

THE HIGHLAND COUNCIL
SOUTH PLANNING APPLICATIONS
COMMITTEE

COUNCIL CHAMBER, HQ, 8 FEBRUARY, 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 A MacDonald (except items 7.1 and 7.10)
Mr C Ballance (except item 6.1)	Mrs I MacKenzie (remote) (except items 7.6 and 7.7)
Mr M Cameron (remote)	Mr A MacKintosh
Mr D Fraser	Mr T MacLennan, Chair, except item 7.1
Mr L Fraser	Mr P Oldham, Chair for item 7.1
Mr K Gowans (except item 6.1)	Ms M Reid (remote pm)
Mr A Graham (except items 7.6 and 7.7)	Ms L Saggars (except item 7.2)
Mr R Jones (except item 7.11)	
Mr B Lobban (except item 6.1)	

Non-Committee Members Present:

Mr M Baird	Ms K MacLean
Mr J Grafton	Mr D Macpherson
Mrs B Jarvie	Mrs T Robertson

Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)
Mr S Hindson, Team Leader (SH)
Mr B Robertson, Team Leader (BR)
Ms L Prins, Principal Planner (LP)
Ms C Millard, Planner (CM)
Mr R Dowell, Planner (RD)
Mr N Brockie, Planner (NB)
Ms L Neil, Planner (LN)
Ms C McArthur, Principal Solicitor
Ms F MacBain, Senior Committee Officer

ITEM NO	DECISION	ACTION
1	Apologies for Absence	

	<p>Leisgeulan</p> <p>There were none.</p>	
		n/a
2	<p>Declarations of Interest Foillseachaidhean Com-pàirt</p>	
	<p>Item 7.1- Mr T MacLennan and Mr A MacDonald Item 7.6 and 7.7 - Mr A Graham</p>	n/a
3	<p>Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais</p>	
	<p>There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 13 December 2022 which was APPROVED.</p>	n/a
4	<p>Major Development Update Iarrtasan Mòra</p>	
	<p>There had been circulated Report No PLS/01/23 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>Cloiche Wind Farm had not been included on the major development appendix as a result of a technical error. It was anticipated that the application would be presented to committee in March 2022</p> <p>The Committee NOTED the current position with the applications.</p>	SH
5	<p>Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</p>	SH/DM
5.1	<p>Description: Erection and operation of new substation comprising platform area, associated plant and infrastructure, ancillary facilities, laydown area(s), access road and landscape works, and extension to existing Foyers switching station comprising platform area, associated plant and infrastructure, ancillary facilities, laydown area(s), access road and landscape works (22/04455/PAN) (PLS/02/23) Ward: 12 Applicant: Scottish Hydro Electric Transmission Plc Site Address: Land 265M North of Foyers Power Station, Foyer.</p>	
	<p>NOTED the submission.</p>	
5.2	<p>Description: Erection and operation of battery energy storage system with a storage capacity of up to 30MW and associated infrastructure (22/04463/PAN) (PLS/03/23) Ward: 18</p>	

	<p>Applicant: Anesco Site Address: Land South Of Blackpark House, Nairn.</p>	
	<p>NOTED the submission.</p>	
5.3	<p>Description: Erection and operation of extension to the Knocknagael Substation comprising new platform area, associated plant and infrastructure, ancillary facilities, laydown area(s), access roads and landscape works (22/05451/PAN) (PLS/04/23) Ward: 15 Applicant: Scottish Hydro Electric Transmission Plc Site Address: Knocknagael Substation, Essich Road, Inverness.</p>	
	<p>NOTED the submission.</p>	
6	<p>Continued Item Cuspairean a' Leantainn</p>	
6.1	<p>Applicant: Corriegarth 2 Windfarm Ltd (21/00101/S36) (PLS/05/23) Location: Land At Carn Na Saobhaidhe, Gorthleck, Inverness (Ward 12). Nature of Development: 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. Recommendation: Raise No Objection.</p> <p>Only Members present for this item on 18 August 2022 were eligible to participate.</p> <p>The members eligible and present were: Mr C Aitken, Mr M Cameron, Mr D Fraser, Mr A Graham, Mr R Jones, Mr A MacDonald, Ms I MacKenzie, Mr A MacKintosh, Mr T MacLennan, Mr P Oldham, Ms M Reid and Ms L Saggars.</p>	
	<p>Agreed: to RAISE NO OBJECTION subject to the conditions and reasons set out in the report to South Planning Applications Committee in August 2022.</p>	SH
7	<p>Planning Applications to be Determined Iartasan Dealbhaidh rin Dearbhadh</p>	
7.1	<p>Applicant: Mr R MacGregor (22/02939/FUL) (PLS/06/23) Location: Land 230M NW Of Sealladh Na Coille, Achnabobane, Spean Bridge, PH34 4EX. (Ward 11) Nature of Development: Erection of house and garage. Recommendation: Refuse.</p> <p>Declaration of Interest – Mr T MacLennan and Mr A MacDonald declared an interest in this item and left the chamber for its duration. Mr P Oldham took the Chair for this item.</p> <p>Motion by Mr B Lobban, seconded by Mr P Oldham, to proceed with the application Amendment by Mr C Ballance, seconded by Mr M Cameron, to defer the</p>	

