

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

7 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:

Ms S Atkin
Mr M Baird
Mr R Bremner **(except item 5.2)**
Mrs B Campbell
Mr R Gale
Ms L Kraft
Mrs A MacLean
Ms J McEwan
Mr D Millar **(except item 6.5)**
Mrs M Paterson
Mr M Reiss
Mr A Rhind **(except item 6.4)**
Mr K Rosie
Ms M Smith
Mr R Stewart

Non-Committee Members Present:

Substitutes:

Apologies:

Ms T Collier

Officers participating:

Mr D Jones, Area Planning Manager – North (DJ)
Mr L Burnside, Planner (LB)
Mr M Kordas, Planner (MK)
Ms L Stewart, Planner (LS)
Mr J Watson, Planner (JW)
Mr M Clough, Senior Engineer, Transport Planning (MC)
Mr A Puls, Acting Environment Manager / Conservation Officer
Ms R Banfro, Solicitor (Planning) and Clerk
Ms R Ross, Committee Officer

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan	
	Apologies were intimated on behalf of Ms T Collier	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt	
	Cllr D Millar – 6.5 declaration of interest as his daughter is one of the objectors.	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 25 January 2023 which was APPROVED .	n/a
4	Major Development Update Iarrtasan Mòra	
	<p>There had been circulated Report No PLN/017/22 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>The Committee were advised of the current position in respect of the following appeals:</p> <ul style="list-style-type: none"> • In relation to Kirkan Wind Farm and Kintradwell Wind Farm, evidence was given in January. • In relation to Meall Buidhe wind farm five procedure notices had been received. One had been responded to by the Council’s Legal Services. Responses were being prepared in relation to the others. With specific reference to the procedure notice on NPF4 an extension of time had been sought however this had been declined. • An appeal for Strathrory Wind Farm Re-Design had been lodged by the applicant and will be progressed. <p>An update was requested on the proposed development at Barbraville (ref 08/00253/OUTSUL). A verbal update was provided by the Area Planning Manager.</p> <p>The Committee NOTED the current position with the applications.</p>	DJ
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
5.1	Description: West of Orkney Wind Farm - Provision of onshore transmission infrastructure, including approximately 22km of underground cabling, a substation and associated infrastructure (22/05500/PAN) (PLN/018/23)	

	<p>Ward: 03 - Wick and East Caithness Applicant: Offshore Wind Power Limited Site Address: AC Site Spittal Sub Station, Halkirk, KW12 6XA.</p> <p>During discussion attention was drawn to the number of cultural and archaeological sites and core paths in the area. Members were made aware that at this stage the applicant was obliged to identify designated interests and features within the proximity. The onus would be on the applicant to address those components as part of any subsequent submission.</p>	
	NOTED the application.	DJ
5.2	<p>Description: Toftingall Wind Farm - Erection and operation of a wind farm comprising up to two wind turbines, battery energy storage system, access track and associated infrastructure (22/06046/PAN) (PLN/019/23) Ward: 03 - Wick and East Caithness Applicant: Toftingall Wind Limited Site Address: Land 1180M SE Of Mybster Inn Farm, Watten.</p> <p>During discussion a request was made that members receive a briefing on new technologies.</p>	
	NOTED the application.	DJ
5.3	<p>Description: Removal of existing perimeter bund and replacement with perimeter defence structure. (22/06013/PAN) (PLN/020/23) Ward: 08, Dingwall and Seaforth Applicant: Highlands & Islands Enterprise Site Address: Dingwall Business Park, Dingwall.</p> <p>During discussion the following points were raised:-</p> <ul style="list-style-type: none"> • the development was welcomed as it would hopefully allow business developments that had previously been recommended for approval and were currently with Scottish Ministers for consideration would then be able to proceed; and • Confirmation was sought that the bund would be sufficient without the further River Peffrey flood protection works. 	
	NOTED the application.	DJ
6	Planning Applications to be Determined Iartasan Dealbhaidh rin Dearbhadh	
	In terms of Standing Order 9, the Committee AGREED to consider item 6.5 and 6.6 at this stage.	
6.5	<p>Applicant: Mr Calum Nicolson (22/02851/FUL) (PLN/025/23) Location: Land 310M SE Of Ballinclash, 8 Hedgefield Road, Portree (Ward10). Nature of Development: Siting of 8 pods and ancillary buildings and infrastructure. Recommendation: GRANT</p> <p>Declaration of Interest – Mr D Millar Mr K Rosie took the Chair for this item.</p>	

	Agreed: to DEFER the item to allow the applicant to prepare a Roads safety plan in consultation with the Roads Safety Team, Transport Planning, Safer Routes to School Team and the Parent Council in Portree.	MK
6.6	Applicant: EE Ltd (22/05679/FUL) (PLN/026/23) Location: Forest Land, Millbuie Forest, Avoch (Ward 09). Nature of Development: Installation of 40m communications mast, antennas, ground-based apparatus and ancillary development Recommendation: GRANT	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report and the additional condition that no development or work (including site clearance) shall commence until a programme of work for the survey, evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.	MK
6.1	Applicant: Dornoch Community Council (22/01452/FUL) (PLN/021/23) Location: Land 85m SW of Tullochard, Elizabeth Crescent, Dornoch (Ward 04). Nature of Development: Roads and site services for 6. No plots. Recommendation: GRANT	
	Agreed: to GRANT planning permission subject to the developer contributions being secured prior to planning permission being issued and subject to the conditions recommended in the report.	LS
6.2	Applicant: Highland Council (22/03972/FUL) (PLN/022/23) Location: Land 95m South of Kildonan House, Swordale Road, Evanton (Ward 06). Nature of Development: Erection of 32 dwellings. Recommendation: GRANT	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report.	LS
6.3	Applicant: Wester Ross Fisheries Ltd (22/03020/S42) (PLN/023/23) Location: Site At Loch Kanaird, Isle Martin, Ullapool (Ward 05). Nature of Development: Application under Section 42 to continue to operate sea farm with removal of condition 1 of planning permission 13/01494/FUL. Recommendation: GRANT	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report.	JW
6.4	Applicant: Mr Danny Stasi (22/04488/FUL) (PLN/024/23) Location: Former Shop, Wallace Street, Dornoch, IV25 3PE (Ward 04). Nature of Development: Change of use from shop to domestic accommodation and external alterations. Recommendation: GRANT	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report.	LB