

**THE HIGHLAND COUNCIL**  
**SOUTH PLANNING APPLICATIONS**  
**COMMITTEE**

**4 OCTOBER 2022, 10.30AM, COUNCIL CHAMBER, INVERNESS**

**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 C Aitken (remote)	Mr B Lobban
Mr C Ballance	Mr A MacDonald
Mr M Cameron (remote)	Mrs I MacKenzie (remote)
Mr L Fraser	Mr A MacKintosh
Mr K Gowans	Mr P Oldham
Mr A Graham (remote)	Ms M Reid
Mr R Jones	Ms L Siggers

**Non-Committee Members Present:** Ms S Fanet, Mr D Macpherson

**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)  
 Ms C McArthur, Principal Solicitor  
 Ms F MacBain, Committee Administrator  
 Ms R Ross, Committee Officer

ITEM NO	DECISION	ACTION
1	<b>Apologies for Absence</b> <b>Leisgeulan</b>  Mr T MacLennan	
		n/a
2	<b>Declarations of Interest</b> <b>Foillseachaidhean Com-pàirt</b>	
	None.	n/a
3	<b>Confirmation of Minutes</b> <b>Dearbhadh a' Gheàrr-chunntais</b>	

	<p>There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 18 August 2022 which was <b>APPROVED</b>.</p> <p>It was noted that the finishing time on the action note should be amended from 18:10 to 18:25.</p>	n/a
4	<p><b>Major Development Update Iarrtasan Mòra</b></p>	
	<p>There had been circulated Report No PLS/74/22 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 the following:</p> <ul style="list-style-type: none"> <li>• There had been a further major development - Erection of pavilion and replacement changing rooms Bught Park, Inverness 22/03619/FUL); and</li> <li>• The application for the Fort Augustus to Skye Transmission Reinforcement Project had been submitted to Scottish Government’s Energy Consents Unit. The Council would be consulted on that application and it was anticipated that the Council’s response would be prepared in line with the timescales for both North and South Planning Applications Committees in March 2023.</li> </ul> <p>The Committee <b>NOTED</b> the current position with the applications.</p>	SH
5	<p><b>Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrais</b></p>	
5.1	<p><b>Description:</b> Construction of a new switching station immediately north-west of the existing site, the installation of circuit breakers and replacement of the existing 132kV switchgear; the replacement of the existing Low Voltage Alternating Current battery and site diesel generator; diversion of existing overhead lines to the new switching station location; landscaping and permanent vehicular access. (22/02799/PAN) (PLS/75/22)  <b>Ward:</b> 11  <b>Applicant:</b> Scottish Hydro Electric Transmission Plc  <b>Site Address:</b> Land 1285M NW of Tigh Sheorais, Poulary, Invergarry</p>	
	<p><b>NOTED</b> the application.</p>	
5.2	<p><b>Description:</b> Holiday letting accommodation, staff housing and access (22/03235/PAN) (PLS/76/22)  <b>Ward:</b> 12  <b>Applicant:</b> Hillhouse Estates Ltd  <b>Site Address:</b> Land 1200M East of Ardachy House, Fort Augustus.</p>	
	<p><b>NOTED</b> the application.</p>	
5.3	<p><b>Description:</b> Mountain bike trail centre and associated facilities, including a range of bike trails, vehicular uplift, up-lift track, parking, café, associated retail, bike hire, mountain bike coaching areas, and adventure play facilities for children, and landscaped areas and marked walks within the development</p>	

