

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

**23 JUNE 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 (Teams)	Mr B Lobban
Mr M Cameron	Mrs I MacKenzie
Mr D Fraser	Mr A MacKintosh
Mr L Fraser	Mr T MacLennan (in the Chair)
Mr K Gowans (except item 9.7 to end)	Mr P Oldham
Mr A Graham	Ms M Reid
Mr R Jones	

**Non-Committee Members Present:**

Mr J Bruce, Mr D Gregg, Mr D Macpherson, Mrs T Robertson

**Substitutes:**

Ms S Fanet (for Mr A MacDonald)

**Officers participating:**

Mr D Mudie, Area Planning Manager – South (DM)  
 Mr S Hindson, Team Leader (SH)  
 Mr B Robertson, Team Leader (BR)  
 Mr J Kelly, Principal Planner (JK)  
 Ms L Prins, Principal Planner (LP)  
 Mr K Gibson, Principal Planner (KG)  
 Mr M Fitzpatrick, Planner (MF)  
 Mr W Langdon, Planner (WL)  
 Mr M Clough, Senior Engineer, Transport Planning (MC)  
 Mr I Meredith, Acting Principal Solicitor  
 Ms F MacBain, Committee Administrator

ITEM NO	DECISION	ACTION
1.	<b>Appointment of Chair - Suidheachadh de Chathraiche</b>	n/a

	The Committee <b>AGREED</b> to appoint Mr Thomas MacLennan as Chair.	
<b>2.</b>	<b>Appointment of Vice Chair - Cur Iar-Chathraiche an Dreuchd</b>  The Committee <b>AGREED</b> to appoint Mr Paul Oldham as Vice Chair.	<b>n/a</b>
	The Committee adjourned between Items 2 and 3 for 15 minutes to allow the new Chair and Vice Chair to familiarise themselves with the meeting procedures and protocols.	
<b>3.</b>	<b>Apologies for Absence - Leisgeulan</b>  Mr A MacDonald (substituted by Ms S Fanet)	
		<b>n/a</b>
<b>4.</b>	<b>Declarations of Interest Foillseachaidhean Com-pàirt</b>	
	None.	<b>n/a</b>
<b>5.</b>	<b>Appointment of Members to the Planning Review Body Cur Bhall an Dreuchd chun na Buidhne Ath-bhreithneachaidh Dealbhaidh</b>  The Planning Review Body (PRB) comprised six Members, which included the respective Chairs of the North and South Planning Applications Committees, who would act as Chair/Vice Chair of the PRB, and two further Members from each Planning Applications Committee, noting that no Council Ward could have more than one Member on the PRB, and no first-time elected Members could be considered.  The Committee <b>AGREED</b> to appoint Mr B Lobban and Mr D Fraser to the PRB.	<b>n/a</b>
<b>6.</b>	<b>Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais</b>	
	There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 28 April 2022 which was <b>APPROVED</b> .	<b>n/a</b>
<b>7.</b>	<b>Major Development Update Iartasan Mòra</b>	
	There had been circulated Report No PLS/41/22 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.  Members' attention was drawn to the following additional updates:  <ul style="list-style-type: none"> <li>• 22/02306/PIP – housing development of up to 165 residential units at Inshes, Inverness, with a likely determination in October / November 2022 (Ward 19)</li> <li>• 22/01760/S36 - Bunnloin Wind Farm – Erection and Operation of a Wind Farm comprising 10 turbines with a maximum blade tip height of 230m</li> </ul>	<b>SH</b>

	<p>(Ward 12); and</p> <ul style="list-style-type: none"> <li>New Appeal, 21/04582/PIP – Residential development and associated infrastructure, Drumossie, Inverness – the Applicant has appealed against non-determination of the application and the Council is considering its response (Ward 19).</li> </ul> <p>The Committee <b>NOTED</b> the current position with the applications.</p>	
<b>8.</b>	<b>Major Developments – Pre-application consultations</b> <b>Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b>	
8.1	<p><b>Description:</b> Construction of events pavilion and refurbishment of changing facilities at rear of existing stand (22/01368/PAN) (PLS/42/22)  <b>Ward:</b> 13  <b>Applicant:</b> The Highland Council  <b>Site Address:</b> Land at Bught Park, Bught Drive, Inverness.</p>	
	<b>NOTED</b> the application.	<b>SH/DM</b>
8.2	<p><b>Description:</b> Erection of up to 80 residential units with associated access, landscaping and infrastructure (22/02215/PAN) (PLS/43/22)  <b>Ward:</b> 19  <b>Applicant:</b> Kirkwood Homes Limited  <b>Site Address:</b> Land 255M South of Drumossie Hotel, Inshes, Inverness.  Matters raised by Members included</p>	
	<b>NOTED</b> the application.	<b>SH/DM</b>
8.3	<p><b>Description:</b> 15 new build homes, the demolition of the existing cottage, woodland improvements, landscape, access, paths and all associated, services, surface and foul drainage (22/02240/PAN) (PLS/44/22)  <b>Ward:</b> 18  <b>Applicant:</b> Mr W MacLeod  <b>Site Address:</b> Fort Reay, Sandown Farm Lane, Nairn, IV12 5NE.</p> <p>Matters raised by Members included the need for consideration to be given to widening the nearby road network and / or the addition of passing places, and the need for adequate consideration to be given to the capacity of the sewerage system for this area of Nairn.</p>	
	<b>NOTED</b> the application and <b>AGREED</b> Members' comments would be provided to the applicant.	<b>SH/DM</b>
<b>9.</b>	<b>Planning Applications to be Determined</b> <b>Iarrtasan Dealbhaidh rin Dearbhadh</b>	
9.1	<p><b>Applicant:</b> Bricks Capital (21/05238/FUL) (PLS/45/22)  <b>Location:</b> 122B Academy Street, Inverness. (Ward 14)  <b>Nature of Development:</b> Demolition of building and erection of hotel; formation of Class 11 commercial unit.  <b>Recommendation: Grant.</b></p> <p>Two late representations had been received and added to the file but no new matters had arisen from them.</p> <p><b>Motion:</b> Mr M Cameron, seconded by Mr P Oldham, to defer consideration of</p>	

	<p>the application to allow the Committee to properly consider new information that had come to light during questions and debate.</p> <p><b>First Amendment:</b> Mrs I MacKenzie, seconded by Mr L Fraser, to refuse the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• This development would compromise the heritage and culture that is represented within the riverside conservation area and therefore contrary to policy 57 HWLDP.</li> <li>• The building is an overdevelopment of the site, and the structure, size and appearance of the design and mix of materials is contrary to pols 28, 29 of HWLDP, and has an unacceptable impact on Rose St and Academy St.</li> </ul> <p><b>Second Amendment:</b> Mr T MacLennan, seconded by Mr B Lobban, to approve the application as recommended in the report.</p> <p>On a vote being taken between the <b>First</b> and <b>Second Amendments</b>, votes were cast as follows:</p> <p><b>First Amendment:</b> Mr C Aitken, Mr L Fraser, Mr K Gowans, Mr A Graham, Mrs I MacKenzie, Mr A MacKintosh</p> <p><b>Second Amendment:</b> Mr D Fraser, Mr R Jones, Mr B Lobban, Mr T MacLennan, Mr P Oldham, Ms M Reid, Ms S Fanet</p> <p>The <b>Second Amendment</b> was carried by 7 votes to 6 and was voted against the <b>Motion</b> as follows:</p> <p><b>Motion:</b> Mr C Aitken, Mr M Cameron, Mr D Fraser, Mr L Fraser, Mr K Gowans, Mr A Graham, Mr R Jones, Mrs I MacKenzie, Mr A MacKintosh, Mr P Oldham, Ms S Fanet.</p> <p><b>Second Amendment:</b> Mr B Lobban, Mr T MacLennan, Ms M Reid.</p> <p>The <b>Motion</b> was carried by 11 votes to 3.</p>	
	<b>Agreed:</b> to <b>DEFER</b> consideration of the application to the next meeting of the Committee for the reasons provided by Mr M Cameron.	<b>JK</b>
9.2	<p><b>Applicant:</b> Mr P Maclellan (20/03962/FUL) (PLS/46/22)</p> <p><b>Location:</b> Rosevalley House, Cawdor, Nairn. (Ward 18)</p> <p><b>Nature of Development:</b> Siting of four camping pods and associated works.</p> <p><b>Recommendation: Grant.</b></p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>BR</b>
9.3	<p><b>Applicant:</b> The Highland Council (20/01547/FUL) (PLS/47/22)</p> <p><b>Location:</b> Culcabock Child Guidance Centre, 11 Culcabock Avenue, Inverness, IV2 3RG. (Ward 16)</p> <p><b>Nature of Development:</b> Conversion of guidance centre into 3 flats and erection of 2 houses.</p> <p><b>Recommendation: Grant.</b></p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>SH</b>
9.4	<p><b>Applicant:</b> Robertson Homes Ltd (22/01357/MSC) (PLS/48/22)</p> <p><b>Location:</b> Torvean, Land South of Golf View Terrace, Inverness. (Ward 13)</p>	

