

Agenda item	4
Report no	PLS/061/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 18 September 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. 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 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: Nicola Drummond

Designation: Area Planning Manager – South/Major Developments

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

APPENDIX 1 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Simon Hindson	Mixed-use masterplan comprising residential (Class 9 and flatted), Hospital (Class 8), STEM Centre (Class 10), commercial (Classes 1 & 2) and community uses	Land 400M NE Of Blar Mhor Industrial Estate Lochloyside Fort William	The Highland Council	Application under consideration. Determination likely October 2018.	18/03647/PIP	PCO	11
Simon Hindson	Erection of 117 houses & associated works	Land To South Of Nairn Road Ardersier	Springfield Properties PLC	Application under consideration. Likely determination December 2018.	18/03073/FUL	PCO	17
David Cowie	Erection of 94 dwellings and associated infrastructure	Land At Drum Farm South Of Fire Station Drumnadrochit	Springfield Properties PLC	Targetting December 2018 SPAC.	18/02863/FUL	PCO	12
David Mudie	Extension to Mid Lairgs Quarry	Mid Lairgs Quarry Farr Inverness IV2 6XN	Alexander Ross & Sons (Sand & Gravel) Ltd	Potential to report to SPAC October 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 Stables Faebuie Culloden Moor Inverness	Inverness Paving Ltd	Potential to report to December 2018 SPAC	18/01399/FUL	PCO	19
David Mudie	Erection of hotel with associated landscaping, car parking & ancillary uses	Former Swimming Pool Site Glebe Street Inverness	Vastint Hospitality B.V.	Report to September 2018 SPAC	18/01248/FUL	PDE	14
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 Cottage Auchteraw Fort Augustus	Scottish Hydro Electric Transmission PLC	Targetting Special Meeting Full Council in Oct 2018	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 Quarry Farr Inverness IV2 6XN	Dalglish 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 Rosebank Kingsteps Lochloy Road Nairn	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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 Hill Stratherrick Road Inverness IV2 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 At Lower Slackbuie Farm Inverness	Robertson Partnership Homes	Reported to SPAC March 2018. Committee minded to grant subject to S75. Agreement signed and registered. Planning permission to be issued mid-Sept.	17/03739/FUL	PDE	19
Simon Hindson	Further application under Section 42 to vary Condition 1 of 01/00796/FULIN	Dunain Mains Quarry Inverness	Tarmac Caledonian Limited	Committee minded to grant planning permission at December 2017 SPAC subject prior conclusion of legal agreement. s75 awaiting signature.	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 signed awaiting registration.	17/02898/FUL	PDE	12
John Kelly	Erection of 100 houses (including 25 affordable houses), retail unit and cafe	Land 150M SW Of Salix Dalcroy Road Croy	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	PDE	17
Keith Gibson	Development sites for residential, commercial/business and community/recreation facilities; access, open space and landscaping	Land 100M NE Of 66 Castleton Village Inverness	Tulloch Homes Ltd	Reported to SPAC June 2017 where Members minded to grant subject to conclusion of S75 legal agreement. S75 signed but requires to be registered.	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 Gloonan Daviot Inverness	Brian MacGregor & Sons Ltd	Reported to SPAC January 2018 where Members agreed to grant permission subject to conclusion of a S75 agreement. Agreement to be concluded October 2018.	16/00592/FUL	PDE	19

APPENDIX 2 - APPLICATIONS SUBMITTED UNDER THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Ken McCorquodale	Revised Coire Glas Pumped Storage Scheme	Land At Coire Glas North Laggan	SSE	Consultation response to ECU - target date 31 Oct 2018	18/01564/S36	PCO	11