

THE HIGHLAND COUNCIL
SOUTH PLANNING APPLICATIONS
COMMITTEE

8 DECEMBER 2020

MINUTES & 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 A Baxter (excluding Items 6.6 – 6.9), Mr B Boyd (excluding Items 6.12 – 7.4), Mr J Bruce, Mrs C Caddick (excluding Items 4 – 6.1), Mrs M Davidson (excluding Item 6.2), Mr L Fraser, Mr J Gray, Mr T Heggie, Mr A Jarvie (excluding Item 6.10), Mr B Lobban, Mr R MacWilliam, Mr M MacLean, Ms E Roddick (Items 6.13 and 6.15 only), Mr B Thompson (excluding Items 6.7 – 6.9)

Non-Committee Members Present:

Mr D Macpherson
 Mr D Rixson

Substitutes:

None

Apologies:

None

Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)
 Mr S Hindson, Team Leader (SH)
 Mrs S Macmillan, Team Leader (SM)
 Mr Bob Robertson, Team Leader (BR)
 Ms L Prins, Principal Planner (LP)
 Mr John Kelly, Principal Planner (JK)
 Mr K Gibson, Principal Planner (KG)
 Mr R Dowell, Planner (RD)
 Mr N Brockie, Planner (NB)
 Mr M Clough, Senior Engineer, Transport Planning (MC)
 Miss C McArthur, Principal Solicitor (CMcA)

ITEM NO	<u>DECISION</u>	<u>ACTION</u>

1	Apologies for Absence Leisgeulan	
	No apologies for absence were received.	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt	
	Mr A Jarvie declared a non-financial interest for Item 6.10.	n/a
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 November 2020 which was APPROVED .	n/a
4	Major Development Update Iartasan Mòra	
	There had been circulated Report No PLS/055/20 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. The Committee NOTED the current position with the applications.	SH
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
5.1	Applicant: Stratherrick and Foyers Community Trust (20/04309/PAN) (PLS/051/20) Location: Land 100M NW of Linden, Grays Park, Foyers Nature of Development: Community amenity masterplan comprising; Pavilion, covered pitch, trim trail/leisure walk, climbing wall, sports/leisure installations and associated access, parking and landscaping Ward: 12	
	Agreed: to note the submission and ask that the following material issues be brought to the applicant's attention in addition to the material considerations referred to in the report: <ul style="list-style-type: none"> • Consideration to parking and access to the site • Consideration of any prevention of the site being used as an unofficial site for campervans. • Consideration of potential noise and lighting issues due to the proximity of the site to residential properties. 	EW

6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	<p>Applicant: Breedon Northern Ltd (20/02154/FUL) (PLS/057/20) Location: Banavie Quarry, Banavie, Fort William. (Ward 11) Nature of Development:, Lateral extension to, and further workings at existing Banavie Quarry to incorporate revised working and progressive restoration; Proposed extraction rate of up to 80,000 tonnes per annum and extension of operational lifespan to 2045. Recommendation: Grant.</p>	
	<p>Members raised questions in relation to:</p> <ul style="list-style-type: none"> • past adherence to the Road Traffic Management Plan • how ongoing compliance with regulations on quarry activities are monitored • whether there was a planning role in the regulation of vehicle standards and air pollution • the visual impact of the reinstatement works • controlling access to the site <p>The case officer confirmed:</p> <ul style="list-style-type: none"> • the operator had a fairly good track record • any previous breaches had been addressed by the applicant as much as possible. • 6 monthly meetings were held with the operators and local residents • the various agencies were responsible for their own area of regulation. • planning would have the opportunity to review the Environmental Management Plan every 5 years • the reinstatement involved cutting out shelves which would be profiled, planted and allowed to green up <p>During the debate, Mr B Thompson confirmed that he was content with the application, it had been long discussed and the community had been well informed.</p> <p>Agreed: unanimously to GRANT planning permission subject to (1) the conditions recommended in the report and (2) the prior conclusion of a modified s.75 legal agreement covering the matters set out at 8.61 of the report.</p>	SM
6.2	<p>Applicant: Mr M Romeling (20/02274/FUL) (PLS/058/20) Location: The Steading, Camas Inas, Acharacle, PH36 4JQ. (Ward 21) Nature of Development: Erection of boathouse with self-contained residential unit above. Recommendation: Grant.</p>	