	<p><b>Nature of Development:</b> Submission of Matters specified in Condition 3b (Design and Layout) of Planning Permission in Principle 15/02422/PIP - Erection of 114 residential dwellings, landscaping and associated infrastructure (Redesign of Approval 21/01895/MSC).</p> <p><b>Recommendation: Approve.</b></p>	
	<p><b>Agreed:</b> to <b>APPROVE</b> the application subject to the conditions recommended in the report.</p>	<b>MF</b>
9.5	<p><b>Applicant:</b> Scottish Water (22/01332/FUL) (PLS/49/22)</p> <p><b>Location:</b> Land 50M South East of Tomboyach House, Nethy Bridge Road, Boat of Garten. (Ward 20)</p> <p><b>Nature of Development:</b> Installation of dosing kiosk, 1.8m high screen fencing and reconfiguration of sludge draw-off point.</p> <p><b>Recommendation: Grant.</b></p> <p>Members requested a site visit be undertaken during the operational phase of the kiosk.</p>	
	<p><b>Agreed:</b> to <b>DEFER</b> consideration pending a site visit on a date to be arranged. Members were reminded that only those present at the site visit would be entitled to participate in the discussion and decision.</p>	<b>BR</b>
9.6	<p><b>Applicant:</b> M&amp;J Design (21/05546/FUL) (PLS/50/22)</p> <p><b>Location:</b> Land 50M East of Croft 1, Upper Lennie, Drumnadrochit. (Ward 12)</p> <p><b>Nature of Development:</b> Conversion and extension of bothy to living accommodation, erection of garage/workshop/store, formation of access track, foul and surface water drainage.</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, and to amend Condition 2 to take into account the wider road scheme, with the final wording to be drafted in consultation with local Members.</p>	<b>KG</b>
9.7	<p><b>Applicant:</b> Mrs Shirley Nield (20/02579/PIP) (PLS/51/22)</p> <p><b>Location:</b> Land 40M Southwest of Woodside Insh Kingussie. (Ward 20)</p> <p><b>Nature of Development:</b> Erection of house.</p> <p><b>Recommendation: Refuse.</b></p> <p><b>Motion:</b> Mr B Lobban, seconded by Mr L Fraser, to approve the application because while proposal didn't comply with the Cairngorm National Park Local Development Plan, there were significant material considerations that justified departing from policy, in that the proposed site was until very recently within the settlement area of Insh and the proposal would contribute positively to the character of the settlement of Insh. Developer contributions would be delegated to officers and conditions would be delegated to officers in consultation with local Members.</p> <p>There was no amendment.</p>	
	<p><b>Agreed:</b> to <b>APPROVE</b> planning permission for the reasons provided by Mr Lobban.</p>	<b>BR</b>

9.8	<p><b>Applicant:</b> Mr S Entwistle (21/02839/FUL) (PLS/52/22)  <b>Location:</b> Land 45M East of Na Sealgairean, Glenfinnan. (Ward 11)  <b>Nature of Development:</b> Erection of a House.  <b>Recommendation:</b> Refuse.</p>	
	<p><b>Agreed:</b> to <b>DEFER</b> consideration of this application due to the submission by the applicant of further information, after publication of the agenda, which required assessment.</p>	<b>WL</b>
9.9	<p><b>Applicant:</b> Paul McFatrige (21/02145/FUL) (PLS/53/22)  <b>Location:</b> Land To East of Aldersyde, Kentallen. (Ward 21)  <b>Nature of Development:</b> Erection of 4 flats (short term lets) and associated works.  <b>Recommendation:</b> Grant.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.</p>	<b>LP</b>
9.10	<p>This application was withdrawn by the applicant.</p>	<b>n/a</b>
<b>10.</b>	<p><b>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division</b>  <b>Co-dhùnadh mu larrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</b></p>	
10.1	<p><b>Applicant:</b> Michael Cameron (PPA-270-2262) (21/03970/FUL)  <b>Location:</b> Land 25M Nw of Rowanlea, Cabrich, Kirkhill, IV5 7PH  <b>Nature of Development:</b> Erection of a house.</p> <ul style="list-style-type: none"> <li>• Mr B Lobban voiced concern that Scottish Government Ministers had overturned a decision of the Committee.</li> <li>• Mr M Cameron, who identified himself as the applicant, urged the Committee to learn from these decisions to inform future decisions.</li> </ul>	
	<p><b>NOTED</b> the decision of the Reporter appointed by the Scottish Ministers to allow the appeal and vary the terms of the planning permission by deleting condition 8 (Prior to the commencement of development, two passing places shall be provided by the developer and at their expense, on the U1758 Cabrich Road, to the satisfaction of the Planning Authority in consultation with the Roads Authority. For the avoidance of doubt, the proposals shall be informed by the requirements set out in Section 5.3.6 of the Council's "Roads and Transport Guidelines for New Developments". (Reason: In order to mitigate the impact of the development on the local road network, and in the interests of road safety.)</p>	
	<p><b>The meeting ended at 4.15pm.</b></p>	

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

**10 AUGUST 2022, 10.30AM, COUNCIL CHAMBER, INVERESS**

**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:**

Ms Sarah Atkin	Ms Jan McEwan (remote)
Mr Michael Baird	Mr Drew Millar
Mr Raymond Bremner (except 6.4 to end) (remote)	Ms Maxine Morley-Smith (except 6.1 & 6.2)
Mrs Isabelle Campbell	Mr Alasdair Rhind
Ms Tamala Collier (remote)	Mrs Margaret Paterson
Mr Richard Gale	Mr Matthew Reiss
Ms Liz Kraft	Mr Karl Rosie (except 6.1)
Mrs Angela MacLean (except 6.4 to end)	Mr Ruraidh Stewart

**Non-Committee Members Present:**

Mr D Louden (remote), Mr P Oldham (remote), Mr R MacKintosh

**Officers participating:**

Mr D Jones, Area Manager - North (DJ)  
 Mr S Hindson, Team Leader (SH)  
 Mr M Kordas, Planner (MK)  
 Mr M Fitzpatrick, Planner (MF)  
 Mr M Harvey, Planner (MH)  
 Ms G Pearson, Planner (GM)  
 Mr M Clough, Senior Engineer, Transport Planning  
 Mr D Hopwood, Senior Environmental Health Officer  
 Ms K Lyons, Principal Solicitor (Planning)  
 Ms R Banfro, Solicitor and Clerk  
 Ms F MacBain, Committee Administrator

