

Agenda Item	6
Report No	PLN/040/22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 15 June 2022

Report Title: Major Development Update

Report By: Area Planning Manager – North

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 and 2 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 3 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 Appendix 4 provides a list of all major scale planning permissions and Electricity Act consents issued within the last two years to provide members with an update on the status of these developments.
- 1.4 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. Delegated Refusals of Major Applications and Current Appeals / Judicial Reviews Related to Major Applications

- 2.1 Since the Major Developments Update Report presented to the last North Planning Applications Committee, no major applications have been refused using delegated powers.
- 2.2 Following refusal of the following applications, appeals are currently in progress for the below major applications:
 - 19/01861/S36 - 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 – A Reporter has been appointed to undertake a Public Local Inquiry following a Pre-Examination Meeting to be held in October 2021, and the Public Local Inquiry, which was to take place week commencing 10 January 2022, has been postponed due to illness. The Public Local Inquiry took place between 22 and 24 March 2022.

- 19/05624/FUL – Slickly Wind Farm - Slickly Wind Farm - 11 wind turbines up to 149.9m blade tip height and associated infrastructure – The applicant has recently appealed the refusal of the application and the Planning Authority have been asked for their response to the appeal mid-October. The Council have recently been invited to take part in the oral sessions to provide evidence to the Reporter. This Public Local Inquiry will take place on 4 and 5 May 2022.
- 21/00826/FUL - Kintradwell Wind Farm - Erection and Operation of a Wind Farm in perpetuity, comprising of 15 No. Wind Turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, battery storage infrastructure, switching station, substation, control building, and ancillary infrastructure – the Directorate for Planning and Environmental Appeals has organised a Pre-Inquiry Meeting for late June 2022. The Public Local Inquiry addressing matters including landscape and visual impact will likely be held in October and November 2022.
- 19/04826/FUL - Installation of up to 7 wind turbines of up to 149.9 metres (m) tip height and ancillary infrastructure (South Kilbraur Wind Farm) – Following a legal challenge to the decision of Scottish Ministers to dismiss the appeal and refuse planning permission, the Directorate for Planning and Environmental Appeals are now reconsidering the appeal.

For those cases under the Electricity Act 1989 where a Public Local Inquiry has been held and we are awaiting the decision of the Scottish Ministers the case will be listed in the appendix to this report only.

- 2.3 The Planning Authority are not currently subject to any applications to the Court of Session for Judicial Review of decisions on major applications.

Recent Decisions by Scottish Ministers

- 3.1 The following decisions on Electricity Act applications have been issued by Scottish Ministers in the North Planning Applications Committee area since the last committee:
- 20/01905/S36 - 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 – A Public Local Inquiry for this took place between 15 and 18 June 2021. Scottish Ministers have now granted consent under the Electricity Act 1989 and associated deemed planning permission;
 - 21/03750/S36 - Limekiln Wind Farm - Application under Section 36 of the Electricity Act 1989 to vary the consented Limekiln Wind Farm to increase the blade tip height from 15 turbines at a maximum blade tip of 130m and 6 turbines with a maximum blade tip height of 126m to 21 turbines with a maximum blade tip height of 149.9m - Scottish Ministers have now granted a varied consent under the Electricity Act 1989 and associated deemed planning permission.
- 3.2 The following appeal decisions on major scale developments have been issued by the Directorate for Planning and Environmental Appeals in the North Planning Applications Committee area since the last committee:

- 20/00180/FUL - Bad Fearn Wind Farm - Erection of 6 wind turbines with a maximum height to tip of 149.9m, and associated infrastructure – the appeal was dismissed and planning permission refused; and
- 20/00645/FUL - Drum Hollistan 2 Wind Farm - Development of wind farm comprising 7 wind turbines with a maximum blade tip of 125M and associated infrastructure – the appeal was dismissed and planning permission refused.

