

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

**COUNCIL CHAMBER, HQ, 13 DECEMBER 2022, 10.30AM**

**MINUTE / ACTION NOTE**

Listed below are the decisions taken by Committee at their virtual Microsoft Teams meeting and the actions that now require to be taken. The webcast of the meeting will be available within 48 hours of broadcast and will remain online for 12 months: <https://highland.public-i.tv/core/portal/home>

A separate memorandum will be issued if detailed or further instructions are required, or where the contents of the memorandum are confidential. Please arrange to take the required action based on this action note.

**Committee Members Present:**

Mr C Aitken (remote)	Mr B Lobban
Mr C Ballance	Mr A MacDonald
Mr M Cameron (remote)	Mrs I MacKenzie
Mr D Fraser	Mr A MacKintosh
Mr L Fraser (remote)	Mr T MacLennan ( <b>Chair</b> )
Mr K Gowans	Mr P Oldham
Mr A Graham	Ms M Reid
Mr R Jones (remote)	

**Non-Committee Members Present:**

Mr B Boyd  
Mrs T Robertson (remote)

**Substitutes:**

Mr J Grafton (for Mrs L Saggars)

**Officers participating:**

Mr D Mudie, Area Planning Manager – South (DM)  
Mr B Robertson, Team Leader (BR)  
Ms L Prins, Principal Planner (LP)  
Mr J Kelly, Principal Planner (JK)  
Ms C Farmer-McEwan, Planner (CF-M)  
Mr M Clough, Senior Engineer, Transport Planning  
Mr I Meredith, Solicitor and Clerk  
Ms F MacBain, Committee Administrator

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

	<b>Leisgeulan</b> Mrs L Sagers	
		<b>n/a</b>
<b>2</b>	<b>Declarations of Interest Foillseachaidhean Com-pàirt</b>	
	Mr A Graham – Item 6.2 (Transparency Statement) and Item 8.3 (Declaration of Interest) Mr A MacDonald – Items 8.1 and 8.5 (Declarations of Interest)	<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 meeting of the Committee held on 1 November 2022 which was <b>APPROVED</b> .	<b>n/a</b>
<b>4</b>	<b>Appointment of Member to the Planning Review Body Cur Bhall an Dreuchd chun na Buidhne Ath-bhreithneachaidh Dealbhaidh</b>	
	Following a decision by the Highland Council on 8 December 2022 to increase the membership of the Council’s Planning Review Body (PRB) from 6 to 8 members, the Committee <b>AGREED</b> to appoint <b>Mr P Oldham</b> to the PRB.	
<b>5</b>	<b>Major Development Update Iartasan Mòra</b>	
	There had been circulated Report No PLS/88/22 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.  Two further updates were provided as follows:  <ul style="list-style-type: none"> <li>the Council had been consulted by the Scottish Government on the Tomcrasky Wind Farm; and</li> <li>the Cairn Duhie Wind Farm Inquiry would begin on 14 December 2022 and would be online rather than in person.</li> </ul> The Committee <b>NOTED</b> the current position with the applications.	<b>SH</b>
<b>6</b>	<b>Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b>	
6.1	<b>Description:</b> Erection of distillery, marketing suite and maturation warehouses with associated access, parking, infrastructure, and servicing (22/03622/PAN) (PLS/89/22) <b>Ward:</b> 20 <b>Applicant:</b> Wright Distillers Company Ltd <b>Site Address:</b> U220 250M South East Of Spey Dam, Laggan.	

	<b>NOTED</b> the proposal.	
6.2	<p><b>Transparency Statement: Mr A Graham declared that he was the Chair of the Stakeholder Group for the project, however as the item was for noting only, he did not consider that a Declaration of Interest was required but wished to make a Transparency Statement.</b></p> <p><b>Description:</b> Phased redevelopment of Charleston Academy comprising replacement of secondary school buildings, sports facilities and car parking, new Kinmylies Nursery and primary school accommodation. (22/04748/PAN) (PLS/90/22)  <b>Ward:</b> 13  <b>Applicant:</b> The Highland Council  <b>Site Address:</b> Charleston Academy, General Booth Road, Inverness, IV3 8ET.</p>	
	<b>NOTED</b> the proposal.	
6.3	<p><b>Description:</b> Replacement of existing Aigas Substation (22/04835/PAN) (PLS/91/22)  <b>Ward:</b> 12  <b>Applicant:</b> Scottish Hydro Electric Transmission plc  <b>Site Address:</b> Land 425M NE of Aigas Power Station.</p>	
	<b>NOTED</b> the proposal.	
6.4	<p><b>Description:</b> Replacement of existing Kilmorack Substation comprising: access track, fenced platform area (not exceeding 50x95m) incorporating control building, transformers, plant and infrastructure, associated ancillary facilities, temporary construction compound and laydown area(s), alongside drainage and landscaping requirements. (22/04837/PAN) (PLS/92/22)  <b>Ward:</b> 12  <b>Applicant:</b> Scottish Hydro Electric Transmission Plc  <b>Site Address:</b> Land 350M NE Of Kilmorack Power Station, Kilmorack, Beauly.</p>	
	<b>NOTED</b> the proposal.	
6.5	<p><b>Description:</b> Replacement of existing Culligran Substation comprising: access track, fenced platform area (not exceeding 50x95m) incorporating control building, transformers, plant and infrastructure, associated ancillary facilities, temporary construction compound and laydown area(s), alongside drainage and landscaping requirements. (22/04838/PAN) (PLS/93/22)  <b>Ward:</b> 12  <b>Applicant:</b> Scottish Hydro Electric Transmission Plc  <b>Site Address:</b> Culligran Power Station, Strathfarrar, Kiltarlity.</p>	
	<b>NOTED</b> the proposal.	
6.6	<p><b>Description:</b> Replacement of existing Deanie Substation comprising: access track, fenced platform area (not exceeding 50x95m) incorporating control building, transformers, plant and infrastructure, associated ancillary facilities, temporary construction compound and laydown area(s), alongside drainage and landscaping requirements. (22/04840/PAN) (PLS/94/22)  <b>Ward:</b> 12  <b>Applicant:</b> Scottish Hydro Electric Transmission Plc</p>	