	<p>area for use by non-mountain bikers. (22/03236/PAN) (PLS/77/22)  <b>Ward:</b> 12  <b>Applicant:</b> Hillhouse Estates Ltd  <b>Site Address:</b> Land 1200M East of Ardachy House, Fort Augustus.</p>	
	<b>NOTED</b> the application.	
5.4	<p><b>Description:</b> Battery Storage Facility up to 50MW comprising access track, compound of energy storage equipment, meter building, security cameras, fencing and landscaping (22/03649/PAN) (PLS/78/22)  <b>Ward:</b> 19  <b>Applicant:</b> Intelligent Land Investments Group Plc  <b>Site Address:</b> Land 150M South of Fairways, Sir Walter Scott Drive, Inverness.</p>	
	<b>NOTED</b> the application.	
5.5	<p><b>Description:</b> Battery Storage Facility up to 50MW comprising access track, compound of energy storage equipment, meter building, security cameras, fencing and landscaping. (22/03650/PAN) (PLS/79/22)  <b>Ward:</b> 12  <b>Applicant:</b> Intelligent Land Investments Group Plc  <b>Site Address:</b> Land 150M East of Tigh Na Bradhan, Fasnakyle, Cannich IV4 7NB</p>	
	<b>NOTED</b> the application.	
<b>6</b>	<b>Continued Item Cuspairean a' Leantainn</b>	
6.1	<p>A site visit had been undertaken for this item at 9.30am on 4 October 2022. Only Members who were present for this application on 23 June 2022, and who attended the site visit, were entitled to participate, these being Mr B Lobban, Mr P Oldham, Ms M Reid, Mr R Jones, Mr A MacKintosh, Mr L Fraser.</p> <p><b>Applicant:</b> Scottish Water (22/01332/FUL) (PLS/49/22)  <b>Location:</b> Land 50M South East of Tomboyach House, Nethy Bridge Road, Boat of Garten. (Ward 20)  <b>Nature of Development:</b> Installation of dosing kiosk, 1.8m high screen fencing and reconfiguration of sludge draw-off point.  <b>Recommendation:</b> Grant.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report and grant delegated powers to the planning case officer to draft additional appropriate conditions to address the following:</p> <ul style="list-style-type: none"> <li>(1) The proposed kiosk shall be wooden clad to match the appearance of the existing building</li> <li>(2) The new metal work for the 'anti climb' fence on the river side shall be dulled down</li> </ul> <p>Members also requested that the applicant take on board the request that the existing metal work on the 'anti climb' fence on the riverside should also be given the same treatment to dull it down.</p>	<b>BR</b>

<b>7</b>	<b>Planning Applications to be Determined</b> <b>Iarrtasan Dealbhaidh rin Dearbhadh</b>	
7.1	<p><b>Applicant:</b> Pat Munro (Aness) Ltd (22/02323/S42) (PLS/80/22)</p> <p><b>Location:</b> Land 300M NW Of Invereen, Dalmagarry Wood, Tomatin . (Ward 19)</p> <p><b>Nature of Development:</b> Section 42 application to vary condition 2 and 3 of planning permission 14/03270/FUL importation of inert soils for restoration purposes; amend phase 1 and 2 of the working scheme; relocate asphalt operations; recycling of inert construction and demolition wastes to produce recycled aggregates.</p> <p><b>Recommendation: Grant.</b></p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report with a modification to Condition 2 to allow storage of recycled materials for up to 12 months and prior conclusion of a legal agreement.</p>	<b>SH</b>
7.2	<p><b>Applicant:</b> Mr Archie Maclellan (22/00289/FUL) (PLS/81/22)</p> <p><b>Location:</b> Land 350M North of Newtown, Invergarry. (Ward 12)</p> <p><b>Nature of Development:</b> Formation of campsite, erection of shop and cafe building, shower and toilets blocks, parking and access</p> <p><b>Recommendation: Grant.</b></p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.</p>	<b>KG</b>
7.3	<p><b>Applicant:</b> Grantown on Spey Parish Church (21/04869/FUL) (PLS/82/22)</p> <p><b>Location:</b> Inverallan Church, Grant Road, Grantown-on-Spey, PH26 3JH. (Ward 20)</p> <p><b>Nature of Development:</b> Alterations to church to create flexible sanctuary for worship and use as a concert/performance venue, including associated meeting rooms and activity spaces, toilets, stairs and lift, provision of social enterprise cafe, alterations to window to create new door and side screens with terrace access.</p> <p><b>Recommendation: Refuse</b></p> <p>Items 7.3 and 7.4 were presented and discussed together but decided separately.</p> <p><b>Motion:</b> Mr B Lobban, seconded by Mr R Jones, to grant planning permission and delegate powers to the planning case officer to draft appropriate conditions for the development, including the addition of conditions to (1) address noise management, (2) provide satisfactory ventilation and filtration systems at the site and (3) the prohibition of installation of photovoltaic panels on the Category B Listed Building, as part of this permission.</p> <p><b>Amendment:</b> Mr C Ballance, seconded by Mr A MacDonald, to grant planning permission and delegate powers to the planning case officer to draft appropriate conditions for the development, including the addition of conditions to address (1) noise management and (2) provide satisfactory ventilation and filtration systems at the site.</p> <p>On a vote being taken, there were 8 votes for the motion and 5 votes for the</p>	

