

Agenda Item	4
Report No	PLS/051/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 8 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.

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

Author: David Mudie, Team Leader – Development Management (01463)
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APPENDIX 1 - MAJOR APPLICATIONS

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
David Cowie	Erection of 94 dwellings and associated infrastructure	Land At Drum Farm South Of Fire StationDrumadrochit	Springfield Properties PLC	Targetting December 2018 SPAC.	18/02863/FUL	PCO	12
David Mudie	Extension to Mid Lairgs Quarry	Mid Lairgs QuarryFarrInvernessIV2 6XN	Alexander Ross & Sons (Sand & Gravel) Ltd	Report to SPAC September 2018	18/01691/FUL	PCO	12
John Kelly	Change of use from equestrian centre to holiday, leisure and hospitality facilities including 13 lodges, cafe/shop, reception, laundry and restaurant	Land At TreeTop StablesFaebuieCulloden MoorInverness	Inverness Paving Ltd	Potential to report to September 2018 SPAC	18/01399/FUL	PCO	19
David Mudie	Proposed erection of hotel development with associated landscaping, car parking & ancillary uses	Former Swimming Pool SiteGlebe StreetInverness	Vastint Hospitality B.V.	Potential report to September 2018 SPAC	18/01248/FUL	PCO	14
Simon Hindson	Erection of 49 houses comprising 21 affordable and 28 private units	Land 100M NE Of66 Castleton VillagelInverness	Tulloch Homes Ltd	Targetting September 2018 SPAC.	18/00856/FUL	PCO	19
Ken McCorquodale	Extend substation, creation of two platforms across two phases for gas insulated substation buildings', plant, access tracks, associated landscaping and other ancillary equipment	Land 325M SW Of Whitebridge CottageAuchterawFort Augustus	Scottish & Southern Electricity Networks	Targetting Sept 2018 SPAC	18/00760/FUL	PCO	12
David Mudie	Application under Section 42 of the Act in relation to non compliance with conditions 1 and 2 of planning permission 02/00765/FUL to extend the period of time of extraction	Mid Lairgs QuarryFarrInvernessIV2 6XN	Dalgleish Associates Ltd	Committee agreed to grant planning permission at June 2018 SPAC subject to conclusion of legal agreement to secure bond. Discussion on revised bond linked to current application for extension and under discussion.	18/00108/S42	PDE	12
Ken McCorquodale	Residential development & associated infrastructure	Land 123M SE Of RosebankKingstepsLochloy RoadNairn	Springfield Properties PLC	Reported to SPAC June 2018 where Members requested that the application be deferred for site visit. Reconsidered at August 2018 SPAC.	17/05667/FUL	PCO	18
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 HillStratherrick RoadInvernessIV2 4JZ	Tulloch Homes Ltd / SRUC	Committee minded to grant planning permission at June 2018 SPAC subject to conclusion of legal agreement.	17/05060/FUL	PDE	15
Simon Hindson	Proposed mixed use development including affordable housing (65no. dwellings), offices, and retail (non-food)	Land AtLower Slackbuie FarmInverness	Robertson Partnership Homes	Reported to SPAC March 2018. Committee minded to grant subject to S75. Agreement being drafted.	17/03739/FUL	PDE	19
Simon Hindson	Further application under Section 42 to vary Condition 1 of 01/00796/FULIN	Dunain Mains QuarryInverness	Tarmac Caledonian Limited	Committee minded to grant planning permission at December 2017 SPAC subject prior conclusion of legal agreement.	17/02899/S42	PDE	12
Simon Hindson	Extension to Dunain Mains Sand and Gravel Quarry including relocation of site office and weighbridge	Dunain Mains QuarryInverness	Tarmac Caledonian Limited	Reported to SPAC December 2017. Committee minded to grant subject to conclusion of s75. s75 at drafting stage.	17/02898/FUL	PDE	12
John Kelly	Erection of 100 houses (including 25 affordable houses), retail unit and cafe	Land 150M SW Of SalixDalcroy RoadCroy	Scotia Homes Ltd	Reported to SPAC January 2018 and continued to March committee. Committee minded to grant permission subject to S75. Agreement close to being finalised.	17/02509/FUL	PCO	17
Simon Hindson	Proposed new residential development of 105no new houses and flats, including associated infrastructure and landscaping works	Land 670M SW Of Holm Woolen MillsHolm Mills RoadInverness	Tulloch Homes Ltd	Reported to SPAC December 2017. Committee minded to grant subject to conclusion of s75. s75 at drafting stage.	17/02009/FUL	PDE	15
Simon Hindson	Residential development of 446no. new houses and flats, including associated infrastructure and landscaping works	Land 290M West Of TescoDores RoadInverness	Tulloch Homes Ltd	Reported to SPAC December 2017. Committee minded to grant subject to conclusion of s75. s75 at drafting stage.	17/02007/FUL	PDE	15
Keith Gibson	Development sites for residential, commercial/business and community/recreation facilities; access, open space and landscaping	Land 100M NE Of66 Castleton VillagelInverness	Tulloch Homes Ltd	Reported to SPAC June 2017 where Members minded to grant subject to conclusion of S75 legal agreement. S75 being finalised.	16/03609/PIP	PDE	19
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 GloonanDaviotInverness	Brian MacGregor & Sons Ltd	Reported to SPAC January 2018 where Members agreed to grant permission subject to conclusion of a S75 agreement.	16/00592/FUL	PDE	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 FarmKiltarlity

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

APPENDIX 2 - APPLICATIONS UNDER S36 & S37 OF THE ELECTRICITY ACT 1989

NAME	PROPOSAL	ADDRESS	APPLICANT	PROGRESS NOTES	REFERENCE	STATUS	WARD
Ken McCorquodale	Revised Coire Glas Pumped Storage Scheme	Land At Coire GlasNorth Laggan	SSE	Consultation response to ECU - target date 21 Sept 2018	18/01564/S36	PCO	11

APPENDIX 3 - PANS

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
Laura Stewart	Amendment to site layout and extension	Rothiemurchus Camping And Caravan Park, Coylumbridge, Aviemore, PH22 1QU,	Rothiemurchus Estate		18/02060/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
David Mudie	Centre for Health Science 2 - A new build innovative healthcare & life science building of approximately 8500m2, A collaborative project between NHS Highland, the university of Highland & Islands and Highlands & Islands Enterprise to serve whole of Highlands & Islands regions	Plot 3 & Plot 4 - Inverness Campus	NHS Highland		18/03374/PAN	PCO	19
David Mudie	Renewal of planning permission in principle application ref: 13/01689/PIP to establish a port and port related services for energy related uses, including marine channel dredging, quay realignment, repair and maintenance, erection of offices, industrial and storage buildings. delivery and export of port related cargo and associated new road access, parking, infrastructure, services, temporary stockpiling of dredged material, regrading and upfilling of landward areas and landscaping.	Former Fabrication Yard, Ardersier, Nairn	Ardersier Port Ltd		18/02489/PAN	PCO	17