

Agenda item	<b>4</b>
Report no	<b>PLS-014-20</b>

## **HIGHLAND COUNCIL**

**Committee:** South Planning Applications Committee

**Date:** 10 March 2020

**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.

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
Peter Wheelan	Mixed use masterplan for residential and leisure development including housing, marina, boat yacht club, visitor centre, nature conservation zones and hotel with supporting community facilities and sewage treatment plant (Renewal of Planning Permission in Principle 12/04225/S42 and 05/01294/OUTIN)	Former Fabrication Yard Ardersier Nairn	Ardersier Port Ltd	Anticipate determination June 2020 following consideration of comments from consultees and members of the public.	20/00484/PIP	PCO	17
Lucy Prins	Erection of 50 cabins with associated forest retreat, manager's accommodation, cycle store, maintenance area, internal roads, paths, utilities (including renewable heating technologies) and drainage	Land 450M SW Of Highland Wood Energy Lochaber Rural Complex Aonach Mor Access Road Fort William	Forest Holidays Ltd	Application to be determined in June 2020 following consideration of consultee and public comments.	20/00311/FUL	PCO	21
Peter Wheelan	Erection of 44no flats, 27 dwellings and 30no. self-build plots and associated infrastructure	Land At Wester Inshes South Of West Park Inshes Inverness	R.F. More (Properties) Limited	Meeting with applicant's to discuss consultation responses and access strategy for the site due to take place in early March. It is anticipated that the application will be reported to the 16 June 2020 South Planning Applications Committee.	19/05574/PIP	PCO	19
Laura Stewart	Erection of 60 homes (12 flats and 48 houses) and associated infrastructure and landscaping	Land 260M SE Of Simpsons Garden Centre Inshes Inverness	Springfield Properties PLC	It is anticipated that the application will be determined in April 2020 following consideration of any matters raised in representations.	19/05410/MSC	PCO	19
Simon Hindson	Erection of primary school and nursery and formation of access, car park and MUGA sports pitch	Land To North Of Torbreck Inverness	The Highland Council	The application will be reported to South Planning Applications Committee in March 2020.	19/05203/FUL	PCO	15
Peter Wheelan	Erection of 144no houses, roads, landscaping and infrastructure	Land 160M SW Of 1 Parks Of Inshes Old Edinburgh Road South Inverness	Tulloch Homes Ltd; Mackenzie Parks LLP; D&N Mackenzie LLP	Following as meeting with the applicants, amendments to the site layout are being progressed. It is anticipated that the application will be reported to the 16 June South Planning Applications Committee.	19/05179/FUL	PCO	19
Simon Hindson	Non-compliance with Condition 17 of Planning Permission in Principle 17/03541/S42 (delivery of remote footpath/cycleway connection)	Land To North Of Torbreck Inverness	Trustees Of Richard Tyser's Overseas Settlement	The application will be reported to South Planning Applications Committee in March 2020.	19/05065/S42	PCO	15

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Susan Hadfield	Erect 94 Houses and Flats with associated roads and services	Land 130M NE Of60 Newton ParkKirkhill	Tulloch Homes Ltd	Additional information has been submitted to address matters raised by consultess. Aiming to determine the application at the April 2020 meeting of the South Planning Applications Committee.	19/04259/FUL	PCO	12
Simon Hindson	Erection of 298 dwellings & associated works	Land 370M SE Of Balloch FarmCherry ParkBallochInverness	The Highland Council	Applicationreported to South Planning Applications Committee in January 2020 where Members were minded to grant subject to conclusion of a legal agreement to secure developer contributions.	19/04213/PIP	PDE	17
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	Applicationreported to South Planning Applications Committee in January 2020 where Members were minded to grant subject to conclusion of a legal agreement to secure developer contributions.	19/03995/S42	PDE	19
Peter Wheelan	Erection of 39 residential units and a retail unit	Development Site Opposite Spean CrescentSpean Bridge	R. E. Campbell (Joinery) Ltd	Further modifications to the application are anticipated and the applicant are liaising with Transport Scotland to amend the site access arrangements. It is anticipated that the application will be reported to the 16 June 2020 South Planning Applications Committee for determination.	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 January 2020, thereafter planning permission will be issued.	19/03054/MSC	PDE	15
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	Members of the South Planning Applications Committee were minded to grant the application subject to the modification of the legal agreement. Work on this is progressing and it is anticipated that the decision will be issued early 2020.	19/02933/FUL	PDE	17

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Simon Hindson	Non-compliance with Condition 1 of Planning Permission in Principle 17/03541/S42 to change the phasing of development	Land To North Of Torbreck Inverness	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. A further application for non-compliance with conditions has been submitted to address the condition related to the delivery of the remote footpath and will be considered at the March 2020 meeting of the South Planning Applications Committee. It is anticipated the Planning Permission will be granted early March 2020.	19/02780/S42	PDE	15
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 Park Rose Street Inverness	SRP Inverness Ltd	Members of the South Planning Applications Committee were minded to grant the application, subject to developer contributions being paid, at their meeting in October 2019. The decision notice will be issued following completion of a legal agreement to secure developer contributions.	19/02357/FUL	PDE	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 Of Torbreck Inverness	Barratt North Scotland And Tyser Trust	Application was determined at South Planning Applications Committee in December 2019 where Members were minded to grant the application subject to completion of the modified legal agreement. It is anticipated that this will be completed early March 2020.	19/01776/MSC	PCO	15
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	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 Of 77 Lochaber Road Upper Achintore Fort 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	PDE	21

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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
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

**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	Following the report to South Planning Applications Committee in December 2019, Members raised no object to the application. Awaiting decision from Scottish Ministers	18/01564/S36	S36RNO	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	Application further considered at December 2019 committee for submission of Further Environmental Information where Members moved to Raise an Objection. Following the response being sent to the Energy Consents Unit, the case has now been passed ot the DPEA and a Pre-Examination Meeting date for the Public Local Inquiry is awaited.	18/05427/S36	S36RO	12
Roddy Dowell	Glenshero wind farm consisting of 39 turbines with an indicative capacity of 168 MW.	Land 3730M NW Of1 GarvamoreLaggan	SIMEC	The Council raised an objection to the application in October 2019. The DPEA have been passed the case and the likely date of the Pre-Examination Meeting is 22 April 2020. The date for the Public Local Inquiry is yet to be determined.	18/04733/S36	S36RO	20
Simon Hindson	Install and keep installed a new 1,500 m 132 kilovolt (kV) overhead line (OHL) of approximately 1,500 metres in length to connect the consented Glen Kyllachy Wind Farm to the National Grid	Land 2290M NW Of Keepers HouseDalarossieTomatin	Scottish Hydro Electric Transmission Plc	Response sent to Energy Consents Unit in January 2020 following report to South Planning Applications Committee. Awaiting decision from Scottish Ministers.	19/05091/S37	S37RNO	19
Peter Wheelan	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	Aiming to respond to the Energy Consents Unit following a report to South Planning Applications Committee in March 2020.	19/03244/S37	PDE	12