

**THE HIGHLAND COUNCIL**  
**NORTH PLANNING APPLICATIONS**  
**COMMITTEE**

**29 JUNE 2022**

**ACTION NOTE/MINUTE**

Listed below are the decisions taken by Committee at their 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 Sheet.

**Committee Members Present:**

Ms S Atkin, Mr R Bremner, Ms T Collier (Teams), Mr R Gale, Ms L Kraft, Mrs A Maclean, Mr D Millar (Chair), Mrs M Paterson, Mr K Rosie (Vice Chair), Mr R Stewart

**Substitutes Present:**

Mr H Morrison for Mr M Baird

**Officers Participating:**

Dafydd Jones (DJ) – Acting Head of Development Management – Highland

Simon Hindson (SH) – Team Leader – Strategic Projects Team

Jane Bridge – Senior Engineer (Development Management)

Rhoda Banfro – Solicitor (Planning) and Clerk

Fiona MacBain – Committee Administrator

**Guests:**

None.

<b>ITEM NO</b>	<b><u>DECISION</u></b>	<b><u>ACTION</u></b>
<b>1</b>	<b>Apologies for Absence Leisgeulan</b>	
	Mrs I Campbell, Mr M Baird, Ms J McEwan, Ms M Morley-Smith and Mr M Reiss.	<b>N/A</b>
<b>2</b>	<b>Declarations of Interest Foillseachaidhean Com-pàirt</b>	
	Ms J McEwan - item 3.1.	<b>N/A</b>
<b>3</b>	<b>Planning Applications to be Determined Iartasan Dealbhaidh rin Dearbhadh</b>	

3.1	<p>Applicant: Meall Buidhe Renewables LLP (20/02659/FUL) (PLN/049/22)  Location: Land 4420M NW Of Croick Estate, Ardgay (Ward 1).  Nature of Development: 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.  Recommendation: Grant.</p>	
	<p><b>Motion</b> by Mr D Millar seconded by Mr K Rosie to grant planning permission in accordance with the recommendation contained in the report.</p> <p><b>Amendment</b> by Mr H Morrison seconded by Mrs M Paterson to refuse planning permission for the following reasons:</p> <p>While acknowledging the contribution the proposed development would, if approved, make to renewable energy targets and towards addressing climate change, the significantly adverse visual impacts of the development and the impacts on the special qualities of Wild Land Area 29, as identified by NatureScot, are considered to outweigh the benefits offered by the application. In my assessment, this in turn leads to the development being significantly detrimental overall.</p> <p>Therefore the application is to be refused for the following reasons:  The application is considered to be contrary to Policy 67 (Renewable Energy), Policy 61 (Landscape) and Policy 57 (Natural, Built and Cultural Heritage of the Highland wide Local Development Plan and Scottish Planning Policy as the development would have a significantly detrimental impact on the special qualities for which the following Wild Land Areas have been identified: special qualities 1, 3 and 4 of WLA 29: Rhidorroch – Beinn Dearg – Ben Wyvis and special qualities 1 and 4 of WLA 34: Reay – Cassley for the reasons given by NatureScot given in their consultation response. Namely, the proposal adversely impacts the qualities of the wild land area, particularly in the northeast of WLA 29 and from some elevated locations within the interior, as a result of the design, scale and location of the proposed development, in particular the prominent location of the proposal and the proposed turbine height (149.5m to blade tip) and proximity to WLA 29.</p> <p>In addition, the application is considered to be contrary to Policy 67 (Renewable Energy) of the Highland wide Local Development Plan, the associated Onshore Wind Energy Supplementary Guidance and Scottish Planning Policy as the development would have a significantly detrimental visual impact, both individually and cumulatively with existing consented and operational onshore wind energy developments including Lairg, Braemore, Rosehall, Achany, leading to the perceived encirclement of settlements within Strath Oykel including Rosehall and Altass particularly as viewed by road users, including tourists, residents, and recreational users of the outdoors in the wider vicinity of the site including core paths and mountain tops due to the design, scale and location of the proposed development.</p> <p>Vote:  Motion – 2 (Mr D Millar, Mr K Rosie)  Amendment – 9 (Ms S Atkin, Mr R Bremner, Ms T Collier, Mr R Gale, Ms L Kraft, Mrs A Maclean, Mr H Morrison, Mrs M Paterson, Mr R Stewart)</p>	<p><b>Claire Farmer/SH</b></p>

	<p>Abstentions – 0 Amendment carried 9 votes to 2</p> <p><b>Agreed:</b> to <b>REFUSE</b> planning permission for the reasons given by Mr H Morrison.</p>	
	<p>The meeting finished at 15:30.</p>	