4. RECOMMENDATION

4.1 That Members note the current position with these applications.

5. IMPLICATIONS

5.1 Resource: Not applicable.

5.2 Legal: Not applicable.

5.3 Community (Equality, Poverty and Rural): Not applicable.

5.4 Climate Change/Carbon Clever: Not applicable.

5.5 Risk: Not applicable.

5.6 Gaelic: Not applicable.

Designation: Area Planning Manager - North

Author: Simon Hindson, Strategic Projects Team Leader

APPENDIX 1 - MAJOR APPLICATIONS PRE 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	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	The applicant will be submitting further information in June 2022 to allow the application to progress to determination following the approval of the application for closure of Delny Level Crossing. It is anticipated the application will be determined in September 2022 following consideration of further information, any addition consultation responses and public comments.	08/00253/OUTSU	PCO	08

APPENDIX 2 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Erection and operation of whisky distillery with associated warehousing, bottling facility, tank farm, energy centre, landscaping and associated infrastructure	Land 470M NW Of Farmhouse Easter Fearn Ardgay	Midfearn Distillery Company Limited	It is anticipated that the application will be determined in August 2022 following consideration of public and consultee comments.	22/02261/FUL	PCO	04
Mark Fitzpatrick	Erection and operation of a battery energy storage system comprising of up to 50 battery storage units, electrical connection building, landscaping, fencing and ancillary infrastructure	Land 295M South Of Mill House Stainland Thurso	Whirlwind Energy Storage Ltd	It is anticipated that the application will be determined in September 2022 following consideration of public and consultee comments.	22/02054/FUL	PCO	02
Mark Fitzpatrick	Meiklefield Redevelopment Masterplan - Demolition of 114 residential units and erection of 117 residential units and associated infrastructure	Land 15M NW Of 16 Peffery Road Dingwall	Highland Council	The application will be reported to North Planning Applications Committee for determination in June 2022.	22/01126/PIP	PCO	08
Claire Farmer	Section 42 Application to develop land without compliance with condition 13 of planning permission 21/00849/FUL, relating to implementation of the Construction Traffic Management Plan (CTMP)	Land 2400M SE Of Cracrail Toroboll Cairg	Energiekontor UK Ltd	It is anticipated that the application will be determined in September 2022 following consideration of public and consultee comments.	22/01058/S42	PCO	01
Peter Wheelan	Application for non-compliance with Condition 10 (Construction Traffic Management Plan) of planning permission 20/00584/FUL	Land At Torr Leathann Strathrory Ardross Inness	Energiekontor UK Ltd	It is anticipated that the application will be determined in August 2022 following consideration of public and consultee comments.	22/00942/S42	PCO	06
Simon Hindson	Masterplan for erection of 73 residential units	Land 80M North Of 9 Storr Road Portree	Compass Building And Construction Services Ltd	It is anticipated that the application will be determined in August 2022 following submission of updated layouts and information as well and subsequent consideration of public and consultee comments.	22/00221/PIP	PCO	10
Simon Hindson	Mixed use development comprising up to 248 residential units, business unit, community shop, care village, landscaping and associated infrastructure	Land 380M NE Of Portree NHS Dental Clinic Craid An Eorna Portree Isle Of Skye	Lochalsh & Skye Housing Association	The application will be reported to North Planning Applications Committee in June 2022 for determination.	21/05962/PIP	PCO	10
Simon Hindson	Phase 1 (18 Units and associated infrastructure) of Home Farm Development	Land 80M North Of 9 Storr Road Portree	Compass Building And Construction Services Ltd	It is anticipated that the application will be determined in August 2022 following submission of updated layouts and information as well and subsequent consideration of public and consultee comments.	21/05951/FUL	PCO	10