	<p>Mr A Baxter queried whether the application complied with paragraph 83 of Scottish Government Planning Policy and also whether proposed condition 9 prevented the property being used for holiday lets. Officers confirmed that the condition did not allow the self-contained residential unit to be used for a separate permanent residential or short term holiday let. It could only be used for purposes incidental to the enjoyment of the main dwelling house.</p> <p>Motion: Mr J Gray, seconded by Mrs C Caddick, to grant planning permission for the reasons set out in the report.</p> <p>Amendment: Mr A Baxter, seconded by Mr B Lobban, to refuse planning permission on the grounds that the development does not comply with paragraph 83 of Scottish Government Planning Policy and Guidance and is contrary to Policy 28 of the Highland-wide Local Development Plan as it does not promote and enhance the social, economic and environmental wellbeing of the people of Highland due to the fact it does not contribute to the economic and social development of the community.</p> <p>For the motion: Mr R Balfour, Mr J Bruce, Mrs C Caddick, Mr L Fraser, Mr J Gray, Mr T Heggie, Mr A Jarvie, Mr B Thompson</p> <p>For the amendment: Mr A Baxter, Mr B Boyd, Mr B Lobban, Mr R MacWilliam, Mr N Maclean</p> <p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	LP
6.3	<p>Applicant: Mr James Macnaughton (20/01714/FUL) (PLS/059/20) Location: Glenmamie, Lochailort, PH38 4NA. (Ward 11) Nature of Development: Change of use to site 4 holiday letting pods and parking. Recommendation: Refuse.</p>	
	<p>Mr A Baxter questioned whether the informal layby opposite the junction was still able to be used. It was confirmed by the case officer that it was now blocked off and not available for parking.</p> <p>Members raised concerns about the safety of the junction.</p> <p>Mr D Rixson requested speaking rights as a local member who was not a member of the planning applications committee. He questioned the proportionality and consistency of a refusal for this development and stated that safety concerns raised regarding the speed of traffic on the road could be mitigated by the nature of the road, current signage and appropriate conditions.</p> <p>Agreed: unanimously to REFUSE planning permission for the reasons set out in section 11 of the planning officer's report.</p>	LP
6.4	<p>Applicant: Boleskine House Foundation SCIO (20/02471/FUL) (PLS/060/20) Location: Baile Os-Ceann, Foyers, Inverness, IV2 6XT. (Ward 12) Nature of Development: Reinstatement and alterations to fire damaged house; siting of 10No holiday twin-units, reception, store, car parking; installation of sewage treatment plant.</p>	

	Recommendation: Grant.	
	<p>Prior to the planning officer's presentation, Miss C McArthur advised members on what constituted a material planning consideration and could be taken into account and what did not constitute a material planning consideration and should be disregarded in the context of planning. She also advised Members that concerns raised within the objections submitted had been passed to the appropriate authorities to investigate.</p> <p>Mrs M Davidson raised concerns regarding the quality of the road and the access to the site and to the local cemetery.</p> <p>Mrs M Davidson also requested that the road conditions relating to safety were amended to ensure the works would be undertaken prior to construction works starting and for local member involvement in the conditions relating to planting, the replanting program and the Traffic Management Plan.</p> <p>Mr B Thompson asked for reassurance that the footpath through the site would be able to handle increased pedestrian traffic should it form part of the South Loch Ness Trail.</p> <p>During the debate, Mrs M Davidson confirmed that the proposed restoration looked terrific, she was now assured that the building was for residential use and the chalets were sensitively sited.</p> <p>Agreed: unanimously to GRANT planning permission subject to conditions recommended in the report together with the following amendments:</p> <ul style="list-style-type: none"> • An additional archaeological condition to be drafted by the case officer • Amendments to conditions 6, 12 and 14 to ensure the road safety works are undertaken prior to construction work starting • Local Members to be consulted on the conditions relating to planting and replanting plans and the traffic management plan 	BR/EW
6.5	<p>Applicant: Boleskine House Foundation SCIO (20/02817/LBC) (PLS/061/20)</p> <p>Location: Baile Os-Ceann (Boleskine House), Foyers, Inverness IV2 6XT. (Ward 12)</p> <p>Nature of Development: Reinstatement of fire-damaged building, with some alterations; not including full internal fit-out.</p> <p>Recommendation: Grant.</p>	
	<p>Mr A Jarvie queried the proposed materials to be used to finish the main building. He was advised this would be covered by condition.</p> <p>Mr R MacWilliam queried the naming conventions used by the applicant and was advised that the application was advertised by its official postal address.</p> <p>Agreed: unanimously to GRANT listed building consent subject to conditions recommended in the report.</p>	NB
6.6	<p>Applicant: Springfield Properties PLC (19/05410/MS) (PLS/062/20)</p> <p>Location: Land 260M SE Of Simpsons Garden Centre, Inshes, Inverness.</p>	

