

Agenda Item	4
Report No	PLN/027/23

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 19 April 2023

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 undertook a Public Local Inquiry took place between 22 and 24 March 2022. The report on the application had been passed to Scottish Ministers for consideration. However, following publication of revised draft National Planning Framework 4, the Onshore Wind Energy Policy Statement and the draft Energy Strategy and Just Transition Plan, the Public Local Inquiry has been reopened to consider these documents.

The hearing session to consider evidence on these documents was held on 31 January 2023. We await the decision of Scottish Ministers.

- 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 – a public local inquiry was held in early November 2022 considering matters related to landscape, visual impact, policy and conditions. A further hearing following publication of revised draft National Planning Framework 4, the Onshore Wind Energy Policy Statement and the draft Energy Strategy and Just Transition Plan was held on 27 January 2023. We await the decision of Scottish Ministers.
- 20/02659/FUL - 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 – the Council’s Legal Services have submitted a response to the appeal based on the reasons for refusal of the application provided by members of the North Planning Applications Committee in June 2022. The Council have prepared a response to the additional environmental information provided by the applicant. We await the decision of Scottish Ministers.
- 21/02442/FUL - Strathroy Wind Farm Re-Design - Erection and Operation of a Wind Farm for a period of 35 years, comprising a total of 7 wind turbines with Turbines 1,2,3 and 5 having a maximum blade tip height of 180m, Turbine 4 having a maximum blade tip height of 160m, and Turbines 6 and 7 having a maximum blade tip height of 149.9m, battery energy storage system, access tracks, borrow pit, substation, control building, and ancillary infrastructure. No further appeal procedure is envisaged and we await the decision of Scottish Ministers.

For those cases under the Electricity Act 1989 where no objection was raised and we are awaiting the decision of the Scottish Ministers, or we are awaiting the instruction on next steps following an objection being raised to an application, those cases 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 No Electricity Act applications have been determined by Scottish Ministers in the North Planning Applications Committee area since the last committee.
- 3.2 No 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.

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: Peter Wheelan, Principal Planner

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 Spring 2023 to allow the application to progress to determination following the approval of the application for closure of Delny Level Crossing. Determination will follow after further consideration of public and consultee comments on any revised information.	08/00253/OUTSU	PCO	08

APPENDIX 2 - MAJOR APPLICATIONS POST 2009

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Laura Stewart	Erection of 99 No dwellings, associated infrastructure and public open space	Land 220M East Of Obsdale Primary SchoolMilnafuaAlness	Pat Munro (Alness) Ltd	Application pending consideration with 4 month targeted determination period ending in June 2023.	23/00997/FUL	PCO	06
Erica McArthur	Application under Section 42 to remove condition 1 of Planning Permission 18/01017/PIP Erection of 15 houses (renewal 14/02773/PIP)	Land 160M West Of NutwoodStrathpeffer	Cromartie Estate	Application pending consideration with 4 month targeted determination period ending in June 2023.	23/00896/S42	PCO	05
Gillian Pearson	Construction of an 18 hole golf course, practice area, access, parking, ancillary infrastructure and the change of use of existing buildings to form clubhouse, pro shop, maintenance shed and ancillary facilities	Land 1700M NW Of Embo Community CentreSchool StreetEmbo	Communities For Coul Ltd	Application pending consideration with 4 month targeted determination period ending in June 2023.	23/00580/FUL	PCO	04
Peter Wheelan	Extension of Edinbane Substation including creation of substation platform, substation buildings, SUDS basin, realignment of track, formation of access junction, temporary construction compound, landscaping and other ancillary works	Land 1120M West Of GlenvicaskillBalmeanachStruan	Scottish Hydro Electric Transmission Plc	It is anticipated that the application will be determined by the North Planning Applications Committee in mid 2023 following the Council's 22 March 2023 committee decision to raise no objection to the Skye Reinforcement overhead line application 22/04580/S37.	23/00070/FUL	PCO	10
Peter Wheelan	Extension of Broadford Substation including creation of substation platform, substation buildings, SUDS basin, formation of access junction, temporary construction compound, landscaping and other ancillary works	Land Beside Existing Broadford SubstationBroadfordIsle Of Skye	Scottish Hydro Electric Transmission Plc	It is anticipated that the application will be determined by the North Planning Applications Committee in mid 2023 following the Council's 22 March 2023 committee decision to raise no objection to the Skye Reinforcement overhead line application 22/04580/S37.	23/00069/FUL	PCO	10
Michael Kordas	Erection of whisky maturation warehouses, gatehouse, office/welfare and associated infrastructure	Land 300M West Of Unit 3-7Cromarty Firth Industrial ParkInvergordon	Whyte & Mackay	Following consideration of public and consultee comments, it is anticipated that the application will be determined at NPAC in April 2023. Currently awaitng a repsonse to concerns from Invergordon Community Council regarding the potential for VOC emissions from the site.	22/05454/FUL	PCO	06
Mark Fitzpatrick	Erection and operation of an anaerobic digestion plant and ancillary infrastructure	Land 350M South Of Fearn AerodromeFearn	Acorn Bioenergy	Additional information has been sought from the applicant in relation aviation interests and drainage. Once the information is submitted and assessed, it is anticipated the application will be determined in Spring 2023.	22/05178/FUL	PCO	07