	<b>Site Address:</b> Land 380M SW Of Deanie Power Station, Deanie, Strathfarrar, Kiltarlity.	
	<b>NOTED</b> the proposal.	
7.	<b>Continued Item</b> <b>Cuspairean a' Leantainn</b>	
7.1	<b>Applicant:</b> Scottish Hydro Electric Transmission Plc (21/04728/FUL) (PLS/95/22) <b>Location:</b> Land 1185M West of Knotty Wood Cottage, Farr. (Ward 12) <b>Nature of Development:</b> Construction of the tracks to access the Knocknagael -Tomatin 275kw Over Head Line (in retrospect). <b>Recommendation: Grant.</b>  Only Members present at the meeting on 1 November 2022 were entitled to participate.	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report, <i>with the following amendments:</i>  <i>i. Extend the required time period in Condition 4 to 3 years; and</i> <i>ii. Condition 5 is amended to facilitate the monitoring of the quality of water at the private water supply,</i>  <i>The final wording of these Conditions to be delegated to Planning officials in consultation with local Members</i>	<b>CF-M</b>
8.	<b>Planning Applications to be Determined</b> <b>Iartasan Dealbhaidh rin Dearbhadh</b>	
8.1	<b>Declaration of Interest: Mr A MacDonald declared an interest in this item as he had already made his view on it known, and he left the meeting for its duration.</b>  <b>Applicant:</b> The Highland Council (22/03479/MSC) (PLS/96/22) <b>Location:</b> Land 400M NE Of Blar Mhor Industrial Estate, Lochside, Fort William. (Ward 11) <b>Nature of Development:</b> Erection of 122 residential units with associated work <b>Recommendation: Approve.</b>	
	<b>Agreed:</b> to <b>APPROVE</b> the application subject to the conditions recommended in the report.	<b>SH</b>
8.2	<b>Applicant:</b> Scottish & Southern Electricity Networks Transmission (22/04496/S37) (PLS/97/22) <b>Location:</b> Land At Carn Na Saobhaidhe, Gorthleck, Inverness. (Ward 12) <b>Nature of Development:</b> Corriegarh 2 Wind Farm Grid Connection - Erection and operation of overhead 132kv transmission line and associated access track. <b>Recommendation: Raise No Objection.</b>	
	<b>Agreed:</b> to <b>RAISE NO OBJECTION</b> , as detailed in the report, <i>and subject to a further condition to reduce the width of the access track after the construction period.</i>	<b>SH</b>

8.3	<p><b>Declaration of Interest: Mr A Graham declared an interest in this item as a member of the Levelling Up Fund Bught Park Project Board, and he left the meeting for its duration.</b></p> <p><b>Applicant:</b> The Highland Council (22/03916/FUL) (PLS/98/22)  <b>Location:</b> Bught Park, Bught Drive, Inverness. (Ward 13)  <b>Nature of Development:</b> Erection of pavilion, refurbishment of stadium, and replacement changing rooms.  <b>Recommendation: Grant.</b></p> <p>A late representation had been received from Fields in Trust advising that Council was not sole owner of Bught Park, but rather as a Trustee. The Council's legal advisors had confirmed that as the application form had been signed by the Council, as a Trustee of the Park, this met the relevant legal requirements and accordingly was not a material consideration in the determination of the application.</p> <p>During discussion, some Members expressed concern at the colour and finish of the exterior of the pavilion, and disappointment there was no balcony or solar panels including with the proposal.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report <i>and in relation to the condition regarding materials that this be delegated to Planning Officials in consultation with the Committee Chair and Ward 13 Local Members.</i></p>	<b>JK</b>
8.4	<p><b>Applicant:</b> NHS Highland (22/04645/FUL) (PLS/99/22)  <b>Location:</b> Raigmore Hospital, Old Perth Road, Inverness, IV2 3UJ (Ward 16)  <b>Nature of Development:</b> Erection of barrier-controlled bus and emergency service vehicle-only connection from Raigmore Hospital to the public road network at Churchill Road / Ashton Road.  <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>JK</b>
8.5	<p><b>Declaration of Interest: Mr A MacDonald declared an interest in this item as one of the objectors and left the meeting for its duration.</b></p> <p><b>Applicant:</b> Ms &amp; Mr Ellen, Sophie &amp; Adam Smith (22/03052/FUL) (PLS/100/22)  <b>Location:</b> Roshven Farm, Glenuig, Lochailort, PH38 4NB. (Ward 21)  <b>Nature of Development:</b> The erection of a dwelling house, incorporating the refurbishment and extension of the existing 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>LP</b>
8.6	<p><b>Applicant:</b> Mr N McKenzie (21/04616/FUL) (PLS/101/22)  <b>Location:</b> Land 125m NE Mid Anagach, Grantown-on-Spey. (Ward 20)  <b>Nature of Development:</b> Erection of 4 glamping pods, service hut, solar panels, formation of parking area.  <b>Recommendation: Grant.</b></p> <p><b>Motion:</b> by Mr B Lobban, seconded by Mr R Jones, to refuse planning</p>	