	<p>(Ward 19)</p> <p>Nature of Development: Application for the approval of matters specified in Conditions 2 (Design and Layout), 4 (Surface Water Drainage Design), 5 (Access Management Plan), 6 (Noise Monitoring Scheme), 7 (Noise Barrier and Associated Landscaping), 8 (Waste Management Strategy), 9 (Street Lighting), 10 (Active Travel Plan), 11 (Relocation of Speed Limit on Drumossie Braes), 13 (Car Parking), 15 (Archaeology), 16 (Tree Protection Fence), 17 (appointment of Aboricultural Consultant), 21 (Open Space and Landscaping), 23 (SUDs Maintenance), 25 (Above Ground Infrastructure) and 28 (Road and Active Travel Mitigation) of Planning Permission in Principle 18/05593/PIP for the Erection of 60 homes (12 flats and 48 houses) and associated infrastructure and landscaping.</p> <p>Recommendation: Approve.</p>	
	<p>Mrs C Caddick raised concerns in relation to the road layout with increased traffic and whether this would be safe. She also queried which trees were being protected by fencing and whether there are there plans to reduce speed limits in the area to 30mph. Officers confirmed tree protection fences were already in place for retained trees and that a 30mph speed limit was planned for the B9006. It was confirmed by Mr M Clough that the developer also had to submit a stage 3 road safety audit.</p> <p>Mr A Jarvie queried difference in traffic volumes between the Council and applicant and also asked that noise be assessed before the houses are built. Mr A Jarvie also queried why it was not possible to build separate turning lanes. It was confirmed that the noise would be monitored at regular intervals during construction and that the noise bund would be completed before the houses. It was also confirmed that turning lanes were not possible due to the layout of the junction and road safety concerns with the conflict of two lanes for pedestrians crossing.</p> <p>Mr D Macpherson requested to speak as a local member who is not a normal member of this planning committee and asked whether the noise bund would have an adverse effect on properties on the other side of the A9. Officers confirmed this was unlikely.</p> <p>During the debate, Mr A Jarvie stated he would like to see noise assessments undertaken before the houses are built and the acoustic barrier built before noise testing is carried out. He stated that he was not content with angle of the junction. and it should be removed and amended to create a T-junction.</p> <p>Mr B Thompson stated that the loss of trees was stark but agreed with the Transport Planning's comments in relation to the safety concerns with two lanes as he had experienced a similar issue within his own area.</p> <p>Mrs C Caddick stated that she was not happy with the safety aspects of the junction and that it hadn't been improved by the works that have been carried out to date.</p> <p>The case officer confirmed that the noise bund would be built as part of phase 1 of the development, the development will be built from the inside outwards and the noise mitigation is built into the houses and not retrofitted. The assessment will be ongoing. He confirmed that the planning authority was not in a position to change the layout of the road as it would not be consistent with the decision notice already issued for the planning permission in principle.</p>	<p>SH</p>

	<p>Motion: Mr J Gray, seconded by Mr B Lobban to approve Matters Specified in Conditions as set out in section 11 of the report.</p> <p>Amendment: Mr A Jarvie, to approve Matters Specified in Conditions with the exclusion of condition 6 on the basis that a further detailed noise impact assessment and a further scheme for noise monitoring should be submitted by the applicant. There being no seconder for the amendment, it fell.</p> <p>Agreed: to APPROVE Matters Specified in Conditions as set out in section 11 of the planning officer's report.</p> <p>Mr A Jarvie dissented the decision.</p>	
6.7	<p>Applicant: Farr Wind Farm Limited (20/03263/S36) (PLS/063/20) Location: Farr Wind Farm, Moy, Tomatin, Inverness. (Ward 19) Nature of Development: Farr Wind Farm - Variation of Section 36 Consent under the Electricity Act 1989 to extend the operational period of Farr Wind Farm from 25 years to 35 years. Recommendation: Raise no objection.</p>	
	<p>Mr A Jarvie queried mitigation in relation to any damage to the road and asked that any Construction Traffic Management Plan be sufficiently flexible in its wording to ensure that any relevant road used for maintenance operations could be captured.</p> <p>Agreed: unanimously to RAISE NO OBJECTION to the application to vary the section 36 consent under the Electricity Act 1989.</p>	SH
6.8	<p>Applicant: Intelligent Land Investments Group Plc (20/02589/FUL) (PLS/064/20) Location: Blackpark Farm, Nairn, IV12 5HY. (Ward 18) Nature of Development: Battery energy storage system comprising steel containers, GRP substation and fencing (output of up to 49.9MW). Recommendation: Grant.</p>	
	<p>Members didn't raise any issues with the application. Mr N McLean queried whether there was any maintenance obligations for the storage units.</p> <p>Agreed: unanimously to GRANT planning permission subject to (1) the conditions recommended in the report and (2) an additional condition to be drafted by the case officer requiring that the development be maintained to a good standard and kept rust free.</p>	SH
6.9	<p>Applicant: Cawdor Maintenance Trust (20/00599/S42) (PLS/065/20) Location: Land to north of A96 extending from Whiteness Access Road to the Common Good land, Nairn. (Ward 18) Nature of Development: Application for Non-Compliance with Condition 33 (08/00880/OUTNA) seeking amendment of cross reference to Phasing Condition. Recommendation: Grant.</p>	
	<p>Mr L Fraser confirmed he had no objection to the application. Mr T Heggie stated that it was reasonable to extend the time period in the current</p>	SH

	<p>situation.</p> <p>Agreed: unanimously to GRANT planning permission subject to (1) the conditions recommended in the report and (2) the prior conclusion of a modification to the legal agreement to tie it to the modified permission.</p>	
6.10	<p>Applicant: B & L Properties (Scotland) Ltd (20/02642/FUL) (PLS/066/20) Location: 14A Ardross Street, Inverness, IV3 5NS. (Ward 13) Nature of Development: Conversion & extension of existing former office building to provide three serviced apartments (as amended). Recommendation: Grant.</p>	
	<p>Mr B Boyd raised concerns regarding the design of the property and whether it would fit into the Conservation Area. Mr B Lobban and Mrs C Caddick also raised concerns about the design of the property.</p> <p>Agreed: unanimously to GRANT planning permission subject to the conditions recommended in the report together with an amendment to condition 1 to include all external building materials and not just the stone cladding.</p> <p>Members also agreed to grant delegated powers to officers to approve the external building materials in consultation with local members.</p>	BR
6.11	<p>Applicant: Gloag Investment Properties Portfolio 2 Ltd (20/01783/PIP) (PLS/067/20) 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 WITHDRAW the application from the agenda to allow the case officer to fully address the late representation received and to update the report accordingly before being presented at a future SPAC meeting.</p>	EW
6.12	<p>Applicant: Mr & Mrs N Wallace (20/00181/PIP) (PLS/068/20) Location: Land 50m North of Fir Chlis, Daviot, Inverness. (Ward 19) Nature of Development: Erection of house. Recommendation: Refuse.</p>	
	<p>Members raised questions in relation to:</p> <ul style="list-style-type: none"> • possibility of a designated passing place on the access track if granted • the relationship to the other houses • the proximity to the nearest property • what amounted to an inappropriate intrusion into previously undeveloped land <p>During the debate, Mrs C Caddick and Mr A Jarvie questioned officers on the criteria for a cohesive group. Mrs C Caddick was of the view that this is a subjective decision and the application would form part of an existing cohesive group with nearby properties, notwithstanding the creation of a new access road. Mr A Jarvie was in agreement.</p>	RD

