

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

19 April 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 Michael Baird (1)
Mr Matthew Reiss (2)
Mr Karl Rosie (2) - **(except item 7.3, 7.4)**
Mr Raymond Bremner (3)
Mr Richard Gale (4)
Mrs Biz Campbell (5)
Ms Liz Kraft (5)
Ms Maxine Morley-Smith (6)
Ms Tamala Collier (6)
Mrs Margaret Paterson (8) – **(except item 7.3, 7.4, 7.5)**
Mrs Angela MacLean (8)
Ms Sarah Atkin (9)
Mr Drew Millar (10)
Mr Ruraidh Stewart (10)

Apologies:

Ms J McEwan
Mr A Rhind

Officers participating:

Mr D Jones, Area Planning Manager – North (DM)
Mr M Clough, Senior Engineer Transport Planning
Mr M Kordas, Planner (MK)
Ms L MacKelliach, Roads Safety Officer (LM)
Ms G Pearson, Planner (GP)
Mr J Watson, Planner (JW)
Ms L Stewart, Planner (LS)
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 J McEwan and Mr A Rhind	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt	
	Mr D Millar – Item 6.1	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 7 March 2023 which was APPROVED .	n/a
4	Major Development Update Iarrtasan Mòra	
	There had been circulated Report No PLN/001/23 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. Members’ were advised that there had been no recent decisions by Scottish Government or the Energy Consents Unit in relation to any of the applications that were pending.	DJ
	NOTED the current position with the applications.	
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
5.1	Description: 47MWh capacity battery energy storage facility consisting of containerised battery storage units and related inverters, transformers and switch room, along with proposed site access from the A9, landscaping, fencing and other required infrastructure. (23/00933/PAN) (PLN/028/23) Ward: 03 – Wick and East Caithness Applicant: Potencia Energy Limited Site Address: Land 170M SE of Mybster Croft, Spittal.	DJ
	NOTED the application.	
6	Continued Items Cuspairean a' Leantainn	
6.1	Applicant: Mr Calum Nicolson (22/02851/FUL) (PLN/029/23)	MK

	<p>Location: Land 310M SE Of Ballinclash, 8 Hedgefield Road, Portree (Ward 10).</p> <p>Nature of Development: Siting of 8 pods and ancillary buildings and infrastructure.</p> <p>Recommendation: GRANT.</p> <p>Declaration of Interest – Mr D Millar declared an interest in this item and left the chamber for its duration. Mr K Rosie took the Chair for this item.</p> <p>Only Members present for this item on 7 March 2023 were eligible to participate.</p> <p>The members eligible and present were; Mr M Baird, Mr M Reiss, Mr K Rosie, Mr R Bremner, Mr R Gale, Mrs B Campbell, Ms L Kraft, Ms M Morley-Smith, Ms T Collier, Mrs M Paterson, Mrs A MacLean, Ms Sarah Atkin, Mr Ruraidh Stewart</p>	
	<p>AGREED to GRANT the application subject to the conditions detailed in Item 6.5 of the Report of Handling considered by the Committee on 7 March 2023 and the additional condition detailed in the report.</p>	
7	<p>Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh</p>	
7.1	<p>Applicant: Mr Calum Davies, Whyte and Mackay (22/05454/FUL) (PLN/030/23)</p> <p>Location: Land 300M West of Unit 3-7, Cromarty Firth Industrial Park Invergordon (Ward 06).</p> <p>Nature of Development: Erection of whisky maturation warehouses, gatehouse, office/welfare and associated infrastructure.</p> <p>Recommendation: GRANT.</p>	MK
	<p>AGREED to GRANT the application subject to the conditions detailed in the report.</p>	
7.2	<p>Applicant: Mr C. Reid (22/06206/FUL) (PLN/031/23)</p> <p>Location: The Camps Bar, 128 High Street, Wick (Ward 03).</p> <p>Nature of Development: Change of use of land to licensed outdoor seating area, installation of ramp and alteration to building (partly retrospective)</p> <p>Recommendation: GRANT</p> <p>During discussion concern was expressed about the height of the north boundary wall and possible danger from vehicles in the neighbouring carpark.</p>	GP
	<p>AGREED to GRANT the application subject to the conditions detailed in the report and to the additional condition to be drafted by officers in consultation with Ward 3 Members.</p>	
	<p>In terms of Standing Order 9, the Committee AGREED to consider item 7.5 at this stage.</p>	

7.5	<p>Applicant: John Gunn & Sons Ltd (22/05196/FUL) (PLN/034/23) Location: Plot 33 Mountpleasant, Murkle View, Thurso (Ward 02). Nature of Development: Erection of 6no. flats. Recommendation: GRANT</p> <p>Motion: Mr D Millar seconded by Mr K Rosie, to grant the application as recommended in the report.</p> <p>Amendment: Mr M Reiss seconded by Ms M Smith. The planning application is significantly detrimental to the residents of the bungalow located opposite the development. I am of the view that the increased height of the proposed development, together with the cumulative impact of the 6 flats (as opposed to the 1 bungalow) results in significant detriment to the existing residents, which is contrary to Policy 28 of the HwLDP.</p> <p>There were 10 votes for the motion and 3 votes for the amendment, with no abstentions, the votes having been cast as follows:</p> <p>For the motion: Ms S Atkin, Mr M Baird, Mr R Bremner, Ms I Campbell, Ms T Collier, Mr R Gale, Ms L Kraft, Ms A MacLean, Mr D Millar, Mr K Rosie.</p> <p>For the amendment: Ms M Smith, Mr M Reiss, Mr R Stewart</p>	GP
	AGREED to GRANT the application subject to the conditions detailed in the report.	
7.3	<p>Applicant: Wester Ross Fisheries Ltd (Mowi) (22/06182/FUL) (PLN/032/23) Location: Fish Farm, Ardessie, Dundonnell (Ward 05). Nature of Development: Fish Farm Brood Stock Facility: including Main Production Building, Egg incubation Building, Staff Welfare and Shorebase building, Offices, Plant, Car parking and Landscaping on site of existing Fish Farm. Recommendation: GRANT</p>	JW
	AGREED to GRANT the application subject to the conditions detailed in the report.	
7.4	<p>Applicant: Cornerstone (23/00322/FUL) (PLN/033/23) Location: Acharn Wood, Lealty, Alness (Ward 06). Nature of Development: Installation of a 25m high lattice tower. Recommendation: GRANT</p>	LS
	AGREED to GRANT the application subjected to the conditions detailed in the report.	
	The meeting ended at 2.15 pm.	