ITEM NO	DECISION	ACTION
1	<b>Apologies for Absence</b>	

	<b>Leisgeulan</b> There were none.	
		<b>n/a</b>
<b>2</b>	<b>Declarations of Interest Foillseachaidhean Com-pàirt</b> There were none.	
		<b>n/a</b>
<b>3</b>	<b>Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais</b>	
	There had been submitted for confirmation as a correct record the action note and minute of the meetings of the Committee held on 15 and 29 June 2022 which were <b>APPROVED</b> .	<b>n/a</b>
<b>4</b>	<b>Major Development Update Iarrtasan Mòra</b>	
	There had been circulated Report No PLN/050/22 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.  A summary was provided on the procedural steps being followed by the Energy Consents Unit for Garvary Wind Farm (application ref 21/01921/S36) further to members receiving correspondence on behalf of an objector to this application in advance of the committee meeting. The applicant had been in touch with the ECU regarding the submission of additional information which the Council would be consulted upon. The Team Leader indicated the procedures that would be followed by the Council depending on whether officers recommend that the Council's objection be sustained or withdrawn.  The Committee <b>NOTED</b> the current position with the applications.	<b>SH</b>
<b>5</b>	<b>Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b>	
<b>5.1</b>	<b>Description:</b> Development of a new 18 hole golf course including associated infrastructure, new access road, drainage and the change of use of the existing farm buildings to form the clubhouse, pro shop and maintenance shed (22/02800/PAN) (PLN/051/22) <b>Ward:</b> 04 <b>Applicant:</b> Communities for Coul Ltd <b>Site Address:</b> Land 1700M NW Of Embo Community Centre, School Street, Embo.  Matters raised by Members included the need to address the economic and environmental impacts.	
	<b>NOTED</b> the application and <b>AGREED</b> Members' comments would be provided to the applicant.	<b>DJ / SH</b>
<b>5.2</b>	<b>Description:</b> Erection of up to 160 residential units and associated infrastructure (22/02547/PAN) (PLN/052/22) <b>Ward:</b> 08	



	<p><b>Applicant:</b> Tulloch Homes  <b>Site Address:</b> Braes Of Conon-South, Conon Bridge</p> <p>Matters raised by Members included concerns about the impact on the Conon Bridge junction with the A835, and the number of indicative houses proposed being in excess of the number identified in the Local Development Plan.</p>	
	<p><b>NOTED</b> the application and <b>AGREED</b> Members' comments would be provided to the applicant.</p>	<b>DJ / SH</b>
<b>5.3</b>	<p><b>Description:</b> Proposed major residential development, associated infrastructure and open space (22/02406/PAN) (PLN/053/22)  <b>Ward:</b> 06  <b>Applicant:</b> Pat Munro Homes  <b>Site Address:</b> Land 220m East of Obsdale Primary School, Milnafua, Aness.</p>	
	<p><b>NOTED</b> the application.</p>	<b>DJ / SH</b>
<b>5.4</b>	<p><b>Description:</b> Erection and operation of an anaerobic digestion plant and ancillary infrastructure (22/02291/PAN) (PLN/054/22)  <b>Ward:</b> 07  <b>Applicant:</b> Acorn Bioenergy  <b>Site Address:</b> Land 350M South Of Fearn Aerodrome, Fearn.</p> <p>Matters raised by Members included the following:</p> <ul style="list-style-type: none"> <li>• the need for traffic and economic impact assessments for the wider area, including the cumulative effect of this and other developments on the village of Fearn;</li> <li>• the need to consult with the aviation authority;</li> <li>• the applicant to be asked to provide an understanding of whether the project would be carbon neutral; and</li> <li>• assurance was required in relation to safety given the proximity of the distillery warehouse and the gas plant flare.</li> </ul>	
	<p><b>NOTED</b> the application and <b>AGREED</b> Members' comments would be provided to the applicant.</p>	<b>DJ / SH</b>
<b>5.5</b>	<p><b>Description:</b> Extension to existing Edinbane substation comprising platform area, indoor switching stations and substation buildings, associated plant and infrastructure, ancillary facilities, laydown area(s) and landscape works (22/03176/PAN) (PLN/055/22)  <b>Ward:</b> 10  <b>Applicant:</b> Scottish Hydro Electric Transmission Plc  <b>Site Address:</b> Land 1105M West Of Glenvicaskill, Balmeanach, Struan.</p>	
	<p><b>NOTED</b> the application.</p>	<b>DJ / SH</b>
<b>5.6</b>	<p><b>Description:</b> Extension to existing Broadford substation comprising platform area, indoor switching stations and substation buildings, associated plant and infrastructure, ancillary facilities, laydown area(s) and landscape works (22/03292/PAN) (PLN/056/22)  <b>Ward:</b> 10  <b>Applicant:</b> Scottish Hydro Electric Transmission Plc  <b>Site Address:</b> Land 1155M NW Of Workshop, Old Corrie Industrial Estate, Broadford.</p>	

	<b>NOTED</b> the application.	<b>DJ / SH</b>
<b>5.7</b>	<p><b>Description:</b> Onshore substation, underground electricity cables, cable landfall and associated temporary and permanent infrastructure to export electricity from Pentland Floating Offshore Wind Farm into the national electricity transmission system network, including Transition Joint Bay, Cable Joint Bays, construction compounds and new and upgraded access tracks (22/03168/PAN) (PLN/057/22)</p> <p><b>Ward:</b> 02</p> <p><b>Applicant:</b> Copenhagen Offshore Partners</p> <p><b>Site Address:</b> Land To South Of Existing Substation, Dounreay Nuclear Research Establishment, Dounreay.</p>	
	<b>NOTED</b> the application.	<b>DJ / SH</b>
<b>6</b>	<b>Planning Applications to be Determined</b> <b>Iartasan Dealbhaidh rin Dearbhadh</b>	
<b>6.1</b>	<p><b>Applicant:</b> The Highland Council - Housing (21/05997/FUL) (PLN/058/22)</p> <p><b>Location:</b> Land 55M North of Towerview, South Argo Terrace, Golspie (Ward 04).</p> <p><b>Nature of Development:</b> Erection of 17 dwellings &amp; associated infrastructure.</p> <p><b>Recommendation:</b> Grant</p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>GP</b>
<b>6.2</b>	<p><b>Applicant:</b> Mr Angus Macleod (21/05293/FUL) (PLN/059/22)</p> <p><b>Location:</b> Carnbeag, 1 Earlish, Portree (Ward 10).</p> <p><b>Nature of Development:</b> Extension to a cafe, provision of a larger parking area, siting of a shipping container and provision of a lean to covered walkway.</p> <p><b>Recommendation:</b> Refuse</p> <p><b>Motion:</b> Mr R Stewart, seconded by Mr D Millar, to grant the application subject to conditions (including a condition requiring the completion of the upgraded junction with the truck road) to be agreed by the Chair and Mr Stewart, as the Ward 10 members of NPAC, and the prior submission and approval of a plan indicating that the Council's parking requirements can be met on land owned or controlled by the applicant. The reasons are as follows:</p> <ol style="list-style-type: none"> <li>1. the officer's concerns that the proposed development will result in an unacceptable impact on the residential amenity of the occupants of the neighbouring residential property are not shared. In Mr Stewart's assessment, the distance between the proposed extension and the neighbouring property is sufficient to protect the householders' amenity.</li> <li>2. Mr Stewart is of the opinion that there is sufficient land within the applicant's control to provide the shortfall in parking provision. Prior to the issue of planning permission, the applicant should be asked to submit for approval a plan indicating that the Council's parking requirements can be met on land owned or controlled by the applicant. If approved, it should be delegated to officers to issue planning permission.</li> <li>3. Scottish Planning Policy indicates that the planning system should encourage rural development that supports prosperous and sustainable</li> </ol>	

