

**THE HIGHLAND COUNCIL
SOUTH PLANNING APPLICATIONS COMMITTEE**

**9 MARCH 2021, 9.30AM
MINUTE / ACTION NOTE**

Listed below are the decisions taken by Committee at their virtual Microsoft Teams meeting and the actions that now require to be taken. The webcast of the meeting will be available within 48 hours of broadcast and will remain online for 12 months: <https://highland.public-i.tv/core/portal/home>,

A separate memorandum will be issued if detailed or further instructions are required, or where the contents of the memorandum are confidential. Please arrange to take the required action based on this action note.

Committee Members Present:

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| Mr R Balfour | Mr A Jarvie |
| Mr B Boyd | Mr B Lobban |
| Mr J Bruce | Mr R MacWilliam (except item 5.1) |
| Mrs M Davidson | Mr N McLean (except item 5.1) |
| Mr L Fraser | Ms E Roddick (items 1-5.1, and 6.2) |
| Mr J Gray | Mr B Thompson (items 1-6.1) |
| Mr T Heggie (except item 5.1) | |

Non-Committee Members Present:

Mr A Henderson
Ms T Robertson

Substitutes:

Mr D Macpherson (for Mrs C Caddick)

Apologies:

Mrs C Caddick
Mr A Baxter

Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)
Mr S Hindson, Team Leader (SH)
Mr B Robertson, Team Leader (BR)
Mr K Gibson, Principal Planner (KG)
Mr R Dowell, Planner (RD)
Mr M Clough, Senior Engineer, Transport Planning
Mr I Meredith, Acting Principal Solicitor
Ms F MacBain, Committee Administrator

| ITEM NO | DECISION | ACTION |
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| 1 | Apologies for Absence / Leisgeulan | |
| | Mrs C Caddick and Mr A Baxter. | n/a |
| 2 | Declarations of Interest / Foillseachaidhean Com-pàirt | |
| | None. | n/a |

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| 3 | Confirmation of Minutes / Dearbhadh a' Gheàrr-chunntais | |
| | There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 3 February 2021 which was APPROVED . | n/a |
| 4 | Major Development Update / Iarrtasan Mòra | |
| | <p>There had been circulated Report No PLS/015/21 by the Area Planning Manager - providing an update on progress of all cases within the "Major" development category currently with the Infrastructure and Environment Service for determination.</p> <p>Attention was drawn to the change to the format of the Major Developments Update Report to make Members aware and provide updates on refusals of applications of major developments under delegated powers and appeals for major developments.</p> <p>The Strategic Projects Team Leader provided an update on Planning Application 18/00898/FUL: 53 flats & 6 shop units at Union Street, Inverness. The site has recently been acquired by the Council who would now deliver the development. Given that the Council had full control over the development, the financial contributions towards education and active travel was to be paid upfront and affordable housing provision would now be secured by condition, negating the need for a S75 for these matters.</p> <p>The Committee NOTED the current position with the applications.</p> | SH |
| 5 | Continued Item / Cuspairean a' Leantainn | |
| 5.1 | <p>Applicant: Ms Christy Marshall (20/02342/PIP) (PLS/008/21) Location: Ladystone Farm, Bunchrew, Inverness, (Ward 12). Nature of Development: Conversion of steading to form short term let holiday accommodation (10 units) and associated facilities. Recommendation: Grant.</p> <p>As Ms E Roddick and Mr B Thompson had not been present during consideration of this item on 3 February 2021, they were unable to participate. Mr D MacPherson, who was substituting for Mrs C Caddick, had been in attendance at the meeting on 3 February 2021 when this item had been considered and was entitled to participate.</p> <p>Motion: Mrs M Davidson, seconded by Mr D MacPherson, to refuse the application for the following reasons:</p> <ol style="list-style-type: none"> i. the proposal is contrary to Policy 28 of the Highland wide Local Development Plan and Policy 3 of the Inner Moray Firth Local Development Plan as the proposal will result in a significant increase activity that would have a detrimental impact on the amenity of neighbouring occupiers and recreational users and is not compatible with the scattered residential character of this part of the settlement of Ladystone; and ii. the proposal is contrary to Policy 28 of the Highland wide Local Development Plan as the development will have a significant adverse impact on the existing road network as well as impacting on the | |