	<p>Motion: By Mr J Gray and seconded by Mr T Heggie to refuse planning permission for reasons set out at section 11 of the planning officer’s report.</p> <p>Amendment: Mrs C Caddick, seconded by Mr A Jarvie to grant planning permission on the grounds that the proposed development is in a rural setting with other residential houses close by which would meet the definition of an existing housing group. It meets the requirements of Policy 35 of the Highland-wide Local Development Plan as there are three houses that are physically detached from one another, they have a perceptible relationship with one another and share a well-defined and cohesive character. The addition of a new access track to the house is not an inappropriate intrusion into previously undeveloped land as it will formalise an existing access and provide a chance to improve the hard standing for refuse and the addition of a passing place for traffic. With regard to Policies 28 and 29 of the Highland-wide Local Development Plan, it was not considered that the proposed development is insensitively positioned and will be compatible with the other houses close by.</p> <p>For the motion: Mr R Balfour, Mr J Gray, Mr T Heggie</p> <p>For the amendment: Mr A Baxter, Mr J Bruce, Mrs C Caddick, Mrs M Davidson, Mr A Jarvie, Mr B Lobban, Mr R MacWilliam, Mr N Maclean, Mr B Thompson</p> <p>Agreed: to GRANT planning permission in principle and to grant delegated powers to the planning officer to draft appropriate planning conditions and to re-assess the level of developer contributions required in accordance with the guidance.</p>	
6.13	<p>Applicant: Bricks Capital (20/01085/FUL) (PLS/069/20) Location:122B Academy Street, Inverness. (Ward 14) Nature of Development: Demolition of building and erection of hotel, formation of Class 11 commercial unit. Recommendation: Refuse.</p>	
	<p>Members raised concerns in relation to:</p> <ul style="list-style-type: none"> • unresolved parking issues • the height and bulk of the building • adverse effects on the neighbouring buildings in the Conservation Area • the exterior materials and colour of the building • poor design of the building • lack of inspiration taken from the City Centre <p>During the debate, Ms E Roddick stated she agreed with the descriptions of the application as “monolithic” and “three concrete blocks” and also with Historic Environment Scotland’s comments regarding the impact the development would have on the local area, particularly the Old High Kirk. Mr R MacWilliam, Mr A Jarvie, Mr A Baxter and Mr B Lobban all agreed with this assessment.</p> <p>Agreed: unanimously to REFUSE planning permission for the reasons set out in section 11 of the planning officer’s report.</p>	JK

6.14	<p>Applicant: Inverness Paving Ltd (20/01728/FUL) (PLS/070/20) Location: Land at Treetop Stables, Faebuie, Culloden Moor, Inverness. (Ward19) Nature of Development: Change of use from equestrian centre to holiday, leisure and hospitality facilities including 13 lodges, cafe/shop, reception, laundry and restaurant Recommendation: Grant.</p>	
	<p>Mrs C Caddick asked if many changes had been made since the previous application for this site and whether the felling of commercial trees nearby would make the site visible from Culloden Battlefield. The case officer confirmed the changes made were minimal and based on the Landscape Visual Impact Assessment provided by the agent, the development would only be partially visible from the north and would not be visible from the southern area of the Battlefield site if the trees were felled.</p> <p>Mr R MacWilliam questioned use of the term “core battlefield area”. Mr R MacWilliam also stated that he did not agree that the application complied with planning policy.</p> <p>Mr A Jarvie queried whether acceptable visibility could be achieved from the entrance to the site, the number of traffic movements from the site and the responses from Historic Environment Scotland and the Council’s own Historic Environment Team.</p> <p>Agreed: unanimously to REFUSE planning permission on the grounds that the proposed development would promote unnecessary and unacceptable commercial activity within the boundary of Culloden Battlefield and is contrary to the following:</p> <p>Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 in that the application does not preserve or enhance the character or appearance of the conservation area as it relates to the battlefield.</p> <p>Policy 57 of the Highland wide Local Development Plan as the development has not adequately demonstrated that it would not compromise the natural environment, amenity and heritage resource of the Culloden Muir Conservation Area. It will have a have a significant detrimental effect on the Culloden Battlefield, which is a heritage site of national importance. It will be partially visible in between the development site and the Battlefield once the commercial woodland has been felled. It has not been satisfactorily demonstrated that the significant adverse effects of this development have been clearly outweighed by any social or economic benefits of national importance.</p> <p>Policy 28 of the Highland-wide development plan (Sustainable Design) as the development does not demonstrate sensitive siting.</p> <p>Policy 29 of the Highland-wide development plan (Design Quality and Place-making) as the proposed development is inappropriately sited in the Battlefield and does not make a positive contribution to the architectural and visual quality of the place.</p>	JK