	<p>communities and businesses whilst protecting and enhancing environmental quality. Mr Stewart was therefore of the view that this development should therefore be supported.</p> <p>There was no amendment.</p>	
	<p><b>Agreed:</b></p> <p>i. to <b>GRANT</b> planning permission subject to conditions as detailed above; and  ii. to <b>NOTE</b> the need for the Council to invest in more enforcement officers.</p>	<b>MH</b>
<b>6.3</b>	<p><b>Applicant:</b> Clark Construction Ltd (18/02212/FUL) (PLN/060/22)  <b>Location:</b> Station Hotel Car Park, Bridge Street, Avoch (Ward 09).  <b>Nature of Development:</b> Erection of 3 houses.  <b>Recommendation: Grant</b></p> <p>Members raised concerns about the limited residential amenity due to the town centre location, but acknowledged the principle of development on the site.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report and the following additional condition:</p> <p>An integrated satellite system for television signals shall be adopted to serve the three houses hereby approved. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), there shall be no such equipment erected on any external elevation of the houses hereby approved, without the express permission of the Council as Planning Authority.</p> <p>Reason: In order to safeguard the character and qualities of the conservation area.</p>	<b>MK</b>
<b>6.4</b>	<p><b>Applicant:</b> L &amp; M Lynch (21/04517/FUL) (PLN/061/22)  <b>Location:</b> 6 Janet Street, Thurso, KW14 7AR (Ward 02).  <b>Nature of Development:</b> Part change of use to restaurant (retrospective). Installation of external staircase and flue. Addition of 3 guest bedrooms.  <b>Recommendation: Grant</b></p> <p>The Committee <b>AGREED</b> to debate items 6.4 and 6.5 together.</p> <p>Updates were provided on the Conditions for item 6.4 as follows:</p> <ul style="list-style-type: none"> <li>• Condition 4 had been appended to the report that had been issued to Members although would not be included with any permission granted because the agent had provided the required information to the satisfaction of Environmental Health.</li> <li>• Condition 2 should be amended as follows: 'The restaurant and ancillary bar hereby approved shall not be open to customers, and no customer shall be allowed within the restaurant and ancillary bar areas outwith the hours ...'</li> </ul> <p><b>Motion:</b> Mr D Millar, seconded by Mr K Rosie, to grant planning permission as recommended (with amended conditions).</p>	

	<p><b>Amendment:</b> Mr M Reiss, seconded by Ms M Smith, to refuse the application on the basis that the adverse impact on the residential amenity of the occupants of neighbouring properties due to noise (including additional vehicular movements) and odour from the proposed development would be sufficiently detrimental to outweigh any positive economic benefits of the proposal.</p> <p>On a vote being taken, the results were as follows:</p> <p><b>For the motion:</b> Ms S Atkin, Mr M Baird, Mrs I Campbell, Ms T Collier, Mr R Gale, Ms L Kraft, Ms J McEwan, Mr D Millar, Mrs M Paterson, Mr A Rhind, Mr K Rosie.</p> <p><b>For the amendment:</b> Ms M Smith, Mr M Reiss and Mr R Stewart.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report (as amended).</p>	<b>MF</b>
<b>6.5</b>	<p><b>Applicant:</b> L &amp; M Lynch (21/04515/LBC) (PLN/062/22)  <b>Location:</b> 6 Janet Street, Thurso, KW14 7AR (Ward 02).  <b>Nature of Development:</b> Installation of external ventilation and chimney stack, formation dormer doorway with fire escape walkway and staircase, external door replacements, reinstatement of gable window, new rooflights, internal alterations including formation of 3 new rooms, bar retention and refurbishment.  <b>Recommendation: Grant</b></p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report, apart from Condition 2, which should be deleted.</p>	
<b>7</b>	<p><b>Decision on Application called in for determination by Scottish Ministers</b>  <b>Co-dhùnadh mu larrtas air a ghairm a-steach airson dearbhadh le Ministear na h-Alba</b></p> <p><b>Applicant:</b> Mrs Caroline Clouston (21/01853/FUL) (NA-270-002)  <b>Location:</b> Camerons and Kyleakin Post Office, Kyleakin, Isle of Skye, IV41 8PL (Ward 10)  <b>Nature of Development:</b> Proposed dwelling house to replace existing annexe.</p> <p>Mr D Millar expressed his disappointment with the Reporter's decision to recommend refusal to the Scottish Govt based on the proposed development being at risk in a 1 in 200 year flood event. Also, he found it extremely disappointing that it took almost a year to come to that decision. The area in question had never flooded. However, under the current approach to flooding, it would appear that new residential development was unlikely to be supported in such areas, whereas extensions or adaptations to existing living accommodation would be permitted to go ahead. Mr Millar has asked the Council leader to explore with other senior members of the Administration the possibility of raising this matter with the Scottish Government and a response was awaited.</p> <p>Several other Members voiced agreement with Mr Millar's disappointment and the perceived erosion of local democracy.</p>	

	The Area Manager - North, provided a brief summary of the context in which the decision had been taken, and referred to the climate emergency and changing weather patterns that were causing a more preventative approach being taken to coastal development proposals.	
	<b>NOTED</b> the decision of the Scottish Ministers to refuse planning permission for the reasons set out in the reporter's report on the application.	
8	<p><b>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division</b>  <b>Co-dhùnadh mu Iarrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</b></p> <p><b>Applicant:</b> M T Austin (PPA-270-2263) (21/04972/FUL)  <b>Location:</b> land 60m NW of 12 Knock Shortie Road, Portmahomack, IV20 1RL (Ward 07)  <b>Nature of Development:</b> erection of three houses.</p> <p>Members expressed disappointment that local democracy was being overturned and emphasised the importance of listening to local people and elected Members.</p>	
	<b>NOTED</b> the decision of the Reporter appointed by the Scottish Ministers to allow the appeal and grant planning permission subject to the six conditions listed in the notice.	
	<b>The meeting ended at 1.20pm.</b>	

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

**18 AUGUST 2022, 10.30AM, COUNCIL HEADQUARTERS, 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	Mr B Lobban
Mr C Balance (except item 6.1 to end)	Mr A MacDonald (except 6.11 to end)
Mr M Cameron	Mrs I MacKenzie
Mr D Fraser	Mr A MacKintosh (except 6.6)
Mr L Fraser	Mr T MacLennan ( <b>in the Chair</b> )
Mr K Gowans	Mr P Oldham
Mr A Graham	Ms M Reid (except 6.11 to end)
Mr R Jones	Ms L Saggars

**Non-Committee Members Present:** Mr R MacKintosh, Ms B Jarvie (remote), Mr D MacPherson (remote), Mr D Gregg (remote), Mrs T Robertson (remote)

**Officers participating:**

Mr D Mudie, Area Planning Manager – South (DM)  
 Mr S Hindson, Team Leader (SH)  
 Mr B Robertson, Team Leader (BR)  
 Mr J Kelly, Principal Planner (JK)  
 Ms L Prins, Principal Planner (LP)  
 Mr K Gibson, Principal Planner (KG)  
 Ms C Millard, Planner (CM)  
 Mr R Dowell, Planner (RD)  
 Mr W Langdon (WL)  
 Mr P Wheelan, (PW)  
 Ms C MacLeod (CMcL)  
 Mr M Clough, Senior Engineer, Transport Planning (MC)  
 Mr I Meredith, Solicitor and Clerk  
 Ms F MacBain, Committee Administrator

ITEM NO	DECISION	ACTION
1	<p><b>Apologies for Absence</b>  <b>Leisgeulan</b></p> <p>There were none.</p>	

		n/a
2	<b>Declarations of Interest Foillseachaidhean Com-pàirt</b>	
	There were no declarations of interest.  <b>Transparency Statement</b> Mr B Lobban declared, in relation to Items 6.3, 6.4 and 6.5, that, contrary to claims made in an email sent to Members, he had no association or connection with the applicant in any capacity and, having sought advice from the Monitoring Officer, was satisfied that there was no reason to prevent him from taking an active part in the deliberations on those application.	n/a
3	<b>Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais</b>	
	There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 23 June 2022 which was <b>APPROVED.</b>	n/a
4	<b>Major Development Update Iarrtasan Mòra</b>	
	There had been circulated Report No PLS/55/22 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.  Members' attention was drawn to the following further updates:  22/02306/PIP - Land 230M SW Of The Ranch Inshes Inverness - Residential development of 165 houses and associated infrastructure – It sets out in the report that the applicant was looking to change their application to a detailed application. They have however now confirmed they would like it to remain as a permission in principle application and it will be determined in due course.  <b>New Applications</b> Ward 19 - 22/03219/PIP - Land S Of The A9 Interchange W Of The A9 Including Field On South Of Macaskill Drive, Inverness - Mixed use development comprising up to 400 residential units, business/commercial and community uses and supporting infrastructure – aiming for determination of the application in December 2022.  Ward 19 – 22/03432/FUL - Land 255M South Of Drumossie Hotel, Inshes, Inverness - Erection of 80 Residential Units with Associated Access, Landscaping and Infrastructure with Associated Access, Landscaping and Infrastructure – Determination timescales likely around December 2022.  <b>New Proposal of Application Notices</b> Ward 12 - 22/03650/PAN- Land Approximately 200 Metres South Of Fasnakyle Power Station, Cannich - Battery Storage Facility up to 50MW (Major Application): access track, compound of energy storage equipment, meter building, security cameras, fencing, new planting of trees – September committee  Ward 19 - 22/03649/PAN - Land South Of Fairways Golf Centre, Slackbuie,	SH

