

Agenda Item	4
Report No	PLN/083/19

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 26 November 2019

Report Title Major Development Update

Report By: Acting Head of Development Management – Highland

1. **Purpose/Executive Summary**

1.1 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.

2. **Recommendation**

2.1 Members are asked to note the current position of these applications

3. Update on Progress

- 3.1 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.
- 3.2 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.
- 3.3 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.

4. Implications

- 4.1 Resource: Not applicable
- 4.2 Legal: Not applicable
- 4.3 Community (Equality, Poverty and Rural): Not applicable
- 4.4 Climate Change / Carbon Clever: Not applicable.
- 4.5 Risk: Not applicable
- 4.6 Gaelic: Not applicable

5. RECOMMENDATION

- 5.1 That Members note the current position with these applications.

Signature: Dafydd Jones
Designation: Acting Head of Development Management – Highland
Author: Simon Hindson, Team Leader – Strategic Projects

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
Gillian Pearson	Erection of up to 11 wind turbines maximum tip height of 126.5m with associated infrastructure - Camster II Wind Farm	Land 2000M NW Of Tannach Hill Tannach Wick	E.ON Climate & Renewables UK Developments Ltd	Consideration of comments from public representations and consultees. It is anticipated that the application will be determined March 2020.	19/03015/FUL	PCO	03
Claire Farmer	Application under Section 42 for the Variation of condition 2 of planning permission 14/01082/S42	Land 100M NW Of Wathegar Bilbster Wick	Wathegar 2 Limited	Application to be presented to NPAC in November 2019 for determination.	19/02647/S42	PDE	03
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	Discussions are continuing with the applicant seeking to address the material consideration raised in the consultation responses thus far. Further neighbour notification was carried out at the start of November 2019. Anticipated determination in January 2020.	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	Following meetings and site visits the applicant has agreed to reduce the number of proposed turbines from 9 down to 5. The 4 turbines to be removed are closest to the A835. The amended 5 turbine scheme has been delayed and is now due to be submitted in Mid November 2019. Anticipated determination March 2020.	19/01284/FUL	PCO	05
Claire Farmer	Construction of wind farm comprising 12 turbines to a maximum tip height of 180m, associated crane pads, tracks, substation, battery storage compound, 2 borrow pits and upgrade of access track	Land 2400M SE Of Cracraill Boroboll Eairg	Energiekontor	Addendum submitted on the basis of a reduced scheme. Case officer is considering the amended proposal, consultee comments and public representations. Determination anticipated January 2020.	19/01096/FUL	PCO	01
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 Eairg	Scottish Hydro Electric Transmission Plc	Application to be reported to a special meeting of The Highland Council on 22 November 2019 following the deferral of the item at the meeting on 12 September 2019 for further visual information and clarification on traffic movements.	19/00374/FUL	PDE	01
Dorothy Stott	Erection of 60 residential units (private and affordable) (discharge of Planning Conditions 1, 2, 3, 4, 5, 7, 9, 10, 12, 13, 14, 15, 16, 17 and 18 of 13/04534/PIP)	Land 150M West Of Wyndhill Industrial Estate Muir Of Ord	Ian Elliot Ltd & Scotia Homes Ltd	Application being considered in tandem with S42 application 19/00233/S42. Application to be determined at North Planning Applications Committee in November 2019.	19/00234/MSC	PDE	08

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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. Application to be determined at North Planning Applications Committee in November 2019.	19/00233/S42	PDE	08
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	Approved by North Planning Applications Committee July 2019. S69 Agreement Modification concluded. Planning Permission decision notice to be issued following registration of the agreement.	19/00168/S42	PDE	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 Bulbokie	Tulloch Homes Ltd	Reported to North Planning Applications Committee in June 2019 where committee were minded to grant subject to conclusion of legal agreement. The legal agreement is currently being drafted and it is anticipated it will be concluded in December 2019 following signature by all interested parties.	18/05808/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, and agreement to developer contributions. Likely determination early 2020.	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 Bhn O'Groats	JOG 2 Ltd	Presented to NPAC Jan 2019 where committee were minded to grant the permission subject to conclusion of a legal agreement. Discussions on legal agreement are ongoing.	18/02634/PIP	PDE	03
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 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
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	Likely determination in early 2020	15/01202/FUL	PCO	09

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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	Further Environmental Information submitted in August 2019. Anticipate response to the Scottish Government in January 2020	13/04469/S36	PCO	01
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 Eybster	EON	Reported to NPAC 12 September 2017. Raise an Objection. PLI held. Awaiting outcome from Scottish Ministers.	16/04966/S36	S36RO	04
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	Applicant to submit further information in November 2019. Anticipate that a response will be submitted to the Scottish Government in January 2020.	19/01861/S36	PCO	05