

Agenda item	4
Report no	PLN/030/20

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 15 September 2020
Report Title: Major Development Update
Report By: Acting Head of Development Management - Highland

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: 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

Claire Farmer	Meall Buidhe Wind Farm - Erection of and Operation of a Wind Farm for a period of 25 years, comprising of 9 Wind Turbines with a maximum blade tip height 149.5m, access tracks, substation, control building, and ancillary infrastructure with a maximum output of 45 Megawatts	Land 4420M NW Of Croick EstateArdgay	Meall Buidhe Renewables LLP	The application will be determined following consideration of public representations and consultee comments. It is anticipated the application will be determined in January 2021.	20/02659/FUL	PCO	01
Simon Hindson	Section 42 application for non-compliance with condition 1 of Glen Ullinish Wind Farm as consented (14/03964/FUL).	Land 1800M SE Of BalmenachGlen UllinishStruan	Kilmac Energy (Glen Ullinish) Ltd	The applicant has recently submitted Supplementary Information to address objections related to impact on the historic environment. The application will be determined in October 2020.	20/01129/S42	PCO	10
Claire Farmer	Drum Hollistan 2 Wind Farm - Development of wind farm comprising 7 wind turbines with a maximum blade tip of 125M and associated infrastructure	Land 2215M SW Of Under Keepers CottageSandsideReay	Drum Hollistan Renewables LLP	Application to be determined in September / October 2020 following circulation to local Members.	20/00645/FUL	PCO	02
Peter Wheelan	Strathroy Wind Farm - Erection and Operation of a Wind Farm for a period of 35 years, comprising of 8 wind turbines with a maximum blade tip height of 180m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.	Land At Torr Leathann StrathroyArdrossAlness	EnergieKontor UK Ltd	Anticipate determination in November 2020 following consideration of comments from consultees and members of the public.	20/00584/FUL	PCO	06
Erica McArthur	Formation of 41 serviced house plots, access, drainage and open space	Rosehaugh SouthAvoch	Broadland Properties Ltd	Application remains pending consideration as applicant responds to matters raised through consultation process.	20/00539/FUL	PCO	09
Claire Farmer	Bad Fearn Wind Farm - Erection of 8 wind turbines with a maximum height to tip of 180m, and associated infrastructure.	Land At Braemore RoadDunbeath	Energie Kontor UK Ltd	Application likely to be determined in March 2021 following consideration of Supplementary Information which the applicant aims to submit in December 2020 to address outstanding objections to the application.	20/00180/FUL	PCO	03
Alison Harvey	Ben Sca Wind Farm - Installation and operation of up to 7 (previously 9) wind turbines with maximum blade tip height of 135m and associated infrastructure	Land 2800M SW Of Edinbane Primary SchoolEdinbanePortree	Ben Sca Wind Farm Limited	Application likely to be determined in November 2020 following consideration of Supplementary Information which has been submitted to address concerns related to visual impact.	20/00013/FUL	PCO	10
Simon Hindson	Slickly Wind Farm - 11 wind turbines up to 149.9m blade tip height and associated infrastructure	Land 1650M East Of Slickly CroftLythWick	Slickly Wind Farm Ltd	Application likely to be determined in January 2021 following consideration of Supplementary Information which the applicant is preparing to address outstanding objections and concerns in relation to historic environment and visual impact.	19/05624/FUL	PCO	03