	<p>Inverness - Battery Storage Facility up to 50MW (Major Application): access track, compound of energy storage equipment, meter building, security cameras, fencing, new planting of trees</p> <p>Ward 20 - 22/03622/PAN - 250M South East Of Spey Dam Laggan - Erection of distillery, marketing suite and maturation warehouses with associated access, parking, infrastructure, and servicing</p> <p>Ward 12 - 22/03236/PAN - Land At Borlum Hill And Tomahoid 1km SSE Of Fort Augustus - 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 scaped areas and marked walks within the development area for use by non-mountain bikers</p> <p>Ward 12 – 22/03236/PAN - Land At Borlum Hill And Tomahoid 1km SSE Of Fort Augustus - Holiday letting accommodation, staff housing, access.</p> <p>The Committee <b>NOTED</b> the current position with the applications.</p>	
<b>5</b>	<b>Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b>	
5.1	<p><b>Description:</b> Development of holiday lodges and associated infrastructure south of Macdonald Highlands Hotel (22/02386/PAN) (PLS/56/22) <b>Ward:</b> 20 <b>Applicant:</b> Macdonald Hotels &amp; Resorts <b>Site Address:</b> Site of Dry Ski Slope, Grampian Road, Aviemore.</p> <p>Matters raised by Members included the potential impact of the development on the dualling of the A9, the importance of not restricting access to Craigellachie nature reserve and nearby footpath, and the potential for flooding.</p>	
	<b>NOTED</b> the application and <b>AGREED</b> Members' comments would be provided to the applicant.	<b>DM / SH</b>
5.2	<p><b>Description:</b> Residential development, including private/affordable residential and staff accommodation, with associated infrastructure on land southeast of the Scandinavian Village Aviemore (22/02387/PAN) (PLS/57/22) <b>Ward:</b> 20 <b>Applicant:</b> Macdonald Hotels &amp; Resorts <b>Site Address:</b> Land 150m NW of Caravan Park, Grampian Road, Aviemore</p>	
	<b>NOTED</b> the application.	
5.3	<p><b>Description:</b> Demolition of existing Nairn Academy and replacement with new secondary school, playing fields, access, landscaping and associated infrastructure. (22/02707/PAN) (PLS/58/22) <b>Ward:</b> 18 <b>Applicant:</b> Highland Council <b>Site Address:</b> Nairn Academy, Duncan Drive, Nairn, IV12 4RD</p> <p>Members welcomed the application and noted the tight timescales.</p>	



	<b>NOTED</b> the application.	
5.4	<p><b>Description:</b> Formation of Aviemore to Carrbridge Non-Motorised User Route/Path (22/02796/PAN) (PLS/59/22)</p> <p><b>Ward:</b> 20</p> <p><b>Applicant:</b> The Highland Council</p> <p><b>Site Address:</b> Land 100M SW Of Carsaig, Kinchurdy Road, Boat Of Garten</p>	
	<b>NOTED</b> the application.	
<b>6</b>	<b>Planning Applications to be Determined</b> <b>Iarrtasan Dealbhaidh rin Dearbhadh</b>	
6.1	<p><b>Applicant:</b> Bricks Capital (21/05238/FUL) (PLS/60/22)</p> <p><b>Location:</b> 122B Academy Street, Inverness. (Ward 14)</p> <p><b>Nature of Development:</b> Demolition of building and erection of hotel; formation of Class 11 commercial unit.</p> <p><b>Recommendation: Grant</b></p> <p>The Clerk explained that as this item had been deferred from the previous meeting of the Committee, only those Members present for this item at the meeting on 23 June 2022 were entitled to participate.</p> <p><b>Motion:</b> Mr T MacLennan, seconded by Mr B Lobban, to grant planning permission as recommended in the report.</p> <p><b>Amendment:</b> Mr L Fraser, seconded by Mr M Cameron, to refuse the application because the height of the building would dominate neighbouring Old High Church, cemetery, and smaller buildings of surrounding old town of Inverness. The design did not enhance or preserve the conservation area and townscape heritage of that part of Inverness. The building would dominate the surrounding townscape at important gateway to into old town.</p> <p>For those reasons it was contrary to policies 28, 29, and 57 of Highland-wide Local Development Plan.</p> <p><b>For the Motion:</b> Ms M Reid, Mr K Gowans, Mr B Lobban, Mr P Oldham, Ms L Saggars, Mr R Jones, Mr T MacLennan</p> <p><b>For the Amendment:</b> Mr L Fraser, Mrs I MacKenzie, Mr D Fraser, Mr C Aitken, Mr M Cameron, Mr A Graham, Mr A MacKintosh</p> <p><b>Abstention:</b> Mr A MacDonald</p> <p>There being 7 votes for the motion and 7 votes for the amendment, the Chair used his casting vote in favour of the motion.</p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report and the conclusion of a Section 75 Agreement.	<b>JK</b>
6.2	<p><b>Applicant:</b> Mr S Entwistle (21/02839/FUL) (PLS/61/22)</p> <p><b>Location:</b> Land 45M East of Na Sealgairean, Glenfinnan. (Ward 11)</p> <p><b>Nature of Development:</b> Erection of a House.</p> <p><b>Recommendation: Refuse.</b></p> <p><b>Motion:</b> Mr P Oldham, seconded by Mr B Lobban, to refuse planning</p>	

	<p>permission for the reasons provided in the report.</p> <p><b>Amendment:</b> Mr A MacDonald, seconded by Ms L Saggars, to grant planning permission because the benefit of developing the land and providing housing in the area outweighed the detrimental impact on the Ancient Woodland and therefore was a justifiable departure from policy.</p> <p><b>For the Motion:</b> Ms M Reid, Mr K Gowans, Mr B Lobban, Mr L Fraser, Mr P Oldham, Mr R Jones, Mr D Fraser, Mr C Aitken, Mr M Cameron, Mr A Graham, Mr A MacKintosh</p> <p><b>For the Amendment:</b> Ms L Saggars, Ms I MacKenzie, Mr A MacDonald, Mr T MacLennan</p> <p>The motion was carried by 11 votes to 4.</p>	
	<p><b>Agreed:</b> to <b>REFUSE</b> planning permission for the reasons provided in the report.</p>	<b>WL</b>
6.3	<p><b>Applicant:</b> Mr Stephen Chalmers (22/00376/FUL) (PLS/62/22)  <b>Location:</b> Tigh an Each, Balgowan, Newtonmore. (Ward 20)  <b>Nature of Development:</b> Use of the site as a campervan aire (5 pitches).  <b>Recommendation: Grant.</b></p> <p><b>Motion:</b> Mr R Jones to defer Items 6.3, 6.4 and 6.5 for a site visit, and to consult with the Crofting Commission and Cairngorms National Park Authority regarding the application.</p> <p>Mr Jones' motion failed to find a seconder and fell.</p> <p>It was explained that a combined presentation would be provided for Items 6.3, 6.4 and 6.5, though they would be debated and decided separately.</p> <p>Issues covered during debate included the siting of the caravans, the use of crofts for commercial activities, incremental development on the site, possible overdevelopment of the site, the importance of adhering to and enforcing planning regulations, the need to improve the tourism economy in the area and maintain rural populations.</p> <p><b>Motion:</b> Mr B Lobban, seconded by Mr K Gowans, to grant planning permission subject to the conditions detailed in the report but with a requirement that any details relating to Condition 3 (Landscaping) are agreed in consultation with local ward Members; and with an additional condition requiring the site access to be upgraded to SDB2 standard as set out in the Council's Roads Guidelines.</p> <p><b>Amendment:</b> Mr R Jones, to defer the application to discuss it further with the agencies mentioned, those being the Crofting Commission and the Cairngorm National Park Authority.</p> <p>Mr Jones's amendment failed to find a seconder and fell.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions detailed in the report and with a requirement that any details relating to Condition 3 (Landscaping) are agreed in consultation with local ward Members; and with an additional condition requiring the site access to be upgraded to SDB2</p>	<b>JK</b>

