

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

15 JUNE 2022

ACTION NOTE

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 M Baird, Mr R Bremner (except items 3-8.3), Mrs I Campbell (except items 8.1-9.4), Ms T Collier (Teams), Mr R Gale, Ms L Kraft, Mrs A Maclean, Ms J McEwan (Teams, except items 8.1 and 8.2), Mr D Millar (Chair) (except item 8.2), Mr M Reiss, Mr A Rhind (except items 8.2-9.4), Mr K Rosie (Vice Chair), Ms M Smith, Mr R Stewart (Teams)

Substitutes Present:

Mr S Kennedy (for Mrs M Paterson)

Officers Participating:

Dafydd Jones (DJ) – Acting Head of Development Management – Highland
Simon Hindson (SH) – Team Leader – Strategic Projects Team
Mark Harvey (MH) – Team Leader
Gillian Pearson (GP) – Team Leader
Mark Fitzpatrick (MF) – Planner
Jane Bridge – Senior Engineer (Development Management)
Karen Lyons – Principal Solicitor (Planning) and Clerk
Anne Macrae – Committee Administrator
Fiona MacBain – Committee Administrator
Alison MacArthur – Administrative Assistant

Guests:

None.

ITEM NO	<u>DECISION</u>	<u>ACTION</u>
1	Appointment of Chair Suidheachadh de Chathraiche	

	<p>Ms M Smith proposed by Mr M Reiss and seconded by Mrs A Maclean Mr D Millar proposed by Mr K Rosie seconded by Mrs I Campbell Votes were cast as follows: Ms M Smith – 7 votes (Ms S Atkin, Mr M Baird, Mr R Gale, Mrs A MacLean, Ms J McEwan, Mr M Reiss, and Ms M Morley-Smith) Mr D Millar – 9 votes (Mr R Bremner, Mrs I Campbell, Ms T Collier, Ms L Craft, Mr S Kennedy, Mr D Millar, Mr A Rhind, Mr K Rosie and Mr R Stewart)</p> <p>Mr D Millar appointed Chair</p>	
2	Appointment of Vice Chair Cur Iar-Chathraiche an Dreuchd	
	<p>Mr K Rosie proposed by Mrs T Collier and seconded by Mrs I Campbell</p> <p>Mr K Rosie appointed Vice Chair</p>	N/A
2A	Additional urgent item of business – Appointment of 2 members of the NPAC to the Planning Review Body	
	<p>Mrs I Campbell proposed by Mr K Rosie and seconded by Mr A Rhind Mrs M Paterson proposed by Mrs A Maclean and seconded by Mrs I Campbell (Mrs I Campbell having confirmed that Mrs M Paterson, although not present at the meeting, was willing to be a member of the PRB)</p> <p>Mrs I Campbell and Mrs M Paterson appointed members of the PRB</p>	
3	Apologies for Absence Leisgeulan	
	Mrs M Paterson	N/A
4	Declarations of Interest Foillseachaidhean Com-pàirt	
	<p>Mrs I Campbell in respect of items 8.1 and 8.2 Mr D Millar in respect of item 8.2</p>	N/A
5	Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais	
	<p>There had been submitted for confirmation as a correct record the minutes of the meeting of the Committee held on 26 April 2022 which were APPROVED.</p>	N/A
6	Major Development Update	

