

THE HIGHLAND COUNCIL
SOUTH PLANNING APPLICATIONS
COMMITTEE

COUNCIL CHAMBER, HQ, 22 MARCH 2023, 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 C Ballance
Mr M Cameron
Mr D Fraser
Mr A Graham
Mr R Jones
Mr B Lobban

Mr A MacDonald
Mrs I MacKenzie (remote)
Mr A MacKintosh
Mr T MacLennan
Mr P Oldham
Ms M Reid

Non-Committee Members Present:

Mr M Baird, Mr D Macpherson (remote), Mrs B Jarvie (remote)

Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)
Mr J Kelly, Principal Planner (JK)
Mr K Gibson, Principal Planner (KG)
Ms C MacLeod, Planner (CM)
Mr I Meredith, Solicitor
Ms F MacBain, Senior Committee Officer

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan Mrs L Saggars, Mr L Fraser, Mr K Gowans.	
		n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt There were none.	
		n/a
3	Confirmation of Minutes	

	Dearbhadh a' Gheàrr-chunntais	
	There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 8 February 2023 which was APPROVED .	n/a
4	Major Development Update Iartasan Mòra	
	There had been circulated Report No PLS/17/23 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. The Committee NOTED the current position with the applications.	SH
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iartais	DM
5.1	Description: Proposed residential development including associated roads, infrastructure and drainage (22/06244/PAN) (PLS/18/23) Ward: 19 Applicant: Tulloch Homes Site Address: Area H, Slackbuie, Inverness.	
	NOTED the application.	
5.2	Description: Erection and operation of extension to the Glenmoriston Substation comprising new platform area, replacement transformer, associated plant and infrastructure, ancillary facilities, laydown area(s), access road and landscape works (23/00607/PAN) (PLS/19/23) Ward: 12 Applicant: Scottish Hydro Electric Transmission Plc Site Address: Land at Glenmoriston Substation, approximately 6km West of Invermoriston. The description on the first page of the report was wrong and should be as detailed above.	
	NOTED the application.	
6	Planning Applications to be Determined Iartasan Dealbhaidh rin Dearbhadh	
6.1	Applicant: Mr & Mrs C and D Wares (20/00967/FUL) (PLS/20/23) Location: Land 730m NW of King's Stables Cottage, Westhill, Inverness. (Ward 19) Nature of Development: Erection of house. Recommendation: Grant , subject to notification to Scottish Ministers Motion: Mr T MacLennan, seconded by Mr A Graham, to grant the application as recommended in the report. Amendment: Mr A Mackintosh, seconded by Mr B Lobban, that this application is contrary to NPF4 policy 7(j) in that it does not protect and enhance the special qualities of the area and therefore compromises the	

	<p>historical and cultural heritage of the battlefield site.</p> <p>This application is therefore also contrary to HWLDP 57 and supplementary guidance of Highland Historic Environment Strategic Aim 15 as it does not protect and enhance the historical and cultural heritage of the conservation area.</p> <p>There were 6 votes for the motion and 6 votes for the amendment, with one abstention, the votes having been cast as follows:</p> <p>For the motion: Mr C Aitken, Mr C Ballance, Mr A Graham, Mr R Jones, Mrs I MacKenzie, Mr T MacLennan.</p> <p>For the amendment: Mr M Cameron, Mr D Fraser, Mr B Lobban, Mr A MacDonald, Mr A MacKintosh, Mrs M Reid.</p> <p>Abstention: Mr P Oldham.</p> <p>As there was a tie, the Chair used his casting vote in favour of the motion.</p>	
	Agreed: to notify Scottish Ministers that the Council is minded to GRANT planning permission subject to the conditions recommended in the report and payment of the specified developer contributions.	JK
6.2	<p>Applicant: The Strathdearn (22/03477/FUL) (PLS/21/23)</p> <p>Location: Strathdearn Community Centre, Tomatin, Inverness IV13 7YN. (Ward 19)</p> <p>Nature of Development: Erection of extension and 2no canopies.</p> <p>Recommendation: Grant.</p>	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report.	JK
6.3	<p>Applicant: MGL Contractors (22/00729/FUL) (PLS/22/23)</p> <p>Location: Lairgandour, Daviot, Inverness. (Ward 12)</p> <p>Nature of Development: Formation of operating yard, erection of two sheds for paint spraying, sandblasting, vehicle and equipment storage, welfare facilities (part retrospective).</p> <p>Recommendation: Grant.</p>	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report.	CM
6.4	<p>Applicant: Mr Michael and David Winpenny (22/01510/FUL) (PLS/23/23)</p> <p>Location: Land 135M SW of Taigh na Coille, Abriachan, Inverness. (Ward 12)</p> <p>Nature of Development: Change of use of land for siting of 6No. glamping pods, laundry/games room, foul drainage system, formation of access.</p> <p>Recommendation: Grant.</p>	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report and additional conditions to ensure compensatory tree planting and biodiversity enhancement, with the wording of the additional conditions to be delegated to Planning Officers in consultation with local Members.	KG

	The meeting ended at 12.45pm.	
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