevoir (max capacity 2000l) | Land 860 m south of Coul Farmhouse Embo | Coul Links Lrd | On June committee agenda | 17/04404/FUL | | |

APPENDIX 2 - APPLICATIONS SUBMITTED UNDER THE ELECTRICITY ACT 1989

| OFFICER | PROPOSAL | ADDRESS | APPLICANT | PROGRESS | REFERENCE | STATUS | WARD |
|------------------|--|--|--|--|--------------|--------|------|
| 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. PLI to be held. | 15/04103/S37 | S37RO | 04 |
| 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 |
| 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 concluded. Awaiting response from Ministers. | 16/02752/S36 | S36RO | 04 |
| 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 | Reported to NPAC 12 September 2017. Riase an Objection. Appeal in progress - waiting further information on likely PLI. | 16/04966/S36 | S36RO | 04 |
| David Mudie | Variation of Annex 1 of the MacColl Section 36 consent to provide for the increase in installed capacity and by the variation of condition 7 each of the consents to incorporate reference to the Section 36 Consents Variation Application Report | MacColl Offshore Windfarm, Ulbster, Lybster, , | Moray East Offshore Windfarm | Considered at NPAC 23 Jan 2018. Raise no objection. Awaiting response from Scottish Ministers. | 17/05856/S36 | S37RNO | 03 |
| 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 concluded. Awaiting response from Scottish Ministers. | 16/04987/S36 | S36RO | 02 |

APPENDIX 3 - PANS

| OFFICER | PROPOSAL | ADDRESS | APPLICANT | PROGRESS | 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 |
| David Mudie | Section 42 application to extend the time period of planning permission 05/00073/FULCA to allow the proposed retail development to begin | Land 100M South East Of, Aikerness Cottages, Wick, , | Scapa Properties Ltd/HIAL | | 12/04151/PAN | PCO | 03 |
| David Mudie | Extension to wind farm - erection of nine 3mw tubines (installed capacity of 27mw) and associated infrastructure works | Land Between Lochluichart And Loch Glascarnoch, Garve, , | Infinergy Ltd | | 18/00682/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 | New development to provide approximately 150 new dwellings, providing a mixture of housing with community use, amenity areas, associated roads and services | Land 110M SW Of, 12 Thomas Maciver Street, Evanton, , | Highland Housing Alliance | | 18/01209/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 |
| Gillian Webster | Construct a new 132kV substation comprising platform area, control building, associated electrical plant and infrastructure, ancillary facilities, access tracks and landscape works | Land 1000M SE Of Dalchork House, Lairg, , | Scottish Hydro Electric Transmission Plc | | 18/01905/PAN | PCO | 01 |
| Ken McCorquodale | Proposed wind farm at Cairnmore Hill - up to 10 wind turbines (Cairnmore Wind Farm) | Land 1360M NW Of Hill Of Foss Quarry, Hopfield, Janetstown, Thurso, , | RES Ltd | | 16/03825/PAN | PCO | 04 |