

Agenda Item	4
Report No	PLN/060/23

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 12 September 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' and 'National' development categories 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. 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. In terms of performance reporting, for these type of applications the Council is not required to meet the same target timescales as 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. 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 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:
 - 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.

For those cases under the Electricity Act 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 / national application.

Recent Decisions by Scottish Ministers

- 3.1 Since the last committee Scottish Ministers have issued consent under the Town and Country Planning Act for the following application:

- 22/02442/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.

A Scottish Government appointed reporter did not undertake any further inquiry or hearing sessions, with further procedure in reaching their recommendation being limited to further written representations only; in relation to the Scottish Government's revised Onshore Wind Policy Statement (Dec 2022), the Draft Energy Strategy and Just Transition Plan (Jan 2023), and National Planning Framework 4.

- 3.2 No other appeal decisions on any other major / national 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, 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 Summer 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
Claire Farmer	Development of 49.9MW battery storage with associated transformers and sub-station	Land 225M East Of Drumore Cottage Sworddale Evanton	Fig Power	Application received and is pending consideration.	23/02840/FUL	PCO	06
Michael Kordas	Application for non-compliance with Condition 2 (duration of temporary wind farm operational period) of planning permission 10/00042/FULCA (Wathegar Wind Farm Erection of 5 wind turbines with a maximum height of 101m to blade tip, associated infrastructure, and formation of vehicle access)	Land At Wathegar Bilbster Wick	Gresham House	Application was approved by the North Planning Applications Committee 09 August 2023.	23/02726/S42	PDE	03
Claire Farmer	MSC application for phase 1 private housing to satisfy matters specified in conditions 1, 2 and 4-25	Land 255M East Of Culcairn Farmhouse Station Road Evanton	Compass Building And Construction Services Ltd	Application for first phase (50 homes) received in June 2023. Consultations undertaken with application expected to be reported to committee in late 2024.	23/02702/MSC	PCO	06
Gillian Pearson	Section 42 application to develop land without compliance of Condition 2 of planning permission 19/00233/S42	Land 150M West Of Wyndhill Industrial Estate Muir Of Ord	Simpson Builders Ltd	Application to be reported to committee in Autumn 2023.	23/02251/S42	PCO	08
Gillian Pearson	Erection of 7 commercial units comprising of 4 no "Class 1 Retail units" and 3 no. "Class 4 Business units" (discharge of Planning Conditions 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18 attached to planning permission ref. 19/00233/S42) of the mixed use scheme	Land 150M West Of Wyndhill Industrial Estate Muir Of Ord	G Simpson (Builders) Ltd	Application to be reported to committee in Autumn 2023.	23/02248/MSC	PCO	08
Gillian Pearson	Erection of 60 residential units to Phase 1 (private and affordable) (discharge of Planning Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18 (19/00233/S42)	Land 150M West Of Wyndhill Industrial Estate Muir Of Ord	Tulloch Homes Ltd	Application to be reported to committee in Autumn 2023.	23/02245/MSC	PCO	08
Michael Kordas	Residential Development of 160 affordable and private dwelling houses with infrastructure, open space and landscaping	Land 155M South Of Rowan Gardens Conon Bridge	Tulloch Homes Ltd	Application pending consideration, awaiting applicant response to concerns raised by case officer and consultees. Aim to put before North Planning Applications Committee during Autumn 2023.	23/02147/FUL	PCO	08
Harry Goacher	Installation and operation of approximately 26km of underground 33kv electricity cable and associated infrastructure between the Allt na Moine hydro scheme powerhouse at Lonbain, Applecross and the fish farm at Kishorn base	Land 1570M East Of Collie Mhuiridh Applecross	Renewable Energy Transmission Ltd	Application to be reported to committee in Autumn 2023.	23/01446/FUL	PCO	05

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Michael Kordas	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, awaiting applicants response to concerns raised by case officer and consultees. Aim to take case to North Planning Applications Committee during Winter 2023.	23/00997/FUL	PCO	06
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 over 1,000 representation received to date. Application anticipated to be reported to committee in mid to late 2023 subject to further information requirements.	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 late 2023.	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 late 2023.	23/00069/FUL	PCO	10
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, drainage, and odours. Once the information is submitted and assessed, it is anticipated the application will be determined in Winter 2023.	22/05178/FUL	PCO	07
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	Further information has been sought, including provision of a site decommissioning plan. Subject to this and further consultation responses, it is anticipated that the application will be reported to committee in September or October 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 late Winter 2023.	22/04104/PIP	PCO	08

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 late Winter 2023.	22/03558/FUL	PCO	02
Emma Forbes	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 late Summer 2023 following consideration of consultee and public comments.	22/03414/S42	PCO	07
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
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	The applicant is finalising additional Ecology and Biodiversity information, thereafter, it is anticipated that the application will be determined in Autumn 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