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Mark Fitzpatrick	Development of 47 holiday lodges, conversion and extension of existing building to form spa, gym, offices, restaurant and ancillary facilities, car parking and access	Land 150M NE Of Gledfield Farm Cottage Ardgay	Gledfield Highland Estate Ltd	Following consideration of public and consultee comments, it is anticipated that the application will be determined in line with the timescales for North Planning Applications Committee in August 2022 subject to submission of modified designs to protect and enhance the historic environment and address matters related to layout.	21/05786/FUL	PCO	01
Claire Farmer	Erection of community campus including nursery, school, playgrounds, sport pitches and associated infrastructure	Craighill School Craighill Terrace Tain IV19 1EU	The Highland Council	The application was reported to North Planning Applications Committee in April 2022 where planning permission was granted.	21/05639/FUL	PDE	07
Claire Farmer	Construct and operate a 132 kilovolt (kV) switching station and associated infrastructure	Land 500M West Of Philips Mains Mey	Scottish Hydro Electric Transmission Plc	The proposal is defined as a national development, therefore it requires to be determined by Full Council. Following consideration of public and consultee comments, it is anticipated that the application will be determined at a meeting of Full Council in June 2022.	21/05536/FUL	PCO	03
Simon Hindson	Erection of 16 affordable housing units and new access road	Land 90M SE Of Dunvegan Primary School Colbost Dunvegan	Lochalsh And Skye Housing Association	The application was reported to North Planning Applications Committee in April 2022. The decision notice will be issued once the developer contributions have been paid.	21/04800/FUL	PDE	10
Gillian Pearson	Erection of 112 residential units	Land 120M North Of Glenburn Station Road Dornoch	Springfield Properties PLC	It is anticipated that the application will be determined in summer 2022 following satisfactory resolution of matters related to transport and site layout.	21/04031/FUL	PCO	04
Peter Wheelan	Lochluichart Wind Farm Extension II Redesign - Erection and Operation of a Wind Farm for a period of 40 years, comprising of 5 Wind Turbines with a maximum blade tip height 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.	Land 1.9Km SW Of Aultguish Inn Garve IV23 2PQ	Bluebell Wind Limited	The application will be determined in September 2022 following submission of additional information in relation to ornithology and consideration of comments from members of the public and consultees.	21/02985/FUL	PCO	05
Gillian Pearson	Causeymire Wind Farm - Application for non-compliance with Condition 1 (Operational Timescales) attached to Planning Permission ref. 01/00361/FULCA to allow the development to operate to 02 September 2038	Achkeepster Wind Farm Spittal	Beaufort Wind Limited	The application was approved subject to conclusion of a modified legal agreement in September 2021. Work on the legal agreement is progressing.	21/01987/S42	PDE	03

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Peter Wheelan	Erection of grid stability facility including grid stability unit, ancillary equipment, access, landscaping, drainage, car parking and boundary enclosures	Thurso South Sub Station Geiselittle Thurso W14 8YH	WP Grid Services Limited	The application was reported to the meeting of North Planning Applications Committee in June 2021 where Members agreed to grant planning permission subject to the prior conclusion of a legal agreement. The legal agreement has been drafted, signed and is awaiting registration.	21/00610/FUL	PDE	02
Claire Farmer	Ben Aketil Wind Farm - Application to carry out development otherwise than in accordance with conditions 1, 4, 13, 19 and 20 attached to planning permission reference 02/00275/FULSL	Ben Aketil Wind Farm Land At Monadh Choishleader Edinbane	Ben Aketil Wind Energy Ltd	Following the minded to grant decision at North Planning Applications Committee in March 2021, the process of modifying the legal agreement is now complete and the decision notice will be issued in due course.	20/04370/S42	PDE	10
Claire Farmer	Ben Aketil Extension Wind Farm - Application to carry out development otherwise than in accordance with conditions 2, 16, 19, 20 and 21 attached to planning permission reference number: 09/00115/FULSL	Land 900M North Of Ben Aketil Edinbane	Ben Aketil Wind Energy Ltd	Following the minded to grant decision at North Planning Applications Committee in March 2021, the process of modifying the legal agreement is now complete and the decision notice will be issued in due course.	20/04369/S42	PDE	10
Claire Farmer	Meall Buidhe Wind Farm - Erection of and Operation of a Wind Farm for a period of 25 years, comprising of 8 Wind Turbines with a maximum blade tip height 149.9m, access tracks, substation, control building, and ancillary infrastructure with a maximum output of 40 Megawatts	Land 4420M NW Of Croick Estate Ardgay	Meall Buidhe Renewables LLP	It is anticipated the application will be determined in summer 2022.	20/02659/FUL	PCO	01
Peter Wheelan	Application under Section 42 of the Act for non compliance with Condition 1 of Planning Permission 09/00008/FULSU to extend the period of time for extraction.	Ardchronie Quarry Ardgay V/24 3DJ	Breedon Northern	Following the minded to grant decision at North Planning Applications Committee in April 2021, the process of modifying the legal agreement is ongoing.	20/01684/S42	PDE	01
Erica McArthur	Formation of 39 serviced house plots (amended from 41 serviced house plots), access, drainage and open space.	Rosehaugh South Avoch	Broadland Properties Ltd	Approved 15.03.2022 subject to Section 75 Agreement regarding affordable housing, primary education infrastructure and community facilities contributions in addition to minor rewording of condition 1 as requested by Transport Planning Team and also rewording of condition 7, with the agreement of Chair of NPAC and local Members . Rewording of condition 7 agreed 13.04.2022. Instruction to legal Services issued 04.04.2022.	20/00539/FUL	PDE	09

