

Agenda item	4
Report no	PLN/045/18

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 1 August 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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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 have now submitted a planning application for a new road bridge that would allow for the Delny crossing to be crossed. This will address one of the key issues and allow the application to be progressed. Aim to bring to Committee late 2018	08/00253/OUTSU	PCO	08

APPENDIX 1 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Gillian Webster	Permission in principle for mixed use development including residential and commercial elements (renewal of previous permission 14/01808/PIP)The application renewal seeks to secure approval for a period of 5 years.	Land NW Of Seaview HotelJohn O'Groats	JOG 2 Ltd	Currently out to consultation - committee target date either October/November 2018	18/02634/PIP	PCO	03
Erica McArthur	Erection of 15 houses (renewal 14/02773/PIP)	Land 160M West Of NutwoodStrathpeffer	Cromartie Estate	August Committee	18/01017/PIP	PCO	05
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 OfHilton Of Cadboll Primary SchoolHilton Of Cadbol IHilton	Sangster Electrical Ltd	Reported to NPAC June 2018. Committee agreed to grant permisison subject to S75. S75 being progressed.	17/05309/PIP	PCO	07
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 CentreSchool StreetEmbo	Coul Links Ltd	At special meeting of NPAC June 2018 Committee agreed to grant planning permission. Application referred to Scottish Ministers.	17/04601/FUL	PDE	04
Bob Robertson	Extension of quarry	Dornoch Bridge QuarryCyderhallDornoch	Pat Munro (Alness) Ltd	Reported to NPAC November 2017. Committee agreed to grant permission subject to conlusion of S75. This is progressing.	17/04351/FUL	PDE	04
Dorothy Stott	Formation of mixed use development comprising 160 houses and business/community uses	Land 255M East Of Culcairn FarmhouseStation RoadEvanton	MAKAR Ltd	Reported to NPAC April 2018 where Committee agreed to grant planning permission. Section 75 Agreement drafted and with applicant's solicitors.	16/01842/PIP	PDE	06
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 FactoryHigh StreetConon 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 Autumn 2018	15/01202/FUL	PCO	09
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 provisio	Land East Of Portree Industrial EstateStaffin RoadPortreeIsle Of Skye	Oatridge Limited Allan Campbell	New agent in discussions with land owners. Wish to continue with existing application rather than withdraw and resubmit. Aiming to address identified requirements for further information from consultees	13/03980/PIP	PCO	10

APPENDIX 2 - APPLICATIONS UNDER S36 and S37 OF 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 ForestStrathy	E.ON Climate and 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
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 MainsMey	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
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 BulreanrobLybster	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 WindfarmUlminsterLybster	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 CottageSandsideReay	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 turbines (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, Hopefield, Janetstown, Thurso	RES Ltd		16/03825/PAN	PCO	04
Simon Hindson	Residential development of 41 houses, associated access and drainage works	Rosehaugh South, Avoch	Kirkwood Homes Ltd		18/02597/PAN	PCO	09
Victor Hawthorne	Distillery expansion including Tun Room/Still House/Mash House and associated works and new Wood Chip and Biomass Plant and associated works	Clynelish Distillery, Brora	Diageo Ltd		14/00068/PAN	PCO	05
Erica McArthur	Erection of residential development of 33 houses, including 8 affordable houses, road widening, public footpaths, SUDS basin, open space, and village green; installation of access and infrastructure works for community site for 6 residential units, community and business units	Land To North Of The Cairns Culbokie	Tulloch Homes Ltd and Culbokie Community Trust		18/01724/PAN	PCO	09