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| Agenda item | 4 |
| Report no | PLS/027/20 |

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 26 May 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.

Implications

Resource: Not applicable

Legal: Not applicable

Community (Equality, Poverty and Rural): Not applicable

Climate Change / Carbon Clever: Not applicable.

Risk: Not applicable

Gaelic: Not applicable

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. The following abbreviations have been used in the appendices:
- PCO – Pending Consideration
 - PDE – Pending Decision
 - S36RO – raised an objection to an application for energy generation under the Electricity Act
 - S36RNO – raised no objection to an application for energy generation under the Electricity Act
 - S37RO – raised an objection to an application for energy transmission under the Electricity Act
 - S37RNO – raised no objection to an application for energy transmission under the Electricity Act

2. RECOMMENDATION

- 2.1 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 |
|---------------|--|--|--------------------------------|--|--------------|--------|------|
| John Kelly | Change of use from equestrian centre to holiday, leisure and hospitality facilities including 13 lodges, cafe/shop, reception, laundry and restaurant | Land At TreeTop StablesFaebuieCulloden MoorInverness | Inverness Paving Ltd | The application will be determined following consideration of public and consultee comments. | 20/01728/FUL | PCO | 19 |
| John Kelly | Demolition of building and erection of hotel, formation of Class 11 commercial unit | 122B Academy StreetInvernessIV1 1LX | Bricks Capital | Determination anticipated Summer 2020. | 20/01085/FUL | PCO | 14 |
| John Kelly | Conversion of buildings to form mixed use development comprising 6No.commercial units and 53No. residential flats | 7 - 17 Union StreetInvernessIV1 1PP | Forthpoint Ltd | Application to be determined in May 2020. | 20/00898/FUL | PCO | 14 |
| Simon Hindson | Application for Non-Compliance with Condition Condition 33 (08/00880/OUTNA) Seeking Amendment of Cross Reference to Phasing Condition | Land To North Of A96 Extending From Whiteness Access Road To The Common Good LandNairn | Cawdor Maintenance Trust | Applicationdetermined in consultation with chair of South Planning Applications Committee April 2020 subjection to conclusion of modified Section 75 agreement. | 20/00599/S42 | PDE | 18 |
| 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 YardArdersierNairn | Ardersier Port Ltd | Anticipate determination August 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 EnergyLochaber Rural ComplexAonach Mor Access RoadFort William | Forest Holidays Ltd | Application to be determined June 2020. | 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 OfWest ParkInshesInverness | R.F. More (Properties) Limited | Meeting with applicant's to discuss consultation responses and access strategy for the site took place in early March. It is anticipated that the application will be determined in August 2020. | 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 CentreInshesInverness | Springfield Properties PLC | It is anticipated that the application will be determined in June 2020 following consideration of any matters raised in representations. | 19/05410/MSC | PCO | 19 |

| OFFICER | PROPOSAL | ADDRESS | APPLICANT | PROGRESS | REFERENCE | STATUS | WARD |
|----------------|---|---|---|--|--------------|--------|------|
| Peter Wheelan | Erection of 144no houses, roads, landscaping and infrastructure | Land 160M SW Of1 Parks Of InshesOld Edinburgh Road SouthInverness | 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 determined in August 2020. | 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 OfTorbreckInverness | Trustees Of Richard Tyser's Overseas Settlement | The application was determined subject to modification of the S75 agreement. The modification of the S75 is likely to be concluded in May 2020. | 19/05065/S42 | PDE | 15 |
| Susan Hadfield | Erection of 94 Houses and Flats with associated roads and services | Land 130M NE Of60 Newton ParkKirkhill | Tulloch Homes Ltd | Application to be determined in May 2020. | 19/04259/FUL | PDE | 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 | Application reported 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. Restoration bound amount to be agreed ahead of instructing the preparation of the S75. Delay due to COVID-19 and the quarry manager being furloughed. | 19/03995/S42 | PDE | 19 |
| 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. | 19/02933/FUL | PDE | 17 |
| 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 | Members of the South Planning Applications Committee were minder 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 |

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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 | PDE | 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 |
| 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 to the DPEA and a Pre-Examination Meeting is to be held virtually on 19 May 2020. The Public Local Inquiry is anticipated to take place in Autumn 2020. | 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 a Pre-Examination Meeting was held virtually on 14 May 2020. The Public Local Inquiry will be held in November 2020. | 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 | The application was approved by Scottish Ministers in February 2020. | 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 | Response to the Energy Consents Unit will be submitted in July 2020 following the minded to not raise an objection decision at South Planning Applications Committee in March 2020. Delay in responding is due to COVID-19 and additional time being required to complete the legal agreement which has been placed on hold until the timescale for developing the wind farm is known. | 19/03244/S37 | PDE | 12 |