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 EstateEvanton	Beaufort Wind Limited	Minded to grant planning permission in April 2020 subject to conclusion of updated legal agreement. Legal agreement is progressing.	19/05504/S42	PDE	06
Susan Hadfield	Erection of 140 houses	Land 110M SW Of12 Thomas Maciver StreetEvanton	Highland Housing Alliance	Application was reported to North Planning Applications Committee in June 2020 where Members were minded to grant the application subject to prior conclusion of a legal agreement.	19/05404/FUL	PDE	06
Claire Farmer	Application for non-compliance with condition 3 (Operational timescale) of planning permission 98/00164/FULSU	Ledmore QuarryElphinLaigrIV27 4HJ	Limehillock Quarries Ltd	Minded to grant planning permission in April 2020 subject to conclusion of updated legal agreement. Legal agreement is progressing.	19/05228/S42	PDE	01
Gillian Pearson	Installation of up to 7 wind turbines of up to 149.9 metres (m) tip height and ancillary infrastructure (South Kilbraur Wind Farm)	Land 1645M South Of43 FarlaryRogart	South Kilbraur Wind Farm Limited	The application has been recommended for refusal by officer and a report has been circulated to Local Members. The Committee will be updated on the outcome of the circulation to Members at the Northern Planning Applications Committee in September 2020.	19/04826/FUL	PDE	04
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 HillTannachWick	E.ON Climate & Renewables UK Developments Ltd	The applicant is preparing supplementary information seeking to address concerns related to visual impact. The application will likely be determined in January 2021.	19/03015/FUL	PCO	03
Erica McArthur	Masterplan for residential development of 38(amended from 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 SchoolAuchtertyreBalmacara	Lochalsh Estates Ltd	Application was reported to North Planning Applications Committee in June 2020 where Members were minded to grant the application subject to prior conclusion of a legal agreement. Legal Services preparing Section 75 Agreement.	19/01443/PIP	PDE	05
Susan Hadfield	Masterplan for the erection of 104 houses	Lochan CorrBlack Isle RoadMuir Of Ord	The Mackay Robertson & Fraser Partnership	Application was reported to North Planning Applications Committee in June 2020 where Members were minded to grant the application subject to prior conclusion of a legal agreement.	18/05159/PIP	PDE	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

Julie Ferguson	Erection of 72 residential units comprising flats, terraced, semi detached & detached houses (including 18 affordable), 3 commercial units comprising class 4 (business), retail unit, and hot food outlet (amended from GP surgery to class 4 (business) & deletion of 2 community heating plants)	Former Fish Factory High Street Conon Bridge	HPG (Inverness) Limited	Application was reported to North Planning Applications Committee in June 2020 where Members were minded to grant the application subject to prior conclusion of a legal agreement.	15/01202/FUL	PDE	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. Agent is 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 13 (amended from 26) wind turbines with a max tip height of 180m and ancillary development	Strathy ForestStrathy	E.ON Climate & Renewables Developments Limited	Response sent to Energy Consents Unit on 19 May 2020 raising an objection to the application. The application has been passed to the Directorate for Planning and Environmental Appeals and notification of further procedure is awaited.	13/04469/S36	S36RO	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	Response to the Scottish Government's Energy Consents Unit submitted on 15 June 2020. We await notification of any further procedure from the Scottish Government.	19/01861/S36	S36RO	05
Simon Hindson	Installation and operation of 132 kV overhead electric line to connect Creag Riabhach Wind Farm to the grid	Land 1250M North Of Crask InnLaig	Scottish Hydro Electric Transmission Plc	Members agreed to Raise No Objection to the application at the meeting of the North Planning Applications Committee on 26 June 2020. Further Environmental Information has been submitted which will be reported to North Planning Applications Committee in September 2020.	20/01014/S37	S37RNO	01
Simon Hindson	Limekiln Extension Wind Farm - Erection and Operation of a Wind Farm for a period of 30 years, comprising of 5 Wind Turbines with a maximum blade tip height 149.9m, with access tracks, hardstanding areas, substation, battery storage facility, control building compound, borrow pits and cabling	Land 3080M West Of Shepherds CottageShebsterThurso	Infinergy Limited	Response to the application likely to be determined in October 2020.	20/01905/S36	PCO	02
Claire Farmer	Install and keep installed the proposed Limekiln Wind Farm 132 kV Grid Connection overhead electric line	Land 300M West Of Achunabust FarmReay	Scottish Hydro Electric Transmission Plc	The applicant has recently submitted further environmental information. The response to the application will be determined in October 2020.	20/01595/S37	PCO	02