

Agenda Item	4
Report No	PLS 027/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 30 April 2019

Report Title: Major Development Update

Report By: Area Planning Manager - South

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:

Designation: Area Planning Manager – South

Author: David Mudie, Area Planning Manager – South

APPENDIX 1 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Tim Stott	Formation of roads, access, drainage, foundations, ground works and services infrastructure for all phases of development and erection of 176 houses and associated works (Phase 1)	Land 130M East Of 77 Lochaber Road Upper Achintore Fort William	Link Group Ltd	Targetting 11 June 2019 SPAC, subject to resolving outstanding issues, including matters relating to flood risk and surface water management.	19/00898/FUL	PCO	21
Simon Hindson	New residential development of up to 325 dwellings including landscaping, access and associated site development works	Land 130M East Of 77 Lochaber Road Upper Achintore Fort William	Link Group Ltd	Targetting 11 June 2019 SPAC, subject to resolving outstanding issues, including matters relating to flood risk and surface water management.	19/00897/PIP	PCO	21
John Kelly	Erection of a materials recovery facility to process biodegradable municipal waste; office and welfare facilities; weighbridge, access road, car parking and landscaping	Longman Landfill Site Stadium Road Inverness	The Highland Council	To be reported to SPAC 30 April 2019.	19/00503/FUL	PCO	16
Laura Stewart	Construction and operation of a sand and gravel quarry, including material processing plant and concrete batching plant	Land 575M SW Of Upper Remore Nairn	Breedon Northern Ltd	Awaiting consultation comments - targetting June SPAC.	18/05787/FUL	PCO	18
Laura Stewart	Erection of 90 No. affordable and private houses with associated roads and infrastructure services	Land 260M SE Of Simpsons Garden Centre Inshes Inverness	DMPM Services Ltd	To be reported to SPAC 30 April 2019.	18/05593/PIP	PCO	19
Simon Hindson	Erection of 117 houses & associated works	Land To South Of Nairn Road Ardersier	Springfield Properties PLC	Application reported to January 2019 South Planning Applications Committee. Committee agreed to grant planning permission subject to prior conclusion of legal agreement.	18/03073/FUL	PCO	17
David Mudie	Extension to Mid Lairgs Quarry	Mid Lairgs Quarry Farr Inverness IV2 6XN	Alexander Ross & Sons (Sand & Gravel) Ltd	Reported to March 2019 SPAC where Members agreed to grant planning permission subject to prior conclusion of legal agreement.	18/01691/FUL	PDE	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	Likely to be determined by 30 April 2019.	18/01399/FUL	PCO	19

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Bob Robertson	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	Reported to Special Meeting of Full Council on 23 Oct 2018 where Members agreed to grant planning permission subject to prior conclusion of legal agreement. Agreement in preparation.	18/00760/FUL	PDE	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	Dagleish 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 application for extension (18/01691/FUL) and under discussion.	18/00108/S42	PDE	12
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	Minded to Grant Planning Permission at January 2018 South Planning Applications Committee. Finalising restoration guarantee for the site. Decision notice to be issued in June 2019.	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	Reported October 2018 SPAC where it was agreed to raise no objection. Awaiting decision from Scottish Ministers.	18/01564/S36	PDE	11
Laura Stewart	To construct and operate a pumped storage hydro scheme approximately 14km SW of Inverness (Red John Hydro)	Land 630M East Of Park Cottage Dores	Aecom Infrastructure & Environment UK Limited	Extension of time given to Highland Council and Dores and Essich Community Council - targetting June 2019 SPAC.	18/05427/S36	PCO	12
Roddy Dowell	Glenshero wind farm consisting of 39 turbines with an indicative capacity of 168 MW.	Land 3730M NW Of 1 Garvamore Laggan	SIMEC	Targetting SPAC September 2019.	18/04733/S36	PCO	20