

Agenda item	4
Report no	PLS/075/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 29 October 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: David Mudie
Designation: Area Planning Manager – South
Author: Simon Hindson, Team Leader – Strategic Projects

APPENDIX 1 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Susan Hadfield	Erect 94 Houses and Flats with associated roads and services	Land 130M NE Of60 Newton ParkKirkhill	Tulloch Homes Ltd	Awaiting end of consultation period. Aiming to determine the application at the January 2020 meeting of the South Planning Applications Committee.	19/04259/FUL	PCO	12
Simon Hindson	Erection of 312 dwellings & associated works	Land 370M SE Of Balloch FarmCherry ParkBallochInverness	The Highland Council	Awaiting end of consultation period. A request for further information to address matters raised to date has been sent to the applicant. Anticipate determination at South Planning Applications Committee in December 2019.	19/04213/PIP	PCO	17
Elaine Watt	Erection of 34 houses and associated works	Land Adjacent To Fire StationEast EndBeauly	Springfield Properties PLC	Awaiting end of consultation period. Anticipate that the application will be reported to South Planning Applications Committee in December 2019.	19/04030/FUL	PCO	12
Peter Wheelan	Application under Section 42 of the Act for non compliance with Condition 1 of Planning Permission IN/1997/613 to extend the period of time of extraction.	Daviot QuarryDaviotInvernessIV2 5XL	Breedon Northern Limited	Anticipate application will be reported to South Planning Applications Committee in January 2020.	19/03995/S42	PCO	19
David Mudie	Erection of hotel development with associated landscaping, car parking and ancillary uses	Former Swimming Pool SiteGlebe StreetInverness	Vastint Hospitality B.V.	Anticipated that the application will be reported to South Planning Applications Committee in December 2019 for determination.	19/03933/FUL	PCO	14
Simon Hindson	Erection of 39 residential units and a retail unit	Development Site Opposite Spean CrescentSpean Bridge	R. E. Campbell (Joinery) Ltd	Following the end of the consultation period a request for information has been sent to the applicant. It is anticipated that the application will be reported to South Planning Applications Committee for determination in January 2020.	19/03831/FUL	PCO	11
Simon Hindson	Phase 2 Ness Castle - matters specified in condition 2 (17/01189/MSC) Change of house types and layout of plots	Land To North OfTorbreckInverness	Barratt North Scotland	Reported to South Planning Applications Committee for determination in September 2019 where the committee were minded to grant. A modification to the legal agreement is due to be completed in late November 2019, thereafter planning permission will be issued.	19/03054/MSC	PDE	15

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Simon Hindson	Amendment of operational life from 25 to 35 years (condition 1 of 15/0737/FUL); alter the planning implementation period from three to five years	Land At Carn GhriogairAberarder EstateAberarderInverness	RES Limited	The application was reported to South Planning Applications Committee in September 2019 where members were minded to grant subject to an additional condition on tree planting. This is being negotiated with the applicant and it is anticipated that the planning permission will be issued in November 2019.	19/02949/S42	PDE	12
Keith Gibson	Formation of 2nd 18 hole championship golf course including all access routes, drainage, earthworks shaping, planting, irrigation systems, services and infrastructure	The Golf LodgeCastle StuartDalcrossInvernessIV2 7JL	Castle Stuart Golf LLP	The application will be reported to South Planning Applications Committee for determination in October 2019.	19/02933/FUL	PCO	17
Simon Hindson	Non-compliance with Condition 1 of Planning Permission in Principle 17/03541/S42 to change the phasing of development	Land To North OfTorbreckInverness	Trustees Of Richard Tyser's Overseas Settlement	The application was reported to September 2019 South Planning Applications Committee for determination where Members were minded to grant consent subject to a modification to the condition on delivery of the remote footpath and conclusion of a modified legal agreement. It is anticipated that these matters will be resolved and planning permission granted late November 2019.	19/02780/S42	PDE	15
David Cowie	Erection of 94 (including 25 affordable) homes and associated works	Land At Drum Farm South Of Fire StationDrumnadrochit	Springfield Properties PLC	Determination anticipated at South Planning Applications Committee in December 2019.	19/02761/FUL	PCO	12
John Kelly	Demolition of two storey car park and construction of hotel development, including retail /commercial units with associated landscaping, infrastructure and creation of new bus/taxi street	Rose Street Car ParkRose StreetInverness	SRP Inverness Ltd	Application to be determined at South Planning Applications Committee in October 2019.	19/02357/FUL	PCO	14
Simon Hindson	Matters specified in conditions 4a, 4b, 4c,4d, 4f, 4i, 5, 7, 9, 13,14, 18 and 19 of planning permission in principle 04/00585- Erection of 180 no dwelling houses, Phase 3	Land To North OfTorbreckInverness	Barratt North Scotland And Tyser Trust	Anticipated that the application will be determined at South Planning Applications Committee in December 2019 following the outstanding matters around layout and impact on trees being addressed.	19/01776/MSC	PCO	15

