

Agenda item	4
Report no	PLN/054/18

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 11 September 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. 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 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 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. Expected committee target date November 2018.	18/02634/PIP	PCO	03
Erica McArthur	Erection of 15 houses (renewal 14/02773/PIP)	Land 160M West Of NutwoodStrathpeffer	Cromartie Estate	Reported to August NPAC where Committee minded to grant subject to modification of the existing S75.	18/01017/PIP	PDE	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 Of Hilton Of Cadboll Primary SchoolHilton Of CadbollHilton	Sangster Electrical Ltd	Reported to NPAC June 2018. Committee agreed to grant permisison subject to S75. S75 being progressed.	17/05309/PIP	PDE	07
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 repackage waste, demolition of all redundant buildings, land remediation, landscaping, dismantling of 3 nuclear reactors & continuation of ancillary infrastructure decommissioning works	DSRLDounreay Nuclear Research EstablishmentDounreayThursoW14 7TZ	DSRL	Committee minded to grant at NPAC June 2018, subject to finalisation of condition wording with applicant and SEPA. Conditions re-drafted. Expected to be determined September 2018.	17/04919/FUL	PDE	02
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 QuarryDyderhallDornoch	Pat Munro (Alness) Ltd	Reported to NPAC November 2017. Committee agreed to grant permission subject to conclusion 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 progressing	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

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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	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 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 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 Mains Wey	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 Bulreanrob Wey	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 Wey	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 Wey	Drum Hollistan Renewables LLP	Response to Ministers provided 02 June 2017. PLI concluded. Awaiting response from Scottish Ministers.	16/04987/S36	S36RO	02
David Mudie	Installation of 85 wind turbines with a maximum height to tip of 285m, rotor diameter of 250m	Moray West Offshore Windfarm Wey	Moray Offshore Windfarm (West) Limited	Expected to be reported to November NPAC.	18/03309/S36	PCO	03