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
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 RoadPortreelsle 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
Mark Fitzpatrick	Ben Aketil Repowered and Extended Wind Farm - Decommissioning and removal of 12 existing turbines and related infrastructure, erection and operation of 9 turbines with a maximum blade tip height of 200m, up to 20MW Battery Energy Storage System, anemometer mast, access tracks, up to two borrow pits, and all associated infrastructure	Land 1800 M NE Of12 Upper FeorligDunvegan	Renantis UK Limited	The Council has recently been consulted on this Section 36 application, which is currently under review. It is anticipated that we will be in a position to determine our response in Summer 2024.	23/02998/S36	PCO	10
Mark Fitzpatrick	Creag Riabhach Extension Wind Farm - erection and operation of 3 turbines with a maximum blade tip height of 149.9m, installation of Battery Energy Storage System, access tracks, and associated infrastructure	Creag Riabhach Wind FarmLairgIV27 4AD		The Council is a consultee on this Section 36 application, which is currently under review. It is anticipated that we will be in a position to determine our response in Spring / Summer 2024.	23/02936/S36	PCO	01
Mark Fitzpatrick	Abhainn Dubh Wind Farm - Erection and operation of a wind farm for a period of 30 years, comprising of 13 wind turbines with a maximum blade tip height of 149.9m, energy storage facility, access tracks, borrow pits, substation, anemometer mast, control building, and ancillary infrastructure	Land 3450M North Of KaytooHeights Of DochcartyDingwall	E Power Ltd	The Council has recently been consulted on this Section 36 application, which is currently under review. It is anticipated that we will be in a position to determine our response in Summer 2024.	23/02754/S36	PCO	06
Michael Kordas	Melvich Wind Energy Hub	Land 1500M SW OfMelvich	Belltown Power UK Wind Ltd	Proposals currently out to consultation to help frame the Council response to the ECU consultation. Aim to report to North Planning Applications Comitee during Winter 2023	23/02320/S36	PCO	01
Michael Kordas	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	Additional environmental information has been requested from the applicant, principally to inform the assessment of: effects on the candidate World Heritage Site; biodiversity net gain requirements; and cumulative effects with the now submitted Melvich Wind Farm application. Upon receipt, it is anticipated that the application will be reported to the North Planning Applications Committee in December 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. Additional information has since been submitted and is anticipated to be reported back to committee in late 2023.	22/04580/S37	S37RNO	10

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	S36RNO	01
Michael Kordas	Armadale Wind Farm - Erection and Operation of Wind Farm for a period of 30 years, comprising of 9 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 amended scheme submitted. It is anticipated that a response to the application will be prepared in line with the timescales for North Planning Applications Committee on 1st November 2023, following further consideration of the proposal.	22/01972/S36	PCO	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 CottageDalnessieLairg	ESB Asset Development UK Limited	A response to the application was 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
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. Hearing session due to be held w/c 16 October 2023.	21/05591/S36	S36RO	03
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 Summer 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 Spring 2024.	21/04984/S36	PCO	03

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	STATUS	WARD
Michael Kordas	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 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 as originally put before the North Planning Applications Committee under 18/03309/S36 This was reported to North Planning Applications Committee in September 2021 and was approved by Scottish Ministers in December 2022. Construction commenced, as notified to local authorities by applicant, on 1 June 2023.	21/03368/S36	S36RNO	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 and June 2023, where an objection was raised to the application. Application is with Scottish Ministers pending details of further inquiry proceedings.	21/01921/S36	S36RO	01
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

APPENDIX 4 - MAJOR APPLICATIONS CONSENTED POST 2019

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
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	Planning permission granted at the North Planning Applications Committee on 19 April 2023. Work is underway to satisfy the pre-start conditions.	22/05454/FUL	28/04/2023	06
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 by the North Planning Applications Committee in September 2022. Satisfaction of planning conditions in progress with site enabling works anticipated to commence in Spring 2023.	22/02261/FUL	28/09/2022	04
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 the December 2022 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 now concluded and the permission issued.	22/00221/PIP	06/07/2023	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 the December 2022 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 now concluded.	21/05951/FUL	05/07/2023	10
Michael Kordas	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. The Energy Consents Unit granted Section 36 consent on 22 May 2023.	21/03695/S36	22/05/2023	01

OFFICER	PROPOSAL	ADDRESS	APPLICANT	PROGRESS	REFERENCE	DECISION DATE	WARD
Michael Kordas	Erection of 93 residential units, access roads, landscaping and ancillary infrastructure	Land 370M NE Of Cromlet HouseCromlet DriveInvergordon	The Highland Council Housing	Planning permission was granted at the North Planning Applications Committee on 25 January 2022. The relevant pre-start conditions have been satisfied and works are on site to deliver Phase 1 of the wider development, under permission 21/03684/FUL.	21/03683/PIP	14/03/2022	06
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. Details for the satisfaction of pre-start planning conditions are pending consideration.	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
Mark Fitzpatrick	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	Scottish Ministers granted consent on 06 May 2022. Details for the satisfaction of pre-start conditions are pending consideration.	20/01905/S36	06/05/2022	02
Mark Fitzpatrick	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
Graham Sharp	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
Meadhbh Maguire	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
Michael Kordas	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. Construction commenced as notified by applicant 1 June 2023.	18/03309/S36	14/06/2019	03
Claire Farmer	Erection 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
Gillian Pearson	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