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| | <p>recreational use of the area.</p> <p>Amendment: Mr A Jarvie, seconded by Mr B Lobban, to approve the application as detailed in the report, but with the following additions:</p> <ol style="list-style-type: none"> i. strengthening of conditions 7 and 20 to ensure that infrastructure improvements are approved and implemented prior to development of the area; ii. an additional condition to restrict the use of the amenities of the site to guests and incidental visitors; and iii. to ensure the full application is considered by the Committee. <p>For the motion: Balfour, Boyd, Davidson, Gray, Macpherson For the amendment: Bruce, Jarvie, Lobban Abstentions: Fraser</p> | |
| | <p>Agreed:</p> <ol style="list-style-type: none"> i. to REFUSE planning permission for the reasons provided by Mrs Davidson; and ii. to add the most up to date Transport Planning report to the online Planning portal. | RD |
| 6 | Planning Applications to be Determined Iartasan Dealbhaidh rin Dearbhadh | |
| 6.1 | <p>Applicant: Gloag Investment Properties Portfolio 2 Ltd (20/01783/PIP) (PLS/016/21) Location: Land 280M SW Of Ballindoun Lodge, Beauly. (Ward 12) Nature of Development: Visitor accommodation with associated landscaping, access, footpaths, parking and associated amenity buildings. Recommendation: Grant.</p> | |
| | <p>Agreed: to GRANT planning permission subject to the conditions recommended in the report and additional conditions on the following issues, with the final wording to be agreed in consultation with local Members:</p> <ol style="list-style-type: none"> i. the creation of a community liaison group; ii. to add to Condition 19, requiring an access management plan, to include the requirement for a cycle path linking the cycle path on the A862 to Kiltarlity village, and for this to be completed before commencement of development; and iii. a traffic management plan, to include measures to reduce speeds on the A862 near to its junction with the B833. <p>In addition, the applicant shall provide developer contributions, secured through upfront payment or through legal agreement, towards the proposed cycle network alongside the A862 adjacent to the application site.</p> <p>And, Local Members shall be consulted on the Matters Specified in Conditions application in relation to Condition 16.</p> | BR |
| 6.2 | <p>Applicant: Mr M Pratt (20/04500/FUL) (PLS/017/21) Location: Balnacruie, Boat of Garten, PH24 3BX. (Ward 20) Nature of Development: Erection of extensions to house. Recommendation: Grant.</p> | |

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| | Agreed: to GRANT planning permission subject to the conditions recommended in the report. | BR |
| 6.3 | Applicant: Mr M Pratt (20/04503/FUL) (PLS/018/21) Location: Land 50m NE of Edoras, Balnacruie, Boat of Garten. (Ward 20) Nature of Development: Erection of House. Recommendation: Grant. | |
| | Agreed: to GRANT planning permission subject to the conditions recommended in the report. | BR |
| 6.4 | Applicant: Intelligent Land Investments Group Plc (20/04565/FUL) (PLS/019/21) Location: Land 325M SE Of Torrdhuin, Auchterawe, Fort Augustus. (Ward 20) Nature of Development: Erection of battery energy storage system. Recommendation: Grant. | |
| | Agreed: to GRANT planning permission subject to the conditions recommended in the report, and subject to strengthening the condition on forestry and planting, this to include adequate fencing of any planting. Members requested that this be undertaken in consultation with the Planning Authority and local Members. | KG |
| 6.5 | Applicant: Mr James Munday (20/02160/FUL) (PLS/020/21) Location: Ancarraig Lodges Bunloit Drumnadrochit. (Ward 12) Nature of Development: Erection of replacement reception building, siting of 5 holiday pods, formation of car parking. Recommendation: Grant. | |
| | Agreed: to GRANT planning permission subject to the conditions recommended in the report and subject to holding early discussions with the applicant about possible improvements to the access road. | KG |
| 7 | Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division Co-dhùnadh mu larrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir | |
| 7.1 | Applicant: Mr Jess Christman (PPA-270-2233) (20/01181/FUL) Location: Land 100M Sw Of Swallowfield Arc, Teandalloch, Beauly, IV4 7AA, (Ward 12) Nature of Development: Erection of house, formation of access. | |
| | NOTED the decision of the Reporter appointed by the Scottish Ministers to dismiss the appeal made under Section 36 of the Electricity Act 1989 and to refuse planning permission for the reasons stated in the Decision Letter. | n/a |
| | The meeting ended at 2.30pm. | |