	<p>Policy 52 of the Highland wide Local Development Plan as it has not been satisfactorily demonstrated that there is a need to develop the wooded site and does not offer a clear and significant public benefit.</p> <p>Paragraph 149 of Scottish Government Planning Policy as the application fails to protect, conserve or enhance the key landscape characteristics and special qualities of a site in the Inventory of Historic Battlefields.</p> <p>Policy 1 of the planning policies of the Culloden Muir Conservation Area Character Appraisal and Management Plan as the application does not overcome the presumption against all development within the designated battlefield as it is not convincingly supported by the local development plan or other planning policy and would not result in a development commensurate with the principal designation of the site as a Battlefield.</p> <p>Policy 2 of the planning policies of the Culloden Muir Conservation Area Character Appraisal and Management Plan as the application has not demonstrated that the development will either preserve or enhance the character or appearance of the conservation area.</p> <p>Policy 3 of the planning policies of the Culloden Muir Conservation Area Character Appraisal and Management Plan as the application has failed to produce a design statement which demonstrates how the development proposals will either preserve or enhance the character and appearance of the Culloden Muir Conservation Area.</p> <p>Policy 8 of the Culloden Muir Conservation Area Character Appraisal and Management Plan as it fails to overcome the presumption against any development which is likely to have adverse impact on the setting of important historic environment assets.</p>	
6.15	<p>Applicant: Mr T Manda; Fairfield Care Home (Inverness) Ltd (20/02575/FUL) (PLS/071/20)</p> <p>Location: 68-70 Fairfield Road, Inverness. (Ward 14)</p> <p>Nature of Development: Change of use of vacant care home to a house.</p> <p>Recommendation: Grant.</p>	
	<p>Ms E Roddick moved to defer consideration of the application to the next meeting of South Planning Application Committee on the basis that changes had been made to the application recently and local residents had not been properly consulted on these or had the opportunity to comment. Deferral would allow consultation with local residents and an updated report to be produced.</p>	
	<p>Agreed: to DEFER consideration of the application to the meeting of SPAC on 3 February 2021 to allow local residents to be re-consulted on the changes made by the applicant during the planning application process and for the report to be updated to reflect these changes.</p>	KG
7	<p>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</p>	

7.1	<p>Applicant: Mr Mathieson (PPA-270-2227) (19/00982/FUL)</p> <p>Location: Land 35 Metres East Of 38 Old Perth Road, Inverness IV2 3RQ (Ward 16)</p> <p>Nature of Development: Formation of access road to serve residential development comprising 24 dwellings.</p>	
	<p>Agreed: to NOTE the decision of the Reporter appointed by the Scottish Ministers to allow the appeal and grant planning permission subject to the conditions listed at the end of the notice.</p>	SH
7.2	<p>Applicant: Mr R Mathieson (PPA-270-2226) (19/00990/PIP)</p> <p>Location: Drakies House, Culcabock Avenue, Inverness, IV2 3RQ (Ward 16)</p> <p>Nature of Development: Development of 24 residential units comprising 6 detached villas, 4 town houses, 6 semi-detached houses and 8 flats.</p>	
	<p>Agreed: to NOTE the decision of the Reporter appointed by the Scottish Ministers to allow the appeal and grant planning permission in principle subject to the conditions listed in the schedule at the end of the notice, following the signing and registering or recording of a planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997 or some suitable alternative arrangement covering the matters listed in paragraph 37.</p>	SH
7.3	<p>Applicant: Wren Kitchens Ltd (ADA-270-2000) (20/00880/ADV)</p> <p>Location: I 7 Eastfield Way, Inverness, IV2 7GD (Ward)</p> <p>Nature of Development: Erection of a sign.</p>	
	<p>Agreed: to NOTE the decision of the Reporter appointed by the Scottish Ministers allow the appeal and grant advertisement consent, subject to the standard conditions for the display of advertisements that are specified in Part 1 of Schedule 1 to The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 and to the additional conditions set out at the end of the notice.</p>	JB
8	Decisions of Scottish Ministers	
8.1	<p>Application: MRH Design on behalf of Mr Mark and Mrs Gillian Hornby (NOD-HLD-006) (18/04194/FUL)</p> <p>Location: Land south west of Culchunaig Farmhouse, Westhill, Inverness, IV2 5BS (Ward 19)</p> <p>Nature of Development: Conversion of steading to form house and erection of outbuildings (amended design to planning permission 15/02941/FUL)</p>	
	<p>Agreed: to NOTE the decision of Scottish Ministers to disagree with the Reporter and refuse planning permission for the proposed development.</p>	CMac
	Meeting concluded at 6:40PM	