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	Minded to grant planning permission in April 2020 subject to conclusion of updated legal agreement. Legal agreement is progressing.	19/05504/S42	PDE	06
Claire Farmer	Application for non-compliance with condition 3 (Operational timescale) of planning permission 98/00164/FULSU	Ledmore Quarry Elphin Paignton IV27 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	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 John 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
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	The agent has been provided with an opportunity to address identified requirements for further information from consultees.	13/03980/PIP	PCO	10

APPENDIX 3- 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 Forest Strathy	E.ON Climate & Renewables Developments Limited	Scottish Ministers consented the development on 8 December 2021 following a Public Local Inquiry.	13/04469/S36	S36RO	01
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	Response to the Scottish Government's Energy Consents Unit submitted on 15 June 2020 where an objection to the application was raised. A Public Local Inquiry was due to take place in January 2022 but was delayed due to covid. It took place week commencing 21 March 2022. It is anticipated that the Reporter will submit his report to Scottish Ministers in May 2022.	19/01861/S36	S36RO	05
Peter Wheelan	Kintradwell Wind Farm - Erection and Operation of a Wind Farm in perpetuity, comprising of 15 No. Wind Turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, battery storage infrastructure, switching station, substation, control building, and ancillary infrastructure.	Land 3450M North Of Kintradwell Lodge Brora	Renewable Energy Systems Ltd (RES)	The Council's response raising an objection was submitted to the Scottish Government's Energy Consents Unit in November 2021. Awaiting procedural arrangements for Public Local Inquiry.	21/00826/S36	S36RO	04
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 Cottage Shebster Thurso	Infinergy Limited	Scottish Minsiters granted consent on 06 May 2022.	20/01905/S36	S36RO	02
Claire Farmer	Install and keep installed the proposed Limekiln Wind Farm 132 kV Grid Connection overhead electric line	Land 300M West Of Achunabust Farm Beay	Scottish Hydro Electric Transmission Plc	The development was permittted by Scottish Ministers on 11 January 2022.	20/01595/S37	S37RNO	02
Simon Hindson	Strathy South Wind Farm - Application under Section 36 of the Electricity Act 1989 to vary the consented Strathy South Wind Farm to increase the blade tip height from 135 m to up to 200 m and increase maximum consented output from 133 MW to 208 MW	Land At Strathy South Strathy Forest Strathy	SSE Generation Limited	The variation was consented by Scottish Ministers on 24 November 2021.	20/03481/S36	S36RNO	01
Claire Farmer	Hollandmey Energy Development - Erection and Operation of Renewable Energy Development in perpetuity comprising 10 wind turbines with a ground to blade tip height of 149.9m, ground mounted solar arrays, battery energy storage system, access tracks, permanent met mast and LiDAR, two temporary met masts, up to three borrowpits and associated infrastructure	Land At Hollandmey Farm And Philips Mains Phillips Mains Mey	ScottishPower Renewables	It is anticipated that a response to the Scottish Government's Energy Consents Unit will be prepared in line with the timescales for North Planning Applications Committee in August 2022.	21/05591/S36	PCO	03

