

THE HIGHLAND COUNCIL
SOUTH PLANNING APPLICATIONS
COMMITTEE

2 NOVEMBER 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:

Mr R Balfour	Mr J Gray (in the Chair, except item 6.2)
Mr B Boyd	Mr T Heggie
Mr J Bruce	Mr A Jarvie
Mrs C Caddick (in the Chair for item 6.2)	Mr B Lobban
Mrs M Davidson	Mr N McLean
Mr D Fraser	Mr B Thompson
Mr L Fraser (except item 6.1 to end)	

Non-Committee Members Present:

Mr D MacPherson	Mr I Brown
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Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)
 Mr S Hindson, Team Leader (SH)
 Ms L Prins, Principal Planner (LP)
 Mr J Kelly, Principal Planner (JK)
 Mr I Meredith, Solicitor (IM)
 Ms F MacBain, Committee Administrator

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan Mr A Baxter	
		n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt	
	Item 6.2 – Mr J Gray (non-financial)	n/a

3	Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais	
	<p>There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 21 September 2021 which was APPROVED.</p>	n/a
4	Major Development Update Iarrtasan Mòra	
	<p>There had been circulated Report No PLS 069/21 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>Members sought and were provided with information on progress with Glenshero Windfarm, for which a decision was anticipated by the end of 2021. The incorrect ward number for the Tornagrain development would be corrected in future reports.</p> <p>The Committee NOTED the current position with the applications.</p>	SH
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
5.1	<p>Description: Park Quarry Extension - Operation of a hard rock quarry for a period of 20 years with associated infrastructure and storage of overburden (21/04295/PAN) (PLS/070/21)</p> <p>Ward: 18</p> <p>Applicant: Tarmac Caledonian Ltd</p> <p>Site Address: Park Quarry, Nairn</p> <p>Members emphasised the need for adequate screening and fencing.</p>	
	<p>NOTED the application and AGREED Members' comments would be provided to the applicant.</p>	SH
5.2	<p>Description: Bunloinn Wind Farm - Construction and Operation of a Wind Farm including up to 18 turbines with a blade tip height of up to 230m and associated infrastructure (21/04373/PAN) (PLS/071/21)</p> <p>Ward: 12</p> <p>Applicant: Energiekontor UK Ltd</p> <p>Site Address: Land 4670M NE Of Glenloyne Cottage, Cluanie Estate, Glenmoriston.</p> <p>Matters raised by Members included the following:</p> <ul style="list-style-type: none"> • it was important to seek additional tree planting and peat restoration from the applicant, not only around the windfarm but for the wider environment; • a substantial environmental impact study was required with clear information on the nesting habits of birds and a commitment to cease construction work during nesting periods; and • liaison was required with Transport Scotland on improvements required to the trunk road network, with information to be provided by the developer on the direction from which most vehicles would be approaching the site. 	

	NOTED the application and AGREED Members' comments would be provided to the applicant.	SH
6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	<p>Applicant: Lochaber Hotels Limited (21/00398/FUL) (PLS/072/21) Location: Moorings Hotel, Banavie, Fort William PH33 7LY. (Ward 11) Nature of Development: Reconfiguration of and extension to hotel including reconfiguration and extension to car park. Recommendation: Grant.</p> <p>Attention was drawn to the following typographical error in the report: the 6th sentence of paragraph 8.15 should read 'On the second floor bedroom nos. 31, 33, 34, 35 and 36 face towards the apartments.'</p> <p>A late request had been received from Transport Planning that there should be four rather than two disabled parking spaces and an additional condition to this effect would be added to the planning permission.</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report, and the following additional conditions:</p> <ol style="list-style-type: none"> 1. No development shall commence until a revised design and layout for the lower car park has been submitted to, and approved in writing by, the Planning Authority. The revised layout shall be so designed so as to avoid the loss of the group of trees adjacent to the car park entrance while providing an adequate coach turning area. The approved car park layout shall be implemented in full prior to the first occupation of the hotel extension hereby granted planning permission. Reason: In the interests of highway safety and the amenity of the area, in accordance with policies 28, 29, 34, 51 and 56 of the Highland wide Local Development Plan. 2. No development shall commence until detailed plans for the widening of the existing footpath between the canal bank footpath and the B8004, to run alongside the bistro and wall of the upper car park, has been submitted to, and approved in writing by, the Planning Authority. The approved footpath shall be implemented prior to the first occupation of the hotel extension hereby granted planning permission. Reason: To ensure suitable and timely provision of all-abilities access, in accordance with policies 28, 29, 34, 56 and 77 of the Highland wide Local Development Plan. 3. Amend the recommended condition no. 2 to read: No development or work shall commence until an Operational Traffic Management Plan has been submitted to, and approved in writing by, the Planning Authority. The Operational Traffic Management Plan shall incorporate: <ul style="list-style-type: none"> • Details of where deliveries/collections to/from the hotel will take place without conflict between residents accessing their properties and others walking, cycling, and driving in the vicinity • Details of a coach drop off/pick up area close to an entrance to the hotel • a total of 4 parking spaces for disabled persons in the upper car park (instead of 2 as proposed). 	LP

	<p>The approved Operational Traffic Management Plans shall thereafter be implemented in full prior to the first occupation of the hotel extension hereby granted planning permission.</p> <p>Reason: In the interests of the amenity of the residents in the Canalside Apartments and the wider public, in accordance with policies 28, 34 and 56 of the Highland wide Local Development Plan.</p>	
6.2	<p>Declaration of Interest: Mr J Gray declared a non-financial interest in this item, having previously stated his opinion on the application, and he vacated the Chair and took no part in the discussion. Mrs C Caddick took the Chair for this item.</p> <p>Applicant: The Highland Council (21/03844/FUL) (PLS/073/21) Location: Raigmore Hospital, Old Perth Road, Inverness, IV2 3UJ. (Ward 16) Nature of Development: Construction of Bus and Emergency Service Gate. Recommendation: Grant.</p>	
	<p>Agreed: to DEFER consideration of this application for a site visit due to the complex nature of the application and site.</p>	<p>DM / IM / JK</p>
7	<p>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division Co-dhùnadh mu lartas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</p>	
7.1	<p>Applicant: Christy Marshall (PPA-270-2243) (20/02342/PIP) Location: Ladystone Steading, Ladystone, Bunchrew, Inverness shire IV3 8TB (Ward 12) Nature of Development: Conversion of steading to form short term let Holiday accommodation (10 units) and associated facilities.</p>	
	<p>NOTED the decision of the Reporter appointed by the Scottish Ministers to dismiss the appeal and to refuse planning permission for the reasons stated in the Decision Letter.</p>	
7.2	<p>Applicant: Lochaber Housing Association (PPA-270-2252) (20/03270/FUL) Location: Land 40 metres north-west of 12 Glenkingie Terrace, Caol, Fort William (Ward 11) Nature of Development: Housing development – erection of 18 residential Units.</p>	
	<p>NOTED the decision of the Reporter to allow the appeal for the reasons stated in the Decision Notice and to grant planning permission subject to conditions, following the signing and registering (or recording) of a planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997, as amended, (or suitable alternative arrangement) to secure the payment of a contribution towards an extension for a single classroom at Caol primary school.</p>	
	<p>The meeting ended at 11am.</p>	