THE HIGHLAND COUNCIL
SOUTH PLANNING APPLICATIONS
COMMITTEE

3 FEBRUARY 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 (except item 6.6), Mr A Baxter (except item 6.6 & 6.9), Mr B Boyd (except items 6.6 to end), Mr J Bruce, Mrs C Caddick, Mrs M Davidson (except item 6.10 onwards), Mr L Fraser, Mr J Gray, Mr T Heggie (except 6.10 onwards), Mr A Jarvie (except item 6.8), Mr B Lobban, Mr R MacWilliam (from item 5.2 onwards), Mr M McLean (except item 6.9), Mr B Thompson (except items 6.5 and 6.10 onwards)

Non-Committee Members Present:

Mrs T Robertson, Mr D MacPherson, Mrs H Carmichael, Mr A Henderson, Mr H Morrison, Mr G MacKenzie

Substitutes:

None

Apologies:

Ms E Roddick

Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)
Mr S Hindson, Team Leader (SH)
Mr B Robertson, Team Leader (BR)
Ms L Prins, Principal Planner (LP)
Mr K Gibson, Principal Planner (KG)
Ms C Millard, Planner (CM)
Mr R Dowell, Planner (RD)
Mr N Brockie, Planner (NB)
Ms L Neil, Planner (LN)
Mr M Clough, Senior Engineer, Transport Planning (MC)
Mr A Puls, Acting Environment Manager / Conservation Officer
Mr I Meredith, Solicitor

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan	
	Emma Roddick.	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt	
	None.	n/a
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 8 December 2020 which was APPROVED .	n/a
4	Major Development Update Iartasan Mòra	
	<p>There had been circulated Report No PLS001/21 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’ attention was drawn to an additional major application: a consultation from the Scottish Government’s Energy Consents Unit on the Corriearth 2 Windfarm, located to the south east of Loch Ness. A report on this was expected in June 2021.</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: Construction of aluminium billet production facility with associated hardstanding, infrastructure and landscaping (20/04580/PAN) (PLS/002/21)</p> <p>Ward: 21</p> <p>Applicant: Alvance Aluminium Group</p> <p>Site Address: Lochaber Smelter, Fort William PH33 6TH.</p> <p>Matters raised by Members included the impact of traffic on the junction with the A82 and that, in their view, Transport Scotland hadn’t adequately dealt with that on the last application and the importance of including wider transport routes, including paths, to and from the site. In addition, for any processing agreement to provide sufficient time to fully consider the impact of the application. Early discussions should be held with the applicant to ensure widest benefit, including possible public art contributions</p>	
	NOTED the application and AGREED Members’ comments would be provided to the applicant.	SM

5.2	<p>Description: Proposed energy storage facility to accommodate up to 50 battery storage units housed within containers along with ancillary structures (20/04849/PAN) (PLS/003/21)</p> <p>Ward: 12</p> <p>Applicant: Whirlwind Developments LLP</p> <p>Site Address: Land 410m SW of Platchaig House, Kilmorack, Beauly.</p> <p>Members sought assurance there would be no stacking of storage units, that the landscaping be substantial, that soil bunding be considered, and that attention was given to the impact of larger vehicles using the surrounding single track roads.</p>	
	<p>NOTED the application and AGREED Members' comments would be provided to the applicant.</p>	SH
6	<p>Planning Applications to be Determined</p> <p>Iarrtasan Dealbhaidh rin Dearbhadh</p>	
6.1	<p>Applicant: Mr T Manda; Fairfield Care Home (Inverness) Ltd (20/02575/FUL) (PLS/004/21)</p> <p>Location: Fairfield Nursing Home, 68-70 Fairfield Road, Inverness. (Ward 14)</p> <p>Nature of Development: Change of use of vacant care home to a house.</p> <p>Recommendation: Grant.</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	KG
6.2	<p>Applicant: Mrs Deborah Carmichael (20/03718/FUL) (PLS/005/21)</p> <p>Location: Land 70M SW Of Fordon, Badabrie, Corpach, Fort William. (Ward 11)</p> <p>Nature of Development: Erection of house.</p> <p>Recommendation: Grant.</p> <p>A late public representation for this item had been circulated to the Committee on 2 February 2021.</p> <p>Concern having been raised during debate about issues relating to the use of unadopted roads in small housing groups, Members suggested this area of policy would benefit from further consideration.</p>	
	<p>Agreed: unanimously to GRANT planning permission subject to the conditions recommended in the report.</p>	LP
6.3	<p>Applicant: Mr Kenneth MacFadyen (20/02836/PIP) (PLS/006/21)</p> <p>Location: Land 50M NE of Romalin, Spean Bridge. (Ward 11)</p> <p>Nature of Development: Erection of house.</p> <p>Recommendation: Grant.</p>	
	<p>There had been a printing error in section 3.1 of the report, Property History. The over-written text should have read: "20/04076/FUL – Erection of house at land 65m south of Clevehurst (the neighbouring site to the west of the application site) – Pending Consideration."</p>	
	<p>Agreed: unanimously to GRANT planning permission subject to the conditions recommended in the report.</p>	CM