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Simon Hindson	Limekiln Wind Farm - Application under Section 36 of the Electricity Act 1989 to vary the consented Limekiln Wind Farm to increase the blade tip height from 15 turbines at a maximum blade tip of 130m and 6 turbines with a maximum blade tip height of 126m to 21 turbines with a maximum blade tip height of 149.9m	Land 2870M SE Of Borlum House Leay	Limekiln Wind Ltd	The development was consented by Scottish Ministers on 17 May 2022.	21/03750/S36	S36RNO	02
Peter Wheelan	Tormsdale Wind Farm - Erection and operation of Wind Farm for period of 30 years, comprising of 12 Wind Turbines with maximum blade tip height of 149.9m, access tracks, substation, control building, Battery Energy Storage System, and ancillary infrastructure	Land At Tormsdale 1500M South Of Bridge Of Westerdale Balkirk	Arise AB	EIA Supplementary Environmental Information is expected to be submitted in Spring 2022. Thereafter it is anticipated that a response to the Scottish Government's Energy Consents Unit will be prepared in line with the timescales for North Planning Applications Committee in August 2022.	21/04984/S36	PCO	03
Mark Fitzpatrick	Garvary Wind Farm - Erection and operation of wind farm for a period of 30 years, comprising of 37 wind turbines with maximum blade tip height of up to 180m, access tracks, up to 6 borrow pits, substation, battery storage compound, control building, 4 meteorological masts, and ancillary infrastructure	Land 4600M NE Of Invershin Community Hall Invershin	Garvary Wind Farm Limited	A response was submitted to the Scottish Government's Energy Consents Unit in February 2021, where an objection was raised to the application. We understand the applicant is preparing further environmental information seeking to resolve objections to the proposal. The Council will be consulted on any further environmental information in due course.	21/01921/S36	S36RO	01
Alison Harvey	Moray West Off-shore Wind Farm Variation - Application to increase turbine blade width from 6m to 6.6m and remove reference to the developments maximum generating capacity in the description of development	Moray West Offshore Windfarm Byster Byster	Moray Offshore Windfarm (West) Limited	The response to the consultation was reported to North Planning Applications Committee in September 2021 where Members decided to raise no objection to the application. The decision from Scottish Ministers is awaited.	21/03368/S36	S36RNO	03
Alison Harvey	Achany Extension Wind Farm - Erection and Operation of a Wind Farm for a period of 50 years, comprising of 20 Wind Turbines with a maximum blade tip height 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure	Land 2km NE Of Glencassley Castle Rosehall	SSE Generation Limited	Following the Members of the North Planning Applications Committee resolving to raise no objection to the application in December 2021, the applicant has submitted further environmental information. This will be considered by officers, an updated response will be submitted to the Energy Consents Unit.	21/03695/S36	S36RNO	01

APPENDIX 4 - MAJOR APPLICATIONS CONSENTED POST 2019

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Gillian Pearson	Extension of buildings, construction of buildings for fabrication of offshore renewables structures	Nigg Fabrication Yard Nigg Train W19 1QY	Global Energy Nigg Ltd	The application was determined in September 2021. The applicant recently had a non-material variation granted for modifications to the structures on the site in advance of construction commencing on site.	21/02981/FUL	20/09/2021	07
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 Inn Paig	Scottish Hydro Electric Transmission Plc	Having considered the information satisfactory following consultation with relevant consultees, the development commenced late July 2021.	20/01014/S37	23/03/2021	01
Simon Hindson	Construction of vertical launch space port with launch operations control centre, site integration facility, launch pad complex, antenna park, access road, fencing, services and associated infrastructure	Land 2600M SW Of Dunbuie Talmine Tongue	Highlands And Islands Enterprise	The decision of the North Planning Applications Committee to grant permission has been subject to a Judicial Review. The court sessions took place in June 2021. The Court dismissed the judicial review in August 2021 and the Council await notification of whether the judgement will be appealed. The applicant has commenced site investigation works in line with a schedule of mitigation agreed with NatureScot and the Planning Authority and is working with officers on satisfaction of conditions.	20/00616/FUL	05/08/2020	01
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 School Edinbane Portree	Ben Sca Wind Farm Limited	The applicant has recently submitted an application and had granted an application for a two turbine extension to the wind farm.	20/00013/FUL	01/12/2020	10
Susan Hadfield	Erection of 140 houses	Land 110M SW Of Thomas Maciver Street Evanton	Highland Housing Alliance	The pre-commencement conditions attached to the planning permission have been satisfied and development commenced on site in May 2021 with site infrastructure being put in place. Kits for the majority of houses have now been erected and occupation of the first phase is anticipated in Autumn 2022.	19/05404/FUL	09/12/2020	06

