

Agenda Item	4
Report No	PLN/001/20

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 21 January 2020

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

4. Update on Progress

- 4.1 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.
- 4.2 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.
- 4.3 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.

8. RECOMMENDATION

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

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
Claire Farmer	Application for non compliance with Condition 1 of Planning Permission ref. RC/1995/421 to allow and extend the operational period of Novar Windfarm from 25 years to 35 years	Novar Wind Farm Novar Estate Evanton	Beaufort Wind Limited	Aiming for determination in March 2020.	19/05504/S42	PCO	06
Susan Hadfield	Erection of 140 houses	Land 110M SW Of Thomas Maciver Street Evanton	Highland Housing Alliance	Application is currently being advertised and consultation responses are awaited. Aiming to determine June 2020.	19/05404/FUL	PCO	06
Claire Farmer	Application for non-compliance with condition 3 (Operational timescale) of planning permission 98/00164/FULSU	Land 635M SW Of Lyne Cottage Stronchrubie Elphin	Limehillock Quarries Ltd	Application is likely to be determined at North Planning Applications Committee in March 2020.	19/05228/S42	PCO	01
Simon Hindson	Construction of 54 affordable housing units and associated infrastructure	Land 85M South Of 12 Borerraig Place Broadford	Lochalsh And Skye Housing Association	Currently in discussion with applicant to address consultee comments on the application. Aiming for determination at North Planning Applications Committee in March 2020.	19/05003/PIP	PCO	10
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
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	Applicant has requested that application be cited following meeting held in mid December 2019, to allow direct discussion with Care and Learning Services in order to address the requirements of Education in the layout of the site. Further discussion also required to address access requirements. Revised processing agreement in place with Committee date of June 2020, in the first instance and dates for further meetings with applicant mid February 2020.	19/01443/PIP	PCO	05
Peter Wheelan	Lochluichart Wind Farm Extension II - erection of 5 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	An amended 5 turbine scheme has been submitted and no longer meets the definition of Major Development. Therefore it is likely the application will now be determined under delegated powers.	19/01284/FUL	PCO	05

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 CracrailTorobollLairg	Energiekontor	The applicant is currently considering suggested amendments to the scheme to address concerns with regard to individual and cumulative visual impacts. It is anticipated that the application will be determined in June 2020.	19/01096/FUL	PCO	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 OfWyndhill Industrial EstateMuir Of Ord	Ian Elliot Ltd & Scotia Homes Ltd	Application considered in tandem with S42 application 19/00233/S42. Application approved at North PAC in November 2019. With Legal. Awaiting application for modification of S75.	19/00234/MSC	PDE	08
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 OfWyndhill Industrial EstateMuir Of Ord	Ian Elliot Ltd & Scotia Homes Ltd	Application considered in tandem with MSC application 19/00234/MSC. Application approved at North PAC in November 2019. With Legal. Awaiting application for modification of S75.	19/00233/S42	PDE	08
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 CairnsCulbokie	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 January 2020 following signature by all interested parties.	18/05808/FUL	PDE	09
Susan Hadfield	Masterplan for the erection of 104 houses	Lochan CorrBlack Isle RoadMuir Of Ord	The Mackay Robertson & Fraser Partnership	Awaiting submission of further information on transport and drainage, and agreement to developer contributions. Likely determination March 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 HotelJohn 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 CentreSchool StreetEmbo	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

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	Likely determination in early 2020	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
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 ForestStrathy	E.ON Climate & Renewables Developments Limited	Further Environmental Information submitted in August 2019. Anticipate response to the Scottish Government in March 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 BulreanrobLybster	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 InnGarve	Kirkan Wind Farm Limited	Applicant submitted further information in November 2019 seeking to address concerns expressed in consultation reponses. Anticipate that a response will be submitted to the Scottish Government in March 2020 following receipt of further consultation responses.	19/01861/S36	PCO	05