	standard as set out in the Council's Roads Guidelines.	
6.4	<p><b>Applicant:</b> Mrs Michelle Stewart (22/00616/FUL) (PLS/63/22)  <b>Location:</b> Land 80M SE of Tigh An Each, Balgowan, Newtonmore. (Ward 20)  <b>Nature of Development:</b> Erection of stable block (retrospective).  <b>Recommendation: Grant.</b></p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report but with a requirement that Condition 2 (Landscaping) makes specific reference to appropriate screen planting between the stable block and Balgowan House, and that any details relating to Condition 2 are agreed in consultation with local ward Members.</p>	<b>JK</b>
6.5	<p><b>Applicant:</b> Mr Stephen Chalmers (22/00644/FUL) (PLS/64/22)  <b>Location:</b> Tigh an Each, Balgowan, Newtonmore. (Ward 20)  <b>Nature of Development:</b> Installation of foul drainage treatment plant and outfall.  <b>Recommendation: Grant.</b></p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to a condition ensuring that the treatment plant and storage tanks are located underground.</p>	<b>JK</b>
6.6	<p><b>Applicant:</b> Mr Martin Holt (21/05869/FUL) (PLS/65/22)  <b>Location:</b> Camus Sealladh, Achateny, Acharacle, PH36 4LG. (Ward 21)  <b>Nature of Development:</b> Alterations and Extension to house.  <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>CM</b>
6.7	<p><b>Applicant:</b> Mr M Holt (21/05871/PIP) (PLS/66/22)  <b>Location:</b> Land 90m NE of Camus Sealladh, Achateny, Acharacle. (Ward 21)  <b>Nature of Development:</b> Erection of house.  <b>Recommendation: Grant.</b></p> <p>Three late representations had been received raising concerns over the late submission of information by the applicant, and a late letter of objection had been received from Mr Ian Blackford, MP. The issues raised did not raise any further material planning considerations.</p> <p>Attention was drawn to a drafting error in the report where reference was mistakenly made to a bike hire business in Condition 5.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to conditions 1 -4 and 6 as outlined in the report, and subject to revision of condition 5 as detailed above.</p>	<b>CM</b>
6.8	<p><b>Applicant:</b> Corriegarth 2 Windfarm Ltd (21/00101/S36) (PLS/67/22)  <b>Location:</b> Land at Carn Na Saobhaidhe, Gorthleck, Inverness. (Ward 12)  <b>Nature of Development:</b> Corriegarth 2 Wind Farm - Erection and Operation of a Wind Farm for a period of 30 years, comprising of 16 Wind Turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.  <b>Recommendation: Grant.</b></p> <p>It was clarified that the recommendation was not as stated on the agenda and at the start of the report 'to grant,' but to 'raise no objection,' as detailed in</p>	

	<p>Section 11 of the report.</p> <p><b>Motion:</b> Mr T MacLennan, seconded by Mr M Cameron, to raise no objection as recommended in the report.</p> <p><b>Amendment:</b> Mr D Fraser, seconded by Mr B Lobban, to raise an objection because while acknowledging the contribution the proposed development would, if approved, make to renewable energy targets, the significantly adverse visual impacts are considered to outweigh the benefits offered by the application. In particular:</p> <p>The application is considered to be contrary to Policy 67 (Renewable Energy), of the Highland wide Local Development Plan and Scottish Planning Policy as the development would have a significantly detrimental visual impact individually and cumulatively on recreational users of the outdoors and road users as a result of the design, scale and location of the proposed development, in particular the prominent location of the proposal and the turbines which appear as outliers when viewed from west and south west of the scheme, as demonstrated by viewpoints at Meall Fuar Mhonaidh, Carna Leitra and General Wades Military Road (Suidhe viewpoint).</p> <p>Mr T MacLennan, having heard the amendment, withdrew his motion and it was taken forward instead by Mr M Cameron, seconded by Mr P Oldham</p> <p><b>For the motion:</b> Ms M Reid, Mr P Oldham, Ms L Saggars, Mrs I MacKenzie, Mr M Cameron, Mr A MacDonald.</p> <p><b>For the amendment:</b> Mr B Lobban, Mr L Fraser, Mr R Jones, Mr D Fraser, Mr C Aitken, Mr T MacLennan, Mr A Graham, Mr A MacKintosh.</p> <p>The amendment was carried by 8 votes to 6.</p>	
	<b>Agreed:</b> to <b>RAISE AN OBJECTION</b> for the reasons provided by Mr Fraser.	<b>RD / SH</b>
6.9	<p><b>Applicant:</b> R.F. More (Properties) Limited (20/05048/PIP) (PLS/68/22)</p> <p><b>Location:</b> Land At Wester Inshes South of West Park, Inshes, Inverness. (Ward 19)</p> <p><b>Nature of Development:</b> Residential development of up to 101 dwellings and associated infrastructure.</p> <p><b>Recommendation: Grant.</b></p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>PW</b>
6.10	<p><b>Applicant:</b> Springfield Properties Plc (21/04582/PIP) (PLS/69/22)</p> <p><b>Location:</b> Land 80M East of Balvonie Cottage, Inshes, Inverness. (Ward 19)</p> <p><b>Nature of Development:</b> Residential development with associated infrastructure.</p> <p><b>Recommendation: to advise the Directorate for Planning and Environmental Appeals that, if the Planning Authority were to determine the application, it would have refused the application as set out in section 11 of the report.</b></p> <p>There was circulated to Committee Members paper copies of an emailed response from an objector to various issues raised by planning officials in the report.</p>	

	<b>Agreed:</b> to <b>ADVISE</b> the Directorate for Planning and Environmental Appeals that if the Planning Authority were to determine the application, it would have refused the application, as detailed in the report.	<b>SH</b>
6.11	<p><b>Applicant:</b> Martin Noble (22/00053/FUL) (PLS/70/22)  <b>Location:</b> Land 30m East of Woodstock, Moss-side, Nairn. (Ward 18)  <b>Nature of Development:</b> Erection of house.  <b>Recommendation: Grant.</b></p> <p>A late representation was circulated. It was explained that, contrary to what was stated in the report, the representation from the Community Council had not been late because an extension had been agreed.</p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>CMcL</b>
6.12	<p><b>Applicant:</b> Mr K Macmillan (22/01086/FUL) (PLS/71/22)  <b>Location:</b> Iona, 11 Glebe Road, Nairn, IV12 4ED (Ward 18)  <b>Nature of Development:</b> Alterations/raising roof, installation of dormer, garage extension  <b>Recommendation: Grant.</b></p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>CMcL</b>
6.13	<p><b>Applicant:</b> (Mr and Mrs Jason and Lisa Lugton) (22/00609/FUL) (PLS/72/22)  <b>Location:</b> Greenhill, 19 Drummond Crescent, Inverness (Ward 15)  <b>Nature of Development:</b> Alterations and erection of extension to house and erection of two holiday letting units with Air Source Heat Pumps  <b>Recommendation: Grant.</b></p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>CMcL</b>
6.14	<p><b>Applicant:</b> Mr Simon Kennedy (22/00164/FUL) (PLS/73/22)  <b>Location:</b> Land 150M SW Of Loch Ness Cottage, Fort Augustus. (Ward 12)  <b>Nature of Development:</b> Siting of two pods  <b>Recommendation: Refuse.</b></p> <p><b>Motion:</b> Mr D Fraser, seconded by Mr A Graham, to grant planning permission as the development can be made to comply with policy by condition and sensitive landscaping, namely:</p> <ol style="list-style-type: none"> <li>1. Landscaping on shoreside of pods;</li> <li>2. Evidence private water supply sufficient to service pods prior to development; and</li> <li>3. Compensatory tree planting</li> </ol> <p>Drafting of the conditions to be delegated to officers in consultation with local Members.</p> <p><b>Amendment:</b> Mr M Cameron, seconded by Mr P Oldham, to refuse the application for the reasons provided in the report.</p>	