	<p>permission for the following reasons:</p> <ul style="list-style-type: none"> <li>i. despite the beneficial impact on the tourist economy, this proposal is contrary to policy 3.3 of Cairngorm National Park Authority Local Development Plan 2021 as development is not sympathetic to the traditional character, local vernacular, and distinctiveness by way of its design, as detailed in CNPA response in section 5.6 of the report; and</li> <li>ii. in addition, an increase in traffic of at least 50% along the access road, will have a significant detrimental impact on the amenity of local residents and is contrary to policy 2.2 CNPA LDP.</li> </ul> <p>There was no amendment.</p>	
	<b>Agreed:</b> to <b>REFUSE</b> planning permission for the reasons provide by Mr Lobban.	<b>BR</b>
8.7	<p><b>Applicant:</b> Parklands Developments Ltd (22/04281/FUL) (PLS/102/22)  <b>Location:</b> Land 50M SW of Unit 4A, Leys Square, Inverness. (Ward 19)  <b>Nature of Development:</b> Erection of 24No. cottage flats for staff accommodation.  <b>Recommendation: Grant</b></p> <p><b>Motion:</b> Mr K Gowans, seconded by Mr B Lobban, to refuse planning permission for the following reasons:</p> <ul style="list-style-type: none"> <li>i. the development exceeds the proposed number of homes identified in IN59 of the Inner Moray Firth Local Development Plan, so is contrary to the Highland-wide Local Development Plan;</li> <li>ii. in addition, there is insufficient parking for residents on site, and the proposed mitigation of additional parking at the care home is deemed unacceptable, and so it is contrary to policy 28 of the HwLPD; and</li> <li>iii. the number, layout, and design of the units, in combination with the lack of parking and tight nature of parking spaces, results in a general lack of amenity and is overdevelopment of the site so is contrary to policy 28 and 29 of the HwLDP.</li> </ul> <p><b>Amendment:</b> Mr T MacLennan, seconded by Mr A MacDonald, to grant planning permission as recommended in the report.</p> <p><b>For the motion:</b> Mr K Gowans, Mr D Fraser, Mr B Lobban, Mr A Graham (4)  <b>For the amendment:</b> Mrs M Reid, Mr J Grafton, Mr A MacKintosh, Mrs I MacKenzie, Mr T MacLennan, Mr A MacDonald, Mr M Cameron, Mr C Aitken, Mr L Fraser (9)  <b>Abstention:</b> Mr P Oldham (1)</p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>BR</b>
<b>9</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>	
9.1	<p><b>Applicant:</b> Mr Brian Rizza (PPA-270-2269) (21/00769/FUL), and (LBA-270-2012) (21/00770/LBC)  <b>Location:</b> Blairlomond, 11 Drummond Crescent, Inverness, IV2 4QW (Ward</p>	

	15) <b>Nature of Development:</b> Erection of extension to garage within curtilage of list	
	<b>NOTED</b> the decisions of the Reporter appointed by the Scottish Ministers to: <ul style="list-style-type: none"> <li>• dismiss the appeal and refuse planning permission; and</li> <li>• dismiss the appeal and refuse listed building consent.</li> </ul>	
9.2	<b>Applicant:</b> Mr G MacDonald (PPA-270-2274) (20/01442/PIP) <b>Location:</b> Land Between The Heights And El Palamino , Ladystone Bunchrew , Inverness, IV3 (Ward 12) <b>Nature of Development:</b> Formation Of House Plot (In Lieu Of Plot 2 (17/05112/PIP))	
	<b>NOTED</b> the decision of the Reporter who was minded to allow the appeal and grant planning permission in principle subject to conditions, following the revocation of planning permission in principle 17/05112/PIP.	
	<b>The meeting ended at 4.35pm.</b>	