	<p>application until the next Committee date of 22 March 2023.</p> <p>The MOTION was passed by 7 votes to 6, the votes having been cast as follows:</p> <p>For the motion: Mr C Aitken, Mr D Fraser, Mr K Gowans, Mr B Lobban, Mrs M Reid, Mr R Jones, Mr P Oldham For the amendment: Mr M Cameron, Mrs I MacKenzie, Mrs L Saggars, Mr C Ballance, Mr A Graham, Mr A MacKintosh</p>	
	Agreed: to REFUSE planning permission for the reasons detailed in the report.	LP
7.2	<p>Applicant: Nan Clach Extension Limited (22/01732/S36) (PLS/07/23) Location: Tom Nan Clach Wind Farm, Glenferness. (Ward 18) Nature of Development: Erection and Operation of a Wind Farm for a period of 40 years, comprising of 7 Wind Turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, battery energy storage compound substation, control building, and ancillary infrastructure.. Recommendation: Raise No Objection.</p>	
	Agreed: to RAISE NO OBJECTION as detailed in the report.	SH
7.3	<p>Applicant: Places for People Developments Ltd (22/02825/MS) (PLS/08/23) Location: Land North East Of Tornagrain, Dalcross. (Ward 17) Nature of Development: Matters specified in conditions 2(b), 2(c), 2(d), 2(e), 2(f), 2(g), 2(h), 2(k), 2(l), 2(m), 2(o), 2(p), 2(q), 2(s), 2(t), 2(u), 3, 4, 8, 9, 10, 23, and 25 of planning permission in principle 16/05725/S42 - Erection of 68 residential units, associated landscaping, open space, infrastructure and services. Recommendation: Approve.</p>	
	Agreed: to APPROVE the application as detailed in the report together with the addition of also approving condition 25.	SH
7.4	<p>Applicant: Whirlwind Energy Storage Limited (22/03638/FUL) (PLS/09/23) Location: Land 300M SE Of Househill House, Househill, Nairn. (Ward 18) Nature of Development: Construction and operation of a battery energy storage facility consisting of up to 50 containerised battery storage units, ancillary transformers and inverters, connection building, site office and store, fencing and landscaping. Recommendation: Grant.</p>	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report.	MF
7.5	<p>Applicant: Tarmac Caledonian Ltd (21/05886/FUL) (PLS/10/23) Location: Park Quarry, Nairn. (Ward 18) Nature of Development: Park Quarry Extension to allow the extraction, processing and dispatch of hard rock for a period of 30 years, restoration of the site and landscaping. Recommendation: Grant.</p>	

	Agreed: to GRANT planning permission subject to the conditions recommended in the report and the prior conclusion of a bond or other financial provision to secure site restoration measures.	PW
7.6	<p>Applicant: The Highland Council (22/03954/FUL) (PLS/11/23) Location: Northern Meeting Park, Ardross Street, Inverness. (Ward 13) Nature of Development: Erection of community pavilion and refurbishment of existing grandstand. Recommendation: Grant.</p> <p>Declaration of Interest: Mr A Graham declared an interest as a member of the Levelling Up Fund Northern Meeting Park Project Board and left the meeting for the duration of this item.</p>	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report.	NB
7.7	<p>Applicant: The Highland Council (22/03958/LBC) (PLS/12/23) Location: Northern Meeting Park, Ardross Street, Inverness. (Ward 13) Nature of Development: Refurbishment of grandstand, internal alterations, demolition of toilet block extension and kitchen. Recommendation: Grant.</p> <p>Declaration of Interest: Mr A Graham declared an interest as a member of the Levelling Up Fund Northern Meeting Park Project Board and left the meeting for the duration of this item.</p> <p>Members discussed the need for consideration to be given to the possibility of the inclusion of alterations to the existing building to accommodate covered and raised all accessibility measures, in consultation with the Inverness disability access panel, the possibility of photovoltaic/solar panels on the pavilion roof and clarification of what arrangements could be made for the continued use of sports facilities whilst the work was being undertaken, albeit recognising that this was not in front of them for determination and may not be achievable. It was agreed to pass this information to the applicant for further discussion.</p>	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report.	NB
7.8	<p>Applicant: The Highland Council (22/03922/FUL) (PLS/13/23) Location: Town House car park, Castle Street, Inverness (Ward 14) Nature of Development: Change of use and alteration of former public toilet building to form Sustainable Energy Centre, with associated improvement of adjacent public realm. Recommendation: Grant.</p>	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report.	NB

7.9	<p>Applicant: Mrs A Findlay and Mrs C Scott (22/00433/FUL) (PLS/14/23) Location: Balvattan Beag, Boat of Garten, PH24 3BX. (Ward 20) Nature of Development: Erection of holiday accommodation annex. Recommendation: Grant.</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	RD
7.10	<p>Applicant: Rural House Ltd (22/05047/FUL) (PLS/15/23) Location: Land 120M East Of 125 Balmacaan Road, Drumnadrochit. (Ward 12) Nature of Development: Erection of house. Recommendation: Grant.</p> <p>Members requested that Condition 2 be amended to ensure a minimum width of the planned buffer zone be specified, and Condition 3 be amended to ensure works to the path between Balmacaan Road and West Lewiston were started before work on the main construction began, rather than prior to occupation of the house.</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report with further amendments to be made to condition 2 and condition 3 to address concerns of the extent of the buffer zone and timing of the works on the path development.</p> <p>Members agreed to grant delegated powers to the Case Officer to draft appropriate amendments to both conditions, in consultation with the local members.</p>	LN
7.11	<p>Applicant: Sir James Horlick (22/01289/PIP) (PLS/16/23) Location: Land 80M South of Achnagonalin, Inchmore, Kirkhill. (Ward 12) Nature of Development: Erection of up to 16No. residential units, drainage, access. Recommendation: Grant.</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report and the prior conclusion of a section 75 legal agreement securing the developer contributions.</p>	BR
	<p>The meeting ended at 3.05pm.</p>	