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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 Of77 Lochaber RoadUpper AchintoreFort William	Link Group Ltd	Application determined at South Planning Applications Committee in June 2019 subject to conclusion of legal agreement. Dialogue is ongoing with applicant on provisions of the legal agreement.	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 Of77 Lochaber RoadUpper AchintoreFort William	Link Group Ltd	Application determined at South Planning Applications Committee in June 2019 subject to conclusion of legal agreement. Dialogue is ongoing with applicant on provisions of the legal agreement.	19/00897/PIP	PCO	21
Laura Stewart	Section 42 Planning Application to vary Condition 5 of planning permission 09/00089/FULNA to extend operational life of quarry	Park QuarryNairn	Tarmac Caledonian Ltd	Application determined at South Planning Applications Committee in June 2019 subject to conclusion of legal agreement to secure restoration of the site. Dialogue is ongoing with the applicant on the legal agreement.	19/00542/S42	PDE	18
Simon Hindson	Submission of Matters Specified in Conditions 2, 3, 6, 7, 10, 11, and 12 of Planning Permission 12/01832/S42 - Erection of 60 houses with associated roads, parking, drainage & infrastructure	Land 110M SE Of 4 The SquareCraig DunainInverness	Robertson Homes	Seeking to resolve outstanding matters related to drainage and compensatory planting. Anticipated that the application will be reported to South Planning Applications Committee in December 2019 for determination.	19/00524/MSC	PCO	13
Laura Stewart	Construction and operation of a sand and gravel quarry, including material processing plant and concrete batching plant	Land 575M SW Of Upper RemoreNairn	Breedon Northern Ltd	Application approved at June committee. Currently pending resolution of a legal agreement for a restoration bond.	18/05787/FUL	PDE	18
Simon Hindson	Erection of 117 houses & associated works	Land To South OfNairn RoadArdersier	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. During the process issues identified with land title. Application to be reported back to October 2019 South Planning Applications Committee for determination.	18/03073/FUL	PCO	17
David Mudie	Extension to Mid Lairgs Quarry	Mid Lairgs QuarryFarrInvernessIV2 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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 QuarryFarrInvernessIV2 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 GloonanDaviotInverness	Brian MacGregor & Sons Ltd	Minded to Grant Planning Permission at January 2018 South Planning Applications Committee. Draft Bond for restoration now recieved and waiting to be engrossed. Decision notice to be issued in late November 2019.	16/00592/FUL	PDE	19

APPENDIX 2 - APPLICATIONS SUBMITTED UNDER THE ELECTRICITY ACT 1989

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Simon Hindson	Revised Coire Glas Pumped Storage Scheme	Land At Coire GlasNorth Laggan	SSE	Reported October 2018 SPAC where it was agreed to raise no objection. Awaiting determination by Scottish Ministers.	18/01564/S36	PDE	11
Laura Stewart	Construct and operate a pumped storage hydro scheme approximately 14km SW of Inverness (Red John Hydro)	Land 630M East Of Park CottageDores	Aecom Infrastructure & Environment UK Limited	Supplementary Environmental Information has been submitted following members Decision to Raise and Objection to the Scheme at South Planning Applications Committee in August 2019. The ECU have consulted the Council on the additional information which we expect to refer to South Planning Applications Committee for further consideration of the response in December 2019.	18/05427/S36	PCO	12
Roddy Dowell	Glenshero wind farm consisting of 39 turbines with an indicative capacity of 168 MW.	Land 3730M NW Of1 GarvamoreLaggan	SIMEC	Determination of the response to the Scottish Government's Energy Consents and Deployment Unit to to be made October 2019.	18/04733/S36	PCO	20
Laura Stewart	Installation of 132kV overhead transmission line between Aberarder Estate and Dunmaglass Estate to connect to electricity grid network for Aberarder Wind Farm	Land 835M SE Of Dunmaglass MainsDunmaglassInverness	Scottish Hydro Electric Transmission Plc	Application recently submitted and awaiting feedback from consultees. Aiming for determination of response to Scottish Government Energy Consents and Deployment Unit late 2019.	19/03244/S37	PCO	12