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Sile Tang	Battery energy storage facility comprising access track, compound of battery and electrical equipment, meter building, stores, fencing, security cameras and landscaping	Land 260M SW Of Alness Grid Sub StationMid BalnacraigAlness	Intelligent Land Investments Group PLC	Following consideration of consultee and public comments, it is anticipated that the application will be determined in June 2023.	22/05167/FUL	PCO	06
Mark Fitzpatrick	Construction and operation of a business park and low carbon industrial hub comprising up to 325m2 of Class 1 Food Retail, 2786m2 of Class 4 Business Use, up to 7432m2 of Class 5 Industrial Use, up to 7432m2 of Class 6 Storage and distribution, Class 7 Hotel with up to 61 bedrooms, 100 car parking space, park and ride, access, roads, landscaping and ancillary infrastructure.	Land 320M SW Of Tore RoundaboutToreMuir Of Ord	Springfield Properties PLC	Additional information has been sought from the applicant in relation to matters related to traffic and transport, flood risk, and infrastructure capacity. Once the information is submitted and assessed, it is anticipated the application will be determined in Spring 2023.	22/04104/PIP	PCO	08
Mark Fitzpatrick	Cairnmore Hill Wind Farm (Re-design) - Erection and Operation of a Wind Farm for a period of 35 years, comprising of 5 Wind Turbines with a maximum blade tip height 138.5m, access tracks, substation, control building, battery energy storage system, and ancillary infrastructure.	Land 1580M SE Of SchoolhouseForsThurso	RES UK & Ireland Ltd	Additional information has been sought from the applicant in relation to matters related to peat. Once the information is submitted and assessed, it is anticipated the application will be determined in Spring 2023.	22/03558/FUL	PCO	02
Laura Stewart	Section 42 application to amend condition 1 of planning permission 05/00126/FULRC to extend operational life of quarry by 10 years	Land 500M NW Of Kilmore HouseWester LonvineInvergordon	Munro Construction (Highland) Ltd	The application will be determined in early 2023 following consideration of consultee and public comments.	22/03414/S42	PCO	07
Michael Kordas	Masterplan for erection of 66 residential units	Land 80M North Of9 Storr RoadPortree	Compass Building And Construction Services Ltd	The application was reported to December North Planning Applications Committee for determination where Members granted planning permission subject to prior conclusion of a legal agreement to secure developer contributions. The legal agreement is progressing.	22/00221/PIP	PDE	10
Michael Kordas	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 ClinicSraid An EornaPortreeIsle Of Skye	Lochalsh & Skye Housing Association	The application was reported to North Planning Applications Committee in June 2022, where Members granted planning permission subject to conclusion of a legal agreement. We are waiting feedback from the applicant prior to instruction of the legal agreement.	21/05962/PIP	PDE	10
Michael Kordas	Erection of 14 residential units and associated infrastructure - Phase 1 of Home Farm Development	Land 80M North Of9 Storr RoadPortree	Compass Building And Construction Services Ltd	The application was reported to December North Planning Applications Committee for determination where Members granted planning permission subject to prior conclusion of a legal agreement to secure developer contributions. The legal agreement is progressing.	21/05951/FUL	PDE	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 CottageArdgay	Gledfield Highland Estate Ltd	Following consideration of public and consultee comments, officers have been in discussion with the applicant over matters related to siting, design and impact on historic buildings. It is anticipated that a revised design will be submitted in Spring 2023. Thereafter, it is anticipated that the application will be determined in Summer 2023.	21/05786/FUL	PCO	01
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 FarmSpittal	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
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 QuarryArdgayIV24 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
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
Claire Farmer	Application for non-compliance with condition 3 (Operational timescale) of planning permission 98/00164/FULSU	Ledmore QuarryElphinLairgIV27 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 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
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 EstateStaffin RoadPortreeIsle 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
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 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. A further hearing session will take place on 31 January 2023 to hear evidence on National Planning Framework 4 and other recently published energy policy documents. Awaiting decision by Scottish Ministers.	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 LodgeBrora	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. A Public Inquiry was held week commencing 31 October 2022 considering matters of landscape and visual impact, planning and energy policy and conditions. A further hearing took place on 27 January 2023 to consider the implications of National Planning Framework 4 and other recently published energy policy documents. Awaiting decision by Scottish Ministers.	21/00826/S36	S36RO	04
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 borrow pits and associated infrastructure	Land At Hollandmey Farm And Philips MainsPhillips MainsMey	ScottishPower Renewables	An objection has been raised to the application in November 2022 following circulation of the report to local members. Notice of further procedure is awaited from the Energy Consents Unit.	21/05591/S36	S36RO	03
Alison Harvey	Armadale Wind Farm - Erection and Operation of Wind Farm for a period of 30 years, comprising of 12 Wind Turbines with maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, met mast, battery energy storage system and ancillary infrastructure	Land 800M South Of Armadale FarmArmadale	Armadale Wind Farm Ltd	Further information and an amended scheme is anticipated to be submitted in early April. Then it is anticipated that a response to the application will be prepared in line with the timescales for North Planning Applications Committee in June 2023 following further consideration of the proposal.	22/01972/S36	PCO	01