	<p><b>For the motion:</b> Ms L Saggars, Mrs I MacKenzie, Mr R Jones, Mr D Fraser, Mr T MacLennan, Mr A Graham, Mr A MacKintosh</p> <p><b>For the amendment:</b> Mr B Lobban, Mr L Fraser, Mr P Oldham, Mr C Aitken, Mr M Cameron</p> <p>The motion was carried by 7 votes to 5.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission as detailed by Mr D Fraser.</p>	<b>KG</b>
	<p><b>The meeting ended at 6.10pm.</b></p>	

**THE HIGHLAND COUNCIL**

**NORTH PLANNING APPLICATIONS COMMITTEE**

**27 SEPTEMBER 2022, 10.30AM, COUNCIL CHAMBER, INVERESS**

**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 Michael Baird	Mr Drew Millar <b>(in the Chair except Item 6.3)</b>
Mrs Isabelle Campbell	Mr Alasdair Rhind (except item 6.3)
Ms Tamala Collier (remote)	Mrs Margaret Paterson
Mr Richard Gale	Mr Karl Rosie <b>(in the Chair for item 6.3)</b>
Ms Liz Kraft	(remote)
Mrs Angela MacLean	Mr Ruraidh Stewart
Ms Jan McEwan (remote) (except item 6.6)	

**Non-Committee Members Present:**

Ms L Johnston

**Officers participating:**

Mr D Jones, Area Manager - North (DJ)  
 Mr S Hindson, Team Leader (SH)  
 Ms E McArthur , Principal Planner (EMcA)  
 Ms S Hadfield, Planner (SH)  
 Mr P Wheelan, Planner (PW)  
 Mr M Kordas, Planner (MK)  
 Mr L Burnside, Planner (LB)  
 Mr M Harvey, Planner (MH)  
 Ms G Pearson, Planner (GM)  
 Ms R Banfro, Solicitor and Clerk  
 Ms R Ross, Committee Officer  
 Ms F MacBain, Committee Administrator

ITEM NO	DECISION	ACTION
1	<b>Apologies for Absence Leisgeulan</b>  Ms Sarah Atkin, Mr Raymond Bremner, Mr Matthew Reiss	
		n/a
2	<b>Declarations of Interest Foillseachaidhean Com-pàirt</b>	

	Item 6.3 – Mr D Millar	
		n/a
3	<b>Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais</b>	
	There had been submitted for confirmation as a correct record the action note and minute of the meetings of the Committee held on 10 August 2022 which were <b>APPROVED</b> .	n/a
4	<b>Major Development Update Iartasan Mòra</b>	
	<p>There had been circulated Report No PLN/063/22 by the Area Planning Manager – North, providing an update on progress of all cases within the “Major” development category currently with the Infrastructure and Environment Service for determination.</p> <p>Updates were provided as follows:</p> <ul style="list-style-type: none"> <li>• 22/04160/PAN Construction of access track alternative access for Strathy South Wind Farm - Strathy</li> <li>• 22/04329/PAN Erection and operation of a hydrogen electrolyser plant and associated infrastructure - Gordonbush, Brora</li> <li>• 22/04095/PAN Balmeanach Wind Farm - The proposed development would consist of up to 10 wind turbines with tip heights up to 149.9m and an overall estimated capacity of 45MW- Struan, Skye</li> <li>• 22/03864/S36 Pentland Offshore Wind Farm - Erection and Operation of an offshore floating wind farm and associated offshore infrastructure comprising up to seven floating wind turbines of up to 300m to blade tip height, seven floating substructures with associated mooring lines and anchors / piles, inter-array cables, two export cables, landfall, and associated scour and cable protection measures – North West of Dounreay</li> <li>• 22/03723/S42 Application for non-compliance with conditions 10 (Aviation Lighting and Information) and Condition 30 (Noise) of deemed planning permission 20/03481/S36 (Strathy South Wind Farm Variation)- Strathy South Wind Farm, Strathy</li> <li>• 22/04104/PIP Construction and operation of a business park and low carbon industrial hub comprising up to 325m2 of Class 1 Food Retail, 2786m2 of Class 4 Business Use, up to 7432m2 of Class 5 Industrial Use, up to 7432m2 of Class 4 Storage and distribution, Class 7 Hotel with up to 61 bedrooms, 100 car parking space, park and ride, access, roads, landscaping and ancillary infrastructure - Tore</li> <li>• 22/03558/FUL Cairnmore Hill Wind Farm (Re-design) - Erection and Operation of a Wind Farm for a period of 35 years, comprising of 5 Wind Turbines with a maximum blade tip height 138.5m, access tracks, substation, control building, battery energy storage system, and ancillary infrastructure - Forss, Thurso</li> </ul> <p>Clarification was sought and provided on whether the development at Tore was within the boundaries of the new Inner Moray Firth Local Development Plan and whether the Plan had been out to consultation with the relevant residents.</p> <p>The Committee <b>NOTED</b> the current position with the applications.</p>	SH



5	<b>Major Developments – Pre-application consultations</b> <b>Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b>	
5.1	<b>Description:</b> Whisky maturation warehousing site and associated roads and infrastructure (22/03450/PAN) (PLN/064/22) <b>Ward:</b> 06 <b>Applicant:</b> Whyte & Mackay <b>Site Address:</b> Land to the West of Cromarty Firth Industrial Park, Invergordon.	
	<b>NOTED</b> the application.	<b>DJ / SH</b>
5.2	<b>Description:</b> Allt Na Moine Hydro Electric Station Grid Connection – Installation and operation of approximately 26 kilometres of underground 33kv electricity cable (22/03544/PAN) (PLN/065/22) <b>Ward:</b> 05 <b>Applicant:</b> Renewable Energy Transmission Ltd <b>Site Address:</b> Land 1570M East of Collie Mhuiridh, Applecross	
	<b>NOTED</b> the application.	<b>DJ / SH</b>
6	<b>Planning Applications to be Determined</b> <b>Iarrtasan Dealbhaidh rin Dearbhadh</b>	
6.1	<b>Applicant:</b> Springfield Properties PLC (21/04031/FUL) (PLN/066/22) <b>Location:</b> Land 120M North of Glenburn, Station Road, Dornoch (Ward 04). <b>Nature of Development:</b> Erection of 112 residential units. <b>Recommendation: Grant</b>  Attention was drawn to one further representation that had been received citing lack of an invite to the developer consultation event and reiterating concerns relating to the safety of the proposed footpath linkage. These were addressed in the report and presentation.	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>GP</b>
6.2	<b>Applicant:</b> Whiterow Properties Ltd (21/05855/FUL) (PLN/067/22) <b>Location:</b> Land 40M West of McColls Store Gairloch (Ward 05). <b>Nature of Development:</b> Erection of retail unit. <b>Recommendation: Grant</b>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>EMcA</b>
6.3	<b>Applicant:</b> Mr Campbell Dickson (22/01508/FUL) (PLN/068/22) <b>Location:</b> Wych Hazel, 3 East Park, Portree (Ward 10). <b>Nature of Development:</b> Change of use from house to House in Multiple Occupancy. <b>Recommendation: Grant</b>  <b>Declaration of interest: Mr D Millar declared an interest in this item as a member of Portree and Braes Community Council and left the meeting during the discussion and decision. Mr K Rosie took the Chair for this item.</b>	