	<p>amendment, votes having been cast as follows:</p> <p><b>For the motion:</b> Mr C Aitken, Mr A Graham, Mrs I MacKenzie, Mr K Gowans, Mr R Jones, Ms M Reid, Mr B Lobban, Mr P Oldham</p> <p><b>For the amendment:</b> Mr M Cameron, Mr A MacDonald, Mr C Ballance, Mrs L Siggers, Mr A MacKintosh</p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission, as detailed above.	<b>RD</b>
7.4	<p><b>Applicant:</b> Grantown on Spey Parish Church (1/04872/LBC) (PLS/83/22)  <b>Location:</b> Inverallan Church, Grant Road, Grantown-on-Spey, PH26 3JH. (Ward 20)  <b>Nature of Development:</b> Alterations to church to create flexible sanctuary for worship and use as a concert/performance venue, including associated meeting rooms and activity spaces, toilets, stairs and lift, provision of social enterprise cafe, alterations to window to create new door and side screens with terrace access.  <b>Recommendation: Refuse.</b></p> <p>Items 7.3 and 7.4 were presented and discussed together but decided separately.</p> <p><b>Motion:</b> Mr B Lobban, seconded by Mr R Jones, to grant planning permission and delegate powers to the planning case officer to draft appropriate conditions for the development, including the addition of conditions to (1) address noise management, (2) provide satisfactory ventilation and filtration systems at the site and (3) the prohibition of installation of photovoltaic panels on the Category B Listed Building, as part of this permission.</p> <p><b>Amendment:</b> Mr C Ballance, seconded by Mr A MacDonald, to grant planning permission and delegate powers to the planning case officer to draft appropriate conditions for the development, including the addition of conditions to address (1) noise management and (2) provide satisfactory ventilation and filtration systems at the site.</p> <p>On a vote being taken, there were 8 votes for the motion and 5 votes for the amendment, votes having been cast as follows:</p> <p><b>For the motion:</b> Mr C Aitken, Mr A Graham, Mrs I MacKenzie, Mr K Gowans, Mr R Jones, Ms M Reid, Mr B Lobban, Mr P Oldham</p> <p><b>For the amendment:</b> Mr M Cameron, Mr A MacDonald, Mr C Ballance, Mrs L Siggers, Mr A MacKintosh</p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission, as detailed above	<b>RD</b>
7.5	<p><b>Applicant:</b> Rural House Ltd.(22/02622/FUL) (PLS/84/22)  <b>Location:</b> Land 55M South Of 125 Balmacaan Road, Drumnadrochit. (Ward 12)  <b>Nature of Development:</b> Erection of house with associated access and drainage arrangements.  <b>Recommendation: Grant.</b></p> <p>Attention was drawn to the following error in the report:</p> <ul style="list-style-type: none"> <li>Condition 5 should read 'No development shall commence until ...'; and</li> </ul>	

	<ul style="list-style-type: none"><li>• In Condition 6, the words 'too much' should read 'to match'</li></ul> <p>Mr A MacDonald commented that there was a wider issue with work being commenced prior to obtaining the necessary permissions.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.</p>	<b>BR</b>
	<p><b>The meeting ended at 1.40pm.</b></p>	