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Simon Hindson	Construction of 54 affordable housing units and associated infrastructure	Land 85M South Of 12 Boreraig Place Broadford	Lochalsh And Skye Housing Association	Detailed applications for the matters specified in conditions for the first phase of 24 units within the development have been approved and development commenced on site in spring 2021. Further applications for the remaining phases of development are anticipated later this financial year. The applicant is working with other Council services and Transport Scotland to deliver the off-site infrastructure.	19/05003/PIP	17/03/2020	10
Gillian Pearson	Construction of new East Quay including dredging and piling, and the formation of laydown area for handling and temporary storage of North Sea Oil related and renewable energy components	Land 230M West Of Nigg Ferry Hotel Nigg	Global Energy Nigg Ltd	Following submission of information to satisfy the pre-commencement conditions attached to the planning permission, development commenced on site in late March 2021 and the development is progressing.	19/02777/FUL	16/09/2019	07
Claire Farmer	Lairg 2 Wind Farm - Construction of wind farm comprising 10 turbines (7 turbines to a maximum tip height of 180m and 3 turbines to a maximum tip height of 150m), associated crane pads, tracks, substation, battery storage compound, 2 borrow pits and upgrade of access track	Land 2400M SE Of Cracraill Toroboll Lairg	Energiekontor	On review of the consent, the applicant has chose to make modifications to the proposed development. This was approved in October 2021 and discussions with the applicant are ongoing with regard to next steps for the development.	19/01096/FUL	24/06/2020	01
Emma Forbes	Erection of 275/220 kV electricity substation comprising platform area, electrical infrastructure and buildings, associated plant, ancillary infrastructure and temporary site compound	Land 400M SW Of Former Kennels Building Dounreay Nuclear Research Establishment Dounreay	Scottish Hydro Electric Transmission Plc	There is no update on the progress of this development available at this time.	19/01092/FUL	17/09/2019	02
Gillian Pearson	Section 36c Application - Amendment to consented Gordonbush Extension (reduction in number of turbines from 15 to a maximum of 11 and increase in tip height to a maximum of 149.9m.	Land 3610M NE Of Ascoile Gordonbush Brora	SSE Generation Limited	Development of the Gordonbush Extension Wind Farm is now complete and electricity is being exported from the site.	19/00775/S36	02/08/2019	04
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 Lairg	Scottish Hydro Electric Transmission Plc	Following submission of information to satisfy the pre-commencement conditions, the development commenced on site early 2021.	19/00374/FUL	02/12/2019	01

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Simon Hindson	Erection of six houses, community building and business units and formation of public open space	Land 130M North Of The Cairns@ulbokie	Culbokie Community Trust	Detailed designs for the houses covered by the permission in principle was approved in spring 2021. Following the submissions of information to satisfy the pre-commencement conditions attached to the planning permission for the wider site, development commenced early 2020. Detailed planning permission was granted for the community building in August 2021.	18/05806/PIP	07/01/2020	09
Mark Harvey	Siting of Marine Shellfish Farm (24,000 x 1m x 3 m Oyster trestles)	Cromarty Bay West@romarty	Cromarty Mussels T/a MacKenzie Oysters	Following submission of information to satisfy conditions, development commenced in July 2020.	18/05344/FUL	27/05/2019	09
Susan Hadfield	Masterplan for the erection of 104 houses	Lochan Corr@lack Isle Road@Muir Of Ord	The Mackay Robertson & Fraser Partnership	There is no update on the progress of this development available at this time.	18/05159/PIP	22/01/2021	08
David Mudie	Installation of 85 wind turbines with a maximum height to tip of 285m, rotor diameter of 250m	Moray West Offshore Windfarm@lbster@ybster	Moray Offshore Windfarm (West) Limited	The applicant has recently submitted a variation application seeking to change the blade width of the turbines and remove the limit on generating capacity. This was reported to North Planning Applications Committee in September 2021 and we await the decision fo Scottish Minsiters	18/03309/S36	14/06/2019	03
Laura Stewart	Housing Development of 32 houses (indicative)(in phases) and associated infrastructure works; form new access from public road and construct school parking area.	Land 165M NE Of@ilton Of Cadboll Primary School@ilton Of Cadboll@ilton	Sangster Electrical Ltd	There is no progress update available on this application at this time.	17/05309/PIP	11/07/2019	07
Bob Robertson	Extension of quarry	Dornoch Bridge Quarry@yderhall@Dornoch	Pat Munro (Alness) Ltd	There is no progress update available on this application at this time.	17/04351/FUL	03/12/2019	04
Dorothy Stott	Formation of mixed use development comprising 160 houses and business/community uses	Land 255M East Of Culcairn Farmhouse@Station Road@Evanton	MAKAR Ltd	There is no update on the progress of this development available at this time.	16/01842/PIP	15/01/2019	06
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@onon Bridge	HPG (Inverness) Limited	There is no update on the progress of this development available at this time.	15/01202/FUL	03/02/2021	09