

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

18 October, 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:

Ms S Atkin
Mr M Baird
Ms I Campbell (with the exception of item 6.7)
Ms T Collier (Teams)
Mr R Gale (Teams)
Ms L Kraft
Ms J McEwan (with the exception of item 6.5) (Teams)
Mr D Millar (with the exception of item 6.8) (Teams)
Ms M Morley-Smith
Ms M Paterson
Mr K Rosie (in the chair)
Mr R Stewart (Teams)

Substitutes:

Mr A Jarvie (Teams)
Mr S Kennedy

Officers participating:

Mr D Jones, Area Manager - North (DJ)
Mr M Harvey, Team Leader (MH)
Mr S Hindson, Team Leader (SH)
Mr P Wheelan, Planner (PW)
Mr M Kordas, Planner (MK)
Mr L Burnside, Planner (LB)
Mr J Watson, Planner (JW)
Ms K Lyons, Solicitor/Clerk
Ms R Ross, Committee Officer

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan	

	Mr R Bremner, Ms A MacLean, Mr M Reiss and Mr A Rhind	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt	
	Ms J McEwan – item 6.5, Ms I Campbell – 6.7	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 27 September which was APPROVED .	n/a
4	Major Development Update Iartasan Mòra	
	There had been circulated Report No PLN073/22 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. The Committee NOTED the current position with the applications.	SH
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iartais	
5.1	Description: Balmeanach Wind Farm – Erection and operation of a wind farm comprising up to 10 wind turbines with blade tip heights of up to 149.9m and associated infrastructure. (22/04095/PAN) (PLN/074/22) Ward: 10 – Eilean A’ Cheò Applicant: Balmeanach Wind Farm Limited Site Address: Land 2400M NE Of An Cleireach, 8 Balmeanach, Struan, Isle of Skye	DJ
	NOTED the application, no further considerations raised.	
5.2	Description: Construction of alternative access for Strathy South Wind Farm (22/04160/PAN) (PLN/075/22) Ward: 01-North, West and Central Sutherland Applicant: SSE Renewables Site Address: Land at Strathy South, Strathy Forest, Strathy	DJ
	NOTED the application, no further considerations raised.	
5.3	Description: Erection and operation of a hydrogen electrolyser plant and associated infrastructure (22/04169/PAN) (PLN/076/22) Ward: 04 - East Sutherland and Edderton Applicant: Scottish Power Energy Retail Ltd Site Address: Land 2480M East of Beinn Tharsuinn Windfarm, Edderton NOTED the application, no further considerations raised.	DJ
5.4	Description: Erection and operation of a hydrogen electrolyser plant and associated infrastructure (22/04329/PAN) (PLN/077/22) Ward: 04 – East Sutherland and Edderton Applicant: SSE Generation	DJ

	<p>Site Address: Gordonbush Wind Farm, by Moulin Cottage, Brora, KW9 6LX</p> <p>Matters raised by Members included the possibility of transporting hydrogen by rail rather than road to avoid the safety risk of hydrogen being transported past businesses. Members were advised the proposal would require a consultation with HSE and a separate Hazardous Substances Consent would be required also which is dealt with under separate legislation.</p>	
	<p>NOTED the application and AGREED Members' comments would be provided to the applicant.</p>	
6	<p>Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh</p>	
6.1	<p>Applicant: Ms Klara Pehalova (22/00459/FUL) (PLN/078/22) Location: Land 50M East Of 18 Roag, Dunvegan, Isle Of Skye (Ward 10 Eilean A' Cheò). Nature of Development: Erection of house, garage and two holiday letting units Recommendation: Grant</p>	MH
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	
6.2	<p>Applicant: Mr Timothy Lumsden (22/00567/FUL) (PLN/079/22) Location: Land 50M SW Of Bower Old School, Bower (Ward 02 – Thurso and North West Caithness). Nature of Development: Erection of house and associated drainage. Recommendation: Grant</p>	LB
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report and the upfront payment of the developer contribution referred to in para 8.26 of the report.</p>	
6.3	<p>Applicant: Energiekontor UK Ltd (22/00942/S42) (PLN/080/22) Location: Land At Torr Leathann Strathrory, Ardross, Alness (Ward 06 - Cromarty Firth). Nature of Development: Application for non-compliance with Condition 10 (Construction Traffic Management Plan) of planning permission 20/00584/FUL Recommendation: Approve</p>	PW
	<p>Agreed: to Approve the application subject to the conditions recommended in the report.</p>	
6.4	<p>Applicant: Energiekontor UK Ltd (22/01637/FUL) (PLN/081/22) Location: Land At Torr Leathann Strathrory, Ardross, Alness (Ward 06 – Cromarty Firth). Nature of Development: Amended access track to Strathrory Wind Farm Recommendation: Grant</p>	PW
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	