6.4	<p>Applicant: Gary Mackenzie (20/00500/FUL) (PLS/007/21) Location: Land 350M North of Mayfield, Beauly. (Ward 12) Nature of Development: Change of use from agricultural shed to Class 4 Business. Recommendation: Refuse.</p> <p>There had been an error on the agenda which had stated the applicant was Logic Alarms.</p> <p>Motion: Mr J Gray, seconded by Mr B Lobban, to refuse planning permission for the reasons set out in the report.</p> <p>Amendment: Mrs M Davidson, seconded by Mr N McLean, to approve the application on the following grounds:</p> <ul style="list-style-type: none"> • The proposal will retain a local business providing local employment and the use of an existing building is acceptable given the absence of any suitable alternative sites on allocated land as acknowledged by the Development Plans Team, and so complies with policy 41 of the Highland-wide Local Development Plan: The proposal will not alter an accepted landscape effect; • Access to the site has been agreed with transport planning; also: • 2 strengthened conditions are to be agreed with the planners; • An increase in landscape planting, to be agreed in consultation with local members; and • All necessary information to be supplied for a drainage impact assessment and agreed plan delivered. <p>For the motion: Balfour, Gray, Lobban</p> <p>For the amendment: Baxter, Boyd, Bruce, Caddick, Davidson, Fraser, Heggie, MacWilliam, McLean, Thompson.</p>	
	<p>Agreed: to GRANT planning permission and delegate authority to officials to draw up appropriate conditions in consultation with local Members.</p>	KG
6.5	<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>An updated Transport Planning Response had been circulated to the Committee on 2 February 2021.</p>	
	<p>Agreed: to DEFER the application for:</p> <ul style="list-style-type: none"> • improved visuals, particularly of the condition of the road to be used to access the development; and • updated information from Transport Planning to be published online. 	RD
6.6	<p>Applicant: Mr M. MacLeod (20/02155/FUL) (PLS/009/21) Location: Riverbank, 22 Island Bank Road, Inverness IV2 4QS. (Ward 15) Nature of Development: Alterations to house and formation of additional vehicular access.</p>	

	<p>Recommendation: Refuse.</p> <p>A late supporting statement had been circulated to the Committee on 29 January 2021.</p>	
	<p>Agreed: unanimously to REFUSE planning permission for the reasons detailed in the report.</p>	NB
6.7	<p>Applicant: Mr Campbell Sinclair (20/03895/FUL) (PLS/010/21) Location: St Clair's House, Croy, Inverness, IV2 5PW. (Ward 17) Nature of Development: Conversion of detached annexe to house. Recommendation: Grant.</p>	
	<p>Agreed: unanimously to GRANT planning permission subject to the conditions recommended in the report.</p>	BR
6.8	<p>Applicant: Scotlog Sales Limited (20/04062/PIP) (PLS/011/21) Location: 12 Lotland Street, Inverness, IV1 1PA. (Ward 16) Nature of Development: Change of use to climbing gym with associated facilities. Recommendation: Refuse.</p> <p>Motion: Mr J Gray, seconded by Mr B Lobban, to refuse planning permission as recommended in the report.</p> <p>First Amendment: Mrs C Caddick, seconded by Mr A Jarvie, to approve the application because the proposal would meet a demand for all year round and all-weather indoor climbing facility to Inverness, making the sport more easily accessible to the urban population base within both the city and wider Inner Moray Firth. In addition, it would also provide a further attraction for visitors to the Highlands. It reuses and underutilised building well located and easily accessible to the city centre and would therefore comply with Policy 28 of the Highland wide Local Development Plan. While located adjacent to a major hazard site, the applicant has provided information to indicate all reasonable steps can be taken to mitigate risks to users and therefore the proposal is not incompatible with Policy 30 of the Highland wide Local Development Plan.</p> <p>Second Amendment: Mr MacWilliam, seconded by Mr N McLean, that the application is deferred to allow both applicant and HSE to provide further information relating risk.</p> <p>For the first amendment: Balfour, Baxter, Bruce, Caddick, Fraser, Jarvie For the second amendment: Davidson, Gray, Heggie, MacWilliam, McLean Abstentions: Lobban, Thompson</p> <p>The first amendment was carried by 6 votes to 5 and was then voted against the motion as follows:</p> <p>For the motion: Balfour, Bruce, Davidson, Gray, Heggie, Lobban, Thompson For the first amendment: Baxter, Caddick, Fraser, Jarvie, MacWilliam Abstentions: McLean</p> <p>The motion was carried by 7 votes to 5.</p>	
	<p>Agreed: to REFUSE planning permission for the reasons detailed in the in the report.</p>	BR

6.9	<p>Applicant: Mr A Hornby (20/02318/FUL) (PLS/012/21) Location: Land 330M NE of Purple Lodge, Gorthleck. (Ward 12) Nature of Development: Erection of house and micro distillery with storage shed. Recommendation: Grant.</p> <p>Motion: Mr J Gray, seconded by Mr R MacWilliam, to grant the application as recommended in the report.</p> <p>Amendment: Mrs M Davidson, to refuse the application as (1) The proposal is against Policy 3 of the IMFLDP, and Policy 36 of the IMFLDP as the development is not in character of this part of the wider Gorthleck settlement that has no development between the Loch and The B862 (2) the development brings unacceptable disturbance to the biodiversity of established woodland and surrounding grassland, and (3), the position of the store building and warehouse are visible from the B862 and therefore contrary to local building patterns</p> <p>Mrs Davidson's amendment failed to find a seconder and fell.</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	BR
6.10	<p>Applicant: Mr & Mrs M Hornby (20/04611/FUL) (PLS/013/21) Location: Land 120M SW Of Culchunaig Farmhouse, Westhill, Inverness. (Ward 19) Nature of Development: Change of use and conversion of steading to form house. Recommendation: Grant.</p> <p>Motion: Mrs C Caddick, seconded by Mr J Gray, to approve the application as recommended in the report.</p> <p>Amendment: Mr R MacWilliam, seconded by Mr A Jarvie, to refuse the application on the grounds that the proposed development was contrary to the following:</p> <ul style="list-style-type: none"> • Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 in that the application does not preserve or enhance the character or appearance of the conservation area as it relates to the battlefield. • Policy 28 and 29 of the Highland-wide development plan (Sustainable Design) as the development would have an adverse impact on the character of the battlefield inventory and conservation area, as it would neither preserve or enhance the appearance or character. • Policy 57 of the Highland-wide development plan (Natural, Built and Cultural Heritage) as the application represents unacceptable impact on the natural environment, amenity and heritage resource of a site of both local/ regional and national importance. • Scottish Government planning policy (2014) no. 149 as the application fails to protect, conserve or enhance key landscape characteristics and 	

