

Agenda item	4
Report no	PLN/065/18

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 27 November 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: Dafydd Jones

Designation: Area Planning Manager – North

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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 and applicant working together on solution that will unlock the site - potential replacement of Delny level crossing. An application for this is currently under consideration - see 18/01928/FUL "Closure (and stopping up) of level crossing, formation of link road and erection of road bridge"	08/00253/OUTS U	PCO	08

APPENDIX 1 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Susan Hadfield	Masterplan for the erection of 104 houses	Lochan Corrie Black Isle Road Muir Of Ord	The Mackay Robertson & Fraser Partnership	Consultations undertaken 09.11.2018. Update will be provided NPAC Jan 2019.	18/05159/PIP	PCO	08
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 Hotel John O'Groats	JOG 2 Ltd	Currently out to consultation. Expected committee target date January 2019.	18/02634/PIP	PCO	03
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	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	DSRL Dounreay Nuclear Research Establishment Dounreay Thurso W14 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 end November 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 Centre School Street Embo	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 Quarry Cyderhall Dornoch	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 Farmhouse Station Road Evanton	MAKAR Ltd	Reported to NPAC April 2018 where Committee agreed to grant planning permission. Section 75 Agreement progressing. Revised Draft s75 received from applicant's solicitor 9 November 2018.	16/01842/PIP	PDE	06

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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.	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 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 Weydale	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 Weydale	EON	Reported to NPAC 12 September 2017. Riase an Objection. Appeal in progress - waiting further information on likely PLI.	16/04966/S36	S36RO	04
Simon Hindson	Erection of 17 turbine wind farm (Drum Hollistan)	Land 2215M SW Of Under Keepers Cottage Sandside Weydale	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 Wylster Wylster	Moray Offshore Windfarm (West) Limited	To be reported to November NPAC.	18/03309/S36	PCO	03