	<p><b>Motion:</b> Mr R Stewart, seconded by Mrs I Campbell, as follows:</p> <p>‘Firstly, I do not share the officer’s view that the proposed development has adequate parking provision for this development. In my assessment, this will have a significantly detrimental on traffic and pedestrian safety on account of increased parking pressures and the volume of traffic where there is no pedestrian foot path. Given the topography and location of the site, I am of the view that this development fails to reduce reliance on the use of private vehicles and is not supported by sustainable active travel choices given the lack of pedestrian foot paths and location of the site. Secondly, I am of the opinion that there is insufficient land within the applicant’s control to provide the shortfall in parking provision and as such this would cause obstruction to the Glaslyn property.</p> <p>Given there is already an HMO operating in what is described as a small cul de sac, I cannot agree with the officers’ view that little material weigh can be given to the cumulative impact of the development on neighbouring amenity. It is also my understanding that the increased vehicle movements from the property would have a significantly detrimental impact on the amenity of the existing residential properties in the small cul de sac by causing excessive disturbance. As such it is my contention that this proposal is in contravention of Policy 28 of the Highland-wide Local Development Plan and Policy HMO3. I am of the view that this development should therefore be refused.’</p> <p><b>Amendment:</b> Mr K Rosie, seconded by Ms J McEwan, to grant the application as recommended, (including an additional condition linking the proposed House in Multiple Occupancy to staff employed at the Applicant’s existing businesses).</p> <p>On a vote being taken, the results were as follows:</p> <p><b>For the motion:</b> Campbell, Paterson, Stewart (3)</p> <p><b>For the amendment:</b> Baird, Collier, Gale, Kraft, MacLean, McEwan, Rosie (7)</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to conditions as detailed above.</p>	<p><b>MH</b></p>
<p><b>6.4</b></p>	<p><b>Applicant:</b> Mr Sandy Munro (22/02050/FUL) (PLN/069/22)  <b>Location:</b> Sonas, Lochussie, Conon Bridge, Dingwall (Ward 08).  <b>Nature of Development:</b> Erection of 4no. self contained holiday letting units and  <b>Recommendation: Refuse</b></p> <p><b>Motion:</b> Mrs M Paterson, seconded by Mrs A MacLean, proposed that the application achieved sensitive siting and is reasonably well screened, and while potentially visible, additional landscaping would soften any impacts. She did not agree that it was contrary to Policy 28. It was supported by policy 44-Tourist Accommodation which supported the proposal for Tourist Accommodation, which this was.</p> <p><b>Amendment:</b> Mr D Millar, to refuse the application as recommended. Mr Millar’s amendment failed to find a seconder and fell.</p>	

	<p><b>Agreed:</b> to <b>GRANT</b> planning permission for the reasons provided by Mrs Paterson, subject to conditions to be drafted by Planning officers in consultation with Ms M Paterson and Ms A Maclean as the Ward 8 members of NPAC.</p>	<b>SH</b>
<b>6.5</b>	<p><b>Applicant:</b> Midfearn Distillery Company Limited (22/02261/FUL) (PLN/070/22)</p> <p><b>Location:</b> Land 470M North West Of Farmhouse, Easter Fearn, Ardgay (Ward 04).</p> <p><b>Nature of Development:</b> Erection and operation of whisky distillery with associated warehousing, bottling facility, tank farm, energy centre, landscaping and associated infrastructure.</p> <p><b>Recommendation: Grant</b></p> <p>A late representation had been received from the objector, which raised three principal concerns, over and above those set out within the report, as follows:</p> <p>1) The first concern was with Edderton Community Council's support for the application, due to an alleged breach of the Community Council's code of conduct. In response, whether there had been a breach of the code of conduct or not, the Community Council had since withdrawn their response to the application. Therefore Members were advised that in determining the application today, no weight could be attributed to the Community Council's previous position of support. The withdrawal of the response did not alter my assessment of the application, or the recommendation to support the application. The alleged breach had been reported to Legal Services to respond accordingly.</p> <p>2) The second concern was with the originally intended long sea outfall pipe from the distillery, and this was not being assessed at this stage. The objector regarded this pipe to form an integral part of the development and should therefore undergo an Environmental Impact Assessment. In response, the application before Members today did not propose a long sea outfall pipe with an alternative solution being proposed, with operational waste water from the distillery to be removed from site by road in tankers. Any proposed introduction of a long sea outfall pipe would require separate planning application, which would be assessed against the EIA regulations at that time. In response to this concern, please note that paragraph 1.5 of the report of handling should be corrected to clarify that following the feedback received at the EIA Scoping stage, the originally proposed pipe was removed before the planning application was made. In the interest of clarity, the proposed Operational Management Plan required by Condition 12 was also recommended to be amended, to include the requirement for: 'a scheme for the removal of effluent from site, with all effluent to be discharged by road'.</p> <p>3) The final concern related to there being a lack of a clear methodology for the Transport chapter of the EIA Report, with its conclusions being challenged. In response, based on the information presented in the EIA Report, and the responses from Transport Scotland and Transport Planning, the development's transport impacts on the road network have found to be acceptable, with no other concerns having been raised.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.</p>	<b>PW</b>

6.6	<p><b>Applicant:</b> Groam House Museum (22/02374/FUL) (PLN/071/22)  <b>Location:</b> Arndene, 19 High Street, Rosemarkie, Fortrose, IV10 8UF (Ward 09).  <b>Nature of Development:</b> Change of use from residential to museum and erect  <b>Recommendation: Grant</b></p> <p>A late representation had been received from the local Community Council and the issues raised were covered during the presentation.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.</p>	<b>MK</b>
6.7	<p><b>Applicant:</b> Mr Sean &amp; Mrs Jane Laird (22/02780/FUL) (PLN/072/22)  <b>Location:</b> Land 180M East Of East Achinchanter Cottage, Dornoch (Ward 04).  <b>Nature of Development:</b> Erection of a house and stables/outbuildings,  <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>LB</b>
7.1	<p><b>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division</b>  <b>Co-dhùnadh mu larrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</b></p> <p><b>Applicant:</b> M T Austin (PPA-270-2263) (21/04972/FUL)  <b>Location:</b> Land 60m NW of 12 Knock Shortie Road, Portmahomack, IV20 1RL (Ward 07)  <b>Nature of Development:</b> Erection of three houses.</p>	
	<p>Further to the Reporter's Notice of Intention to grant planning permission reported to the last meeting of the Committee, the Committee <b>NOTED</b> the decision of the Reporter appointed by the Scottish Ministers to allow the appeal and grant planning permission subject to the six conditions listed at the end of the decision notice. Attention was drawn to the three advisory notes at the end of the notice.</p>	
	<p>The meeting ended at 3.15pm.</p>	

**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 Iarrtasan Dealbhaidh rin Dearbhadh</b>	
7.1	<p><b>Applicant:</b> Pat Munro (Aness) Ltd (22/02323/S42) (PLS/80/22)  <b>Location:</b> Land 300M NW Of Invereen, Dalmagarry Wood, Tomatin . (Ward 19)  <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.  <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)  <b>Location:</b> Land 350M North of Newtown, Invergarry. (Ward 12)  <b>Nature of Development:</b> Formation of campsite, erection of shop and cafe building, shower and toilets blocks, parking and access  <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> Granttown on Spey Parish Church (21/04869/FUL) (PLS/82/22)  <b>Location:</b> Inverallan Church, Grant Road, Granttown-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</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 Sagers, 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 Sagers, 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>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>BR</b>
	<b>The meeting ended at 1.40pm.</b>	