6.5	<p>Applicant: Energiekontor UK Ltd (22/01058/S42) (PLN/082/22) Location: Land 2400M SE Of Cracrail, Toroboll, Lairg (Ward 01 – North, West and Central Sutherland). Nature of Development: Section 42 Application to develop land without compliance with condition 13 of planning permission 21/00849/FUL, relating to implementation of the Construction Traffic Management Plan (CTMP) and increase the timescale direction from 3 to 5 years from the date of consent. Recommendation: Approve</p>	SH
	<p>Agreed: to Approve the application subject to the conditions recommended in the report..</p>	
6.6	<p>Applicant: Whirlwind Energy Storage Ltd (22/02054/FUL) (PLN/083/22) Location: Land 295M South Of Mill House, Stainland, Thurso (Ward 02 – Thurso and North West Caithness). Nature of Development: Erection and operation of a battery energy storage system comprising of up to 50 battery storage units, electrical connection building, landscaping, fencing and ancillary infrastructure. Recommendation: Grant</p>	SH
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	
6.7	<p>Applicant: Mowi Scotland Ltd (22/02482/FUL) (PLN/084/22) Location: Upper Loch Torridon, Sheildaig (Ward 05 - Wester Ross, Strathpeffer And Lochalsh). Nature of Development: Marine Fish Farm - Atlantic Salmon: alteration to install two additional 120m circumference cages. Recommendation: Grant</p>	JW
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	
6.8	<p>Applicant: Energiekontor UK Ltd (22/02717/S36) (PLN/085/22) Location: Land 1700M SW of Oape, Ardgay (Ward 01 - North, West and Central Sutherland). Nature of Development: Application for section 36 consent for the proposed Strath Oykel Wind Farm and battery storage, 11 wind turbines of up to 200 metres and associated infrastructure. Recommendation: Conditionally Raise no Objection</p> <p>Motion: Mr M Baird seconded by Mrs M Paterson</p> <p>While acknowledging that, if approved, the proposed development would contribute towards renewable energy targets and addressing climate change, in Members' assessment the adverse impacts of the development are considered to outweigh the benefits offered and the application was therefore objected to on the following reasons:</p> <ul style="list-style-type: none"> • Policy 67 (Renewable Energy) of the Highland-wide Local Development Plan indicates that the Council <i>“will support proposals where it is satisfied that they are located, sited and designed such that they will not be significantly detrimental overall, either individually or cumulatively with other developments.”</i> In Members' assessment of the application, the development would have a significantly detrimental 	MK

	<p>visual impact, both individually and cumulatively with existing consented and operational onshore wind energy developments including Lairg, Braemore, Rosehall, Achany, leading to the perceived encirclement of properties within Strath Oykel, including the settlements of Rosehall and Altass, particularly as viewed by road users, including tourists, residents, and recreational users of the outdoors in the wider vicinity of the site due to the design, scale and location of the proposed development in this elevated location on the south of the strath. The proposed development should be considered contrary to Policy 67;</p> <ul style="list-style-type: none"> • Policy 28 (Sustainable Design) of the Plan indicates that “Developments which are judged to be significantly detrimental” in terms of the criteria listed “<i>will not accord with this Local Development Plan.</i>” One of the criteria listed is impact on “<i>impact on individual and community residential amenity</i>” and another is that the development “<i>demonstrate sensitive siting</i>”. For the reasons above mentioned, Members were of the view that the development should be judged as being significantly detrimental in terms of these criteria and therefore it does not accord with the Plan; • Paragraphs 28 and 29 of Scottish Planning Policy are engaged. The Committee does not believe (i) that this is the right development in the right place and (ii) that the application will protect, enhance or promote the landscape and wider environment; and • Scotland’s Land Use Strategy sets out that there needs to be a balance between the benefits of on-shore wind energy development and its impacts. In respect of this development, the Committee believes that this balance has not been appropriately struck. 	
	<p>Agreed: to Raise an Objection to the application</p>	
	<p>The meeting ended at 3.20 pm.</p>	