	<p>special qualities of a site in the Inventory of Historic Battlefields.</p> <ul style="list-style-type: none"> • Policy 1 of the planning policies of the Culloden Muir Conservation Area as the application does not overcome the presumption against all development within the designated battlefield and would not “result in a development commensurate with the principal designation of the site as a Battlefield.” • Policy 8 of the Culloden Muir Conservation Area as it fails to overcome the presumption against any development which is likely to have adverse impact on the setting of important historic environment assets. <p>For the motion: Bruce, Caddick, Fraser, Gray For the Amendment: Balfour, Baxter, Jarvie, Lobban, MacWilliam, McLean</p>	
	Agreed: to REFUSE planning permission for the reasons provided by Mr MacWilliam.	BR
6.11	<p>Applicant: Paul Wood (20/03595/FUL) (PLS/014/21) Location: Land 30M East of Mill of Garlyne, Nethy Bridge. (Ward 20) Nature of Development: Change of use and conversion of garage to form two holiday letting units. Recommendation: Grant.</p>	
	Agreed: unanimously to GRANT planning permission subject to the conditions recommended in the report.	LN
7	<p>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</p>	
7.1	<p>Applicant: Springfield Properties PLC (19/02761/FUL) (PPA-270-2222) Location: Land at Drum Farm, South of Fire Station, Drumnadrochit, IV63 6TG (Ward 12) Nature of Development: Erection of 93 (including 24 affordable) homes including associated infrastructure</p>	
	NOTED the Notice of Intention from the Reporter appointed by the Scottish Ministers to be minded to allow the appeal and grant planning permission subject to the conditions detailed, following the signing and registering or recording of a planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997, or some suitable alternative arrangement, covering the matters listed in paragraph 64.	SH
7.2	<p>Applicant: Springfield Properties PLC (19/02762/FUL) (PPA-270-2223) Location: Land at Drum Farm, South of Fire Station, Drumnadrochit, IV63 6TG Nature of Development: Formation of Mixed Use Village Core of Nursery, Office Space and Retail (food and non-food).</p>	
	NOTED the Notice of Intention from the Reporter appointed by the Scottish Ministers to be minded to allow the appeal and grant planning permission subject to the conditions listed in the report, following the signing and registering or recording of a planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997, or some suitable alternative arrangement, covering the matters listed in paragraph 48.	SH

7.3	<p>Applicant: Albyn Housing Society Ltd (20/00493/FUL) (PPA-270-2230)</p> <p>Location: Land 50 metres north of The Hermitage, St Olaf Manor, Cawdor Road, Nairn, IV12 5EE (Ward 18)</p> <p>Nature of Development: erect new development of 10. no amenity 'FIT' homes comprising 6 bungalows and 4 private entry flats in communal garden area with 5 metre acoustic barrier and associated parking and services.</p>	
	<p>NOTED the Notice of Intention from the Reporter appointed by the Scottish Ministers to be minded to allow the appeal and grant planning permission subject to the conditions listed in the report, following the completion of a further bat survey carried out by an appropriately qualified professional in line with the recommendations of the original survey (ALB017) and to at least the same standard as ALB015, and the receipt of comments on its findings from the planning authority and NatureScot, as discussed in paragraph 14, and subject also to the signing and registering or recording of a planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997, or some suitable alternative arrangement, covering the matters listed in paragraph 5.</p>	SH
7.4	<p>Applicant: Wren Kitchens Ltd (20/00880/ADV) (ADA-270-2000)</p> <p>Location: 7 Eastfield Way, Inverness, IV2 7GD (Ward 16)</p> <p>Nature of Development: Erection of a sign</p>	
	<p>NOTED the decision of the Reporter appointed by the Scottish Ministers to allow the appeal and grant advertisement consent, subject to the standard conditions for the display of advertisements that are specified in Part 1 of Schedule 1 to The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 and to the additional conditions set out at the end of the notice.</p>	SH
	<p>The meeting ended at 5pm.</p>	

**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:

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
1	Apologies for Absence / Leisgeulan	
	Mrs C Caddick and Mr A Baxter.	n/a
2	Declarations of Interest / Foillseachaidhean Com-pàirt	
	None.	n/a

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 	

	<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>	

	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 Iartas 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.	