	Iartasan Mòra	
	Update on new applications received since the report was issued, current appeals and those applications coming forward in 2022 Agreed: to NOTE the report.	DJ/SH
7	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrta	
7.1	Description: Erection and operation of a hydrogen electrolyser plant, hydrogen storage, control room, access road and ancillary infrastructure (22/01584/PAN) (PLN/041/22) Ward: 4 Applicant: SSE Generation Site Address: Gordonbush Wind Farm, By Moulin Cottage, Brora, Sutherland, KW9 6LX	
	Agreed: to bring to the prospective applicant's attention the local member's request that due consideration be given to the (single track) road infrastructure in the area of the proposed development and that any increase in road traffic will require improvements to the infrastructure.	Peter Whelan
7.2	Description: Erection of a 21 mW wind farm comprising 5 Enercon E115 wind turbines rated at 4.2 mW [replace existing consent for 4 Enercon E82 wind turbines at Beinn Mheadhonach (18/03214/FUL modified by 20/04065/S42)] (22/01644/PAN) (PLN/042/22) Ward: 10 Applicant: Wind Harvest Ltd Site Address: Land 1600 m NE of Summardale Croft, Struan.	
	Agreed: no further considerations raised.	MF
7.3	Description: Mixed use development comprising up to 250 residential units, community uses, business/tourism uses, open space and ancillary infrastructure (22/01716/PAN) (PLN/043/22) Ward: 7. Applicant: Cairngorm Properties Ltd Site Address: Land at Knockbreck Farm and Burgage Farm, Knockbreck Road, Tain.	
	Agreed: no further considerations raised.	MF
7.4	Description: Proposed mixed use development including up to 75 residential units and 1.3 ha allocated for business use, with all associated infrastructure, open space and landscaping (22/02037/PAN) (PLN/044/22) Ward: 8. Applicant: Tulloch Homes Ltd Site Address: Land South of Riverford Farmhouse, Conon Bridge.	
	Agreed: to bring to the prospective applicant's attention the communities' desire to improve cycling links between Muir of Ord and Conon Bridge.	Michael Kordas

8	<p>Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh</p>	
8.1	<p>Applicant: Mowi Scotland Ltd (21/05582/FUL) (PLN/045/22) Location: Loch Hourn, Arnisdale (Ward 5). Nature of Development: Modification to equipment and biomass. Reduction in number of pens from 12 x 120m circumference pens (and 1 x 100 m circumference pen) to 8 x 160 m circumference pens. Proposed biomass increase and relocation of existing feed barge Recommendation: Grant.</p>	
	<p>Mrs I Campbell left the meeting having declared an interest.</p> <p>Update on fresh water pearl mussel population survey and response from NatureScot who have concluded the new proposals will not have any additional impact on fresh water mussel population.</p> <p>Motion by Mr R Gale seconded by Mr M Reiss to refuse planning permission for the following reasons: It is acknowledged that the population of wild salmon and seatrout is in decline. Regardless of the cause, Marine Scotland acknowledges that the additional 250 tonnes of biomass has the potential to exacerbate this and add to the cumulative effect on wild salmonids. The development is therefore considered to be contrary to policy 50 of the HwLDP. It has not been satisfactorily demonstrated that the development will not have an increased impact on the natural environment as is stated in the report at 8.43: “the increase in biomass and re-design of the pen layout could result in changes to the depositional footprint of the farm. Judging by the seabed video survey submitted, this change could have some negative impact on these PMFs.” The development is therefore considered to be contrary to policy 57 of the HwLDP. Finally, it has not been satisfactorily demonstrated that the additional biomass will not adversely impact the local fresh water pearl mussel population. The development is therefore considered to be contrary to policy 58 of the HwLDP.</p> <p>Amendment by Mr D Millar seconded by Mr K Rosie to grant planning permission in accordance with the recommendation contained in the report.</p> <p>Vote: Motion – 7 (Mr M Reiss; Ms M Smith, Ms S Atkin; Ms L Kraft; Mr R Gale; Mr M Baird; Ms A MacLean) Amendment – 6 (Mr A Rhind; Mr S Kennedy; Mr K Rosie; Mr D Millar; Mr R Stewart; Ms T Collier) Abstentions – 0 Motion carried 7 votes to 6 Agreed: to refuse planning permission for the reasons given in Mr R Gale’s motion.</p>	MH
8.2	<p>Applicant: Lochalsh and Skye Housing Association (21/05962/PIP)</p>	