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Michael Kordas	Strath Oykel Wind Farm and battery storage, 11 wind turbines of up to 200 metres and associated infrastructure.	Land 1700M SW Of OapeArdgay	Energiekonter Uk Ltd	The proposed response was reported to North Planning Applications in October 2022 and January 2023 where members resolved to raise an objection to the application. We are awaiting the confirmation of next steps for the project from the Scottish Government.	22/02717/S36	S36RO	01
Mark Fitzpatrick	Chleansaid Wind Farm - Erection and Operation of a Wind Farm comprising 16 turbines 12 turbines at 200 metres and 4 turbines at 180 metres, generating around 96MW and associated infrastructure (access tracks, borrow pits, substation, control building) and includes battery energy storage facility 20MW	Land 2375M NW Of Keepers CottageDalnessieLaig	ESB Asset Development UK Limited	A response to the application was be reported to North Planning Applications Committee in December 2022 where Members resolved to Raise No Objection to the application. We await the determination of the application by Scottish Ministers.	22/01635/S36	S36RNO	01
Mark Fitzpatrick	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 WesterdaleHalkirk	Arise AB	EIA Supplementary Environmental Information is expected to be submitted in early 2023. 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 June 2023.	21/04984/S36	PCO	03
Mark Fitzpatrick	Garvary Wind Farm - Erection and operation of wind farm for a period of 30 years, comprising of 25 (as amended) 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 HallInvershin	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. The applicant has prepared additional information and modified the application seeking to address the concerns raised inthe objection raised by the Council. The additional information will be reviewed in due course and the reccomended response to the application will be prepared by summer 2023.	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 WindfarmUlminsterLybster	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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 CastleRosehall	SSE Generation Limited	Members of the North Planning Applications Committee raised no objection to the application in December 2021, the applicant submitted further environmental information. This was considered by officers, and an updated response was submitted to the Energy Consents Unit in June 2022. The application was again reported North Planning Applications Committee in January 2023 to consider the provisions of NPF4 and Members raised no objection to the application.	21/03695/S36	S36RNO	01
Peter Wheelan	Kirkton Energy Park - Erection and operation of a wind farm comprising of 11 wind turbines of up to 149.9m blade tip height, battery energy storage system, access tracks, substation, control building, 2 borrow pits, temporary construction compound and associated development for a period of 30 years	Land 1800M SW Of Kirkton CemeteryMelvich	Kirkton Wind Farm Ltd	Folowing consideration of public and consultee comments it is anticipated that the application will be reported to the North Planning Applications Committee in June 2023.	22/05533/S36	PCO	01
Peter Wheelan	Skye Reinforcement Project - Construct and operate approximately 110 kilometres (km) of new double circuit steel structure 132 kV overhead transmission line and associated infrastructure	Ardmore Sub-StationArdmoreHallinDunvegan	Scottish Hydro Electric Transmission Plc	The application was reported to a joint meeting of North and South Planning Applications Committee on 22 March 2023. Members agreed the recommendation to not to object to the application, subject to the progression of route 3a only. Once the Councils response has been issued, it will be for the ECU to consider the need for any further procedure ahead of a decision being made by Scottish Ministers.	22/04580/S37	PDE	10

