

Agenda item	<b>4</b>
Report no	<b>PLN/043/19</b>

## **THE HIGHLAND COUNCIL**

**Committee:** North Planning Applications Committee  
**Date:** 4 June 2019  
**Report Title:** Major Development Update  
**Report By:** Acting Head of Development Management - Highland

### **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: Acting Head of Development Management - Highland

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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
Simon Hindson	Kirkan Wind Farm - Construction of wind farm comprising of 17 turbines (height to hub 104m, height to blade tip 175m), associated access tracks, borrow pits, compounds, substation and 104m high met mast	Land 3015M SE Of Aultguish Inn Garve	Kirkan Wind Farm Limited	Awaiting feedback from consultees. Anticipate that a response to the consultation from the Scottish Government's Energy Consents Unit will be finalised in September 2019.	19/01861/S36	PCO	05
Erica McArthur	Masterplan for residential development of 44 houses with associated open space, school play area, Suds scheme and the formation of new access onto A87(T).	Land Adjacent To Auchtertyre Primary School Auchtertyre Balmacara	Lochalsh Estates Ltd	Processing agreement issued to applicant 17.05.2019. Initial consultation responses will require further information from applicant. Target Date for determination 08.08.2019. Anticipated committee date 10.09.2019.	19/01443/PIP	PCO	05
Peter Wheelan	Lochluichart Wind Farm Extension II - erection of 9 turbines (maximum tip height 133m), temporary construction compound, borrow pits, crane pads, access tracks, underground cables between turbines, sub-station, battery storage, maintenance and control buildings with welfare facilities	Land Between Lochluichart And Loch Glascarnoch Garve	Bluebell Wind Farm Limited	18/00682/PAN	19/01284/FUL	PCO	05
Claire Farmer	Erection of 275/220 kV electricity substation comprising platform area, electrical infrastructure and buildings, associated plant, ancillary infrastructure and temporary site compound	Land 400M SW Of Former Kennels Building Dounreay Nuclear Research Establishment Dounreay	Scottish Hydro Electric Transmission Plc	Application valid March 2019 - out to consultation. Targeting determination autumn 2019	19/01092/FUL	PCO	02
Gillian Pearson	The erection and operation of a 132kV substation comprising platform area, control building, associated plant and infrastructure, ancillary facilities, public road improvements to the A836 between the site entrance and the junction with the A838, upgrade of an existing forest track, site compound (half of which will remain permanent for operational purposes) and landscape works.	Land 1000M SE Of Dalchork House Fairg	Scottish Hydro Electric Transmission Plc	Application valid February 2019 - currently out to consultations. Targeting determination summer/autumn 2019	19/00374/FUL	PCO	01
Dorothy Stott	Section 42 Application to vary Condition 8 of planning permission 13/04534/PIP to allow 60 houses to be developed in Phase 1 of the mixed use scheme	Land 150M West Of Wyndhill Industrial Estate Muir Of Ord	Ian Elliot Ltd & Scotia Homes Ltd	Application being considered in tandem with MSC application 19/00234/MSC for first phase of 60 houses and discharge of conditions. Awaiting agent reply after meeting to discuss consultee responses. Targeting determination Summer 2019.	19/00233/S42	PCO	08

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Dorothy Stott	Application under Section 42 to amend condition 3 of planning permission 02/00941/FULRC to increase maximum output in calendar year 2019	Tor Leathan Quarry Ardross Alness	Pat Munro (Alness) Ltd	Additional Transport Statement requested and received end Feb 2019. Response from Transport Planning now received and draft conditions in process of being discussed with applicants. Targeting determination Summer 2019.	19/00168/S42	PCO	06
Simon Hindson	Erection of 33 houses, road widening, public footpaths, formation of public open space and installation of access for adjacent site (18/05806/PIP)	Land 130M North Of The Cairns Culbokie	Tulloch Homes Ltd	Application to be reported to North Planning Applications Committee in June 2019.	18/05808/FUL	PCO	09
Mark Harvey	Siting of Marine Shellfish Farm (24,000 x 1m x 3 m Oyster trestles)	Cromarty Bay West Cromarty	Cromarty Mussels T/a Mackenzie Oysters	Reported to SPAC 29/1/2019. Awaiting additional Regulation 24 information regarding trestle visualisations therefore 'stop the clock' in place as at 8/01/2019.	18/05344/FUL	PCO	09
Susan Hadfield	Masterplan for the erection of 104 houses	Lochan Corr Black Isle Road Muir Of Ord	The Mackay Robertson & Fraser Partnership	Awaiting submission of further information on transport and drainage. Likely determination in August 2019.	18/05159/PIP	PCO	08
Gillian Pearson	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	Presented to NPAC Jan 2019 - legal agreement to be concluded to secure developer contributions	18/02634/PIP	PDE	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 Hilton	Sangster Electrical Ltd	Reported to NPAC June 2018. Committee agreed to grant permisison subject to S75. S75 being progressed.	17/05309/PIP	PDE	07
Gillian Pearson	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	Application called in by Scottish Ministers, PLI held in Feb/March and now concluded - awaiting decision from Ministers (no timescale as yet)	17/04601/FUL	PDE	04
Bob Robertson	Extension of quarry	Dornoch Bridge Quarry Dyderhall Dornoch	Pat Munro (Alness) Ltd	Reported to NPAC November 2017. Committee agreed to grant permission subject to conlusion of S75. This is progressing.	17/04351/FUL	PDE	04
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	15/01202/FUL	PCO	09

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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
Gillian Pearson	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 FEI information to be submitted in 2019 amending scheme. ECDU is content for this further emendment. Timetable is currently uncertain.	13/04469/S36	PCO	01
Gillian Pearson	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 Dybster	EON	Reported to NPAC 12 September 2017. Raise an Objection. PLI held. Awaiting outcome from Scottish Ministers.	16/04966/S36	S36RO	04
Simon Hindson	Erection of 17 turbine wind farm (Drum Hollistan)	Land 2215M SW Of Under Keepers Cottage Sandside Reay	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 Dybster	Moray Offshore Windfarm (West) Limited	Reported to November NPAC where Committee agreed to Raise no Objection. Addendum submitted on 23 Nov. Reported to January 2019 Committee. Raise No Objection. Response sent to Ministers 28.01.2019. Awaiting response from Ministers.	18/03309/S36	PDE	03
Simon Hindson	Kirkan Wind Farm - Construction of wind farm comprising of 17 turbines (height to hub 104m, height to blade tip 175m), associated access tracks, borrow pits, compounds, substation and 104m high met mast	Land 3015M SE Of Aultguish Inn Garve	Kirkan Wind Farm Limited	Awaiting feedback from consultees. Anticipate that a response to the consultation from the Scottish Government's Energy Consents Unit will be finalised in September 2019.	19/01861/S36	PCO	05