	<p>(PLN/046/22) Location: Land 380 m NE of Portree NHS Dental Clinic, Sraid An Eorna, Portree, Skye (Ward 10). Nature of Development: Mixed use development comprising up to 248 residential units, business unit, community shop, care village, landscaping and associated infrastructure. Recommendation: Grant.</p>	
	<p>Mr D Millar left the meeting having declared an interest in this application and Mr K Rosie took the Chair.</p> <p>Agreed: to grant planning permission subject to the conditions (as amended) and the prior conclusion of a section 75 agreement (or other appropriate mechanism) to secure developer contributions and affordable housing.</p>	SH
8.3	<p>Applicant: 3A Partnership Ltd (22/000465/FUL) (PLN/047/22) Location: Land opposite Rose Croft, Balvairst Road, Muir of Ord (Ward 8). Nature of Development: Erection of 3 houses. Recommendation: Grant.</p>	
	<p>Mr D Millar returned and took the Chair.</p> <p>Agreed: to grant planning permission subject to the conditions contained in the report and the securing of upfront payment of developer contributions.</p>	Susan Hadfield/ GP
8.4	<p>Applicant: Highland Council (22/01126/PIP) (PLN/048/22) Location: Land 15 m NW of 16 Peffery Road, Dingwall (Ward 8). Nature of Development: Meiklefield Redevelopment Masterplan - Demolition of 114 residential units and erection of 117 residential units and associated infrastructure. Recommendation: Grant.</p>	
	<p>Mr R Bremner re-joined the meeting for this item.</p> <p>Agreed: to grant planning permission subject to the conditions contained in the report and upfront payment of developer contributions. The Housing Service to be encouraged to update their safer routes to schools plans as part of the re-development.</p>	MF
9	<p>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division (PP 149 - 180) Co-dhùnadh mu Iarrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</p>	
9.1	<p>Applicant: Mr Metawie (21/02473/FUL) (PPA-270-2261) Location: Hamara, Coolin Drive, Portree, IV51 9DN (Ward 10) Nature of Development: Erection of one (previously two) holiday letting units.</p>	
	<p>Agreed: to NOTE the decision of the Reporter to allow the appeal and grant planning permission subject to the conditions listed in the decision</p>	Alison Harvey

	notice.	
9.2	<p>Applicant: Mr Metawie (21/02473/FUL) (PPA-270-2261) Location: Hamara, Coolin Drive, Portree, IV51 9DN (Ward 10) Nature of Development: Erection of one (previously two) holiday letting units. Claim for expenses against the decision by The Highland Council (item 9.1 refers).</p>	
	Agreed: to NOTE the decision of the Reporter to decline the appellant's claim for expenses.	Alison Harvey
9.3	<p>Applicant: Drum Hollistan Renewables LLP (20/00645/FUL) (PPA-270-2238) Location: Land 2215 metres South West of Under Keepers Cottage, Sandside, Reay, KW14 8AJ (Ward 2) Nature of Development: Development of wind farm, known as Drum Hollistan 2 Wind Farm, comprising 7 turbines with a maximum blade tip of 125 metres and associated infrastructure.</p>	
	Agreed: to NOTE the decision of the Reporter to dismiss the appeal and refuse planning permission for the reasons given in the decision notice.	Claire Farmer-McEwan
9.4	<p>Applicant: Limekiln Wind Ltd (20/01905/S36) (WIN-270-13) Location: Limekiln Wind Farm Extension, South East of Reay, Caithness, KW14 7QY (Ward 2) Nature of Development: Construction and operation of an extension to Limekiln Wind farm comprising of up to 5 wind turbines and associated infrastructure.</p>	
	Agreed: to NOTE the decision of Scottish Ministers to grant consent under Section 36 of the Electricity Act 1989 and deemed planning permission subject to the conditions referred to in the decision notice.	SH
	The meeting finished at 14:55.	