APPENDIX 4 - MAJOR APPLICATIONS CONSENTED POST 2019

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	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 FarmhouseEaster FearnArdgay	Midfearn Distillery Company Limited	The application was granted planning permission by the North Planning Applications Committee in September 2022.	22/02261/FUL	28/09/2022	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 InnGarvelV23 2PQ	Bluebell Wind Limited	The application was approved by the North Planning Applications Committee in January 2023.	21/02985/FUL	30/01/2023	05
Gillian Pearson	Extension of buildings, construction of buildings for fabrication of offshore renewables structures	Nigg Fabrication YardNiggTainIV19 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 InnLairg	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
Alison Harvey	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 DunbuieTalmineTongue	Highlands And Islands Enterprise	Planning Permission was granted in August 2020. 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. It is anticipated that work will commence on the development in early 2023.	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 SchoolEdinbanePortree	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 Of12 Thomas Maciver StreetEvanton	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 Of12 Boreraig PlaceBroadford	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. 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 HotelNigg	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 CracrailTorobollLairg	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 BuildingDounreay Nuclear Research EstablishmentDounreay	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	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 HouseLairg	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
Simon Hindson	Erection of six houses, community building and business units and formation of public open space	Land 130M North Of The CairnsCulbokie	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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Mark Harvey	Siting of Marine Shellfish Farm (24,000 x 1m x 3 m Oyster trestles)	Cromarty Bay WestCromarty	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 CorrBlack Isle RoadMuir 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 WindfarmUlsterLybster	Moray Offshore Windfarm (West) Limited	The applicant 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 was approved by Scottish Ministers in December 2022.	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 OfHilton Of Cadboll Primary SchoolHilton Of CadbollHilton	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 QuarryCyderhallDornoch	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 FarmhouseStation RoadEvanton	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 FactoryHigh StreetConon 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