

# THE HIGHLAND COUNCIL

## SOUTH PLANNING APPLICATIONS COMMITTEE

COUNCIL CHAMBER, HQ, 3 MAY 2023, 10.30AM

### MINUTE / ACTION NOTE

Listed below are the decisions taken by Committee at their recent 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 L Fraser  
Mr A Graham  
Mr R Jones  
Mr A MacDonald

Mrs I MacKenzie (part of item 5.2 only)  
(remote)  
Mr A MacKintosh  
Mr T MacLennan (**in the Chair**)  
Mr P Oldham  
Ms M Reid  
Ms L Sagers

**Non-Committee Members Present:** Mrs T Robertson

**Substitutes:** Mr J Bruce (for Mr B Lobban)

#### Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)  
Mr P Wheelan, Principal Planner (PW)  
Mr W Langdon, Planner (WL)  
Ms C Millard, Planner (CM)  
Mr I Meredith, Solicitor  
Ms F MacBain, Senior Committee Officer

ITEM NO	DECISION	ACTION
1	<b>Apologies for Absence Leisgeulan</b>  Mr B Lobban, Mr K Gowans	
		n/a
2	<b>Declarations of Interest/Transparency Statement Foillseachaidhean Com-pàirt/ Aithris Fhollaiseachd</b>  None.	
		n/a
3	<b>Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais</b>	

	There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 22 March 2023, and of the joint North and South Planning Applications Committee of 22 March 2023 (the latter to also be submitted to the North Planning Applications Committee for approval) - <b>APPROVED</b> .	n/a
4	<b>Major Development Update Iarrtasan Mòra</b>	
	<p>There had been circulated Report No PLS/24/23 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>Members’ attention was drawn to the following issues:</p> <ul style="list-style-type: none"> <li>• Coire Glas Pumped Storage Scheme – concerns were expressed about the access road and bridge being in adequate for the types and numbers of vehicles using them, and conditioned hours of work not being adhered to, with particular reference to helicopter operation on Sundays. A summary was provided of ongoing or planned actions in relation to the points raised, and attention was drawn to the role of the Liaison Group; and</li> <li>• Two applications (Tornagrain New Town and Land at Stratton and East Seafield, Inverness) were marked as being in Ward 18, when they were in Ward 17.</li> </ul> <p>The Committee <b>NOTED</b> the current position with the applications and <b>AGREED</b> the concerns raised in relation to Coire Glas Pumped Storage Scheme be passed on to the applicant.</p>	DM
5	<b>Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh</b>	
5.1	<p><b>Applicant:</b> SSE Generation Limited (20/01796/S36) (PLS/25/23)  <b>Location:</b> Land 9400M SE of Glendoebeg, Upper Glendoe, Fort Augustus. (Ward 12)  <b>Nature of Development:</b> Erection and Operation of a Wind Farm comprising 29 Wind Turbines (maximum blade tip height of 149.9m), access tracks, LiDAR, borrow pits, temporary construction compounds (inclusive of concrete batching area), substation and operations building.  <b>Recommendation: Raise no Objection.</b></p> <p>Issues raised during debate included the following:</p> <ul style="list-style-type: none"> <li>• concern was expressed at the requirement to separate community benefit considerations from planning applications, and a brief summary was provided of proposals being considered at present in relation to developing a community wealth building strategy and the opportunity to perhaps link wider community benefit to that exercise. The current fixed payment of £5,000 per megawatt was considered inadequate and it was suggested that inflationary rises, specific to energy costs, should be taken into consideration given the anticipated life span of the windfarm of 50 years. Members requested that further discussion take place outwith the meeting on shared community ownership of future windfarms. The need for</li> </ul>	

	<p>community benefit Highland-wide should also be considered and the high contribution to national renewable energy targets being achieved in Highland was highlighted;</p> <ul style="list-style-type: none"> <li>• concern was expressed that the approval of additional windfarms could lead to applications to increase the size of sub-stations and it was suggested that such interlinked applications should ideally be considered at the same time;</li> <li>• support was voiced for the decision not to pursue 175m turbines at the site, which with the avoided the need for visible aviation lighting;</li> <li>• for future applications citing job creation, evidence of this was sought; and</li> <li>• the cumulative impact of several windfarms over periods of time should be taken into consideration.</li> </ul>	
	<b>Agreed:</b> to <b>RAISE NO OBJECTION</b> as recommended in the report <i>and NOTED the points made during discussion.</i>	<b>PW</b>
5.2	<p><b>Applicant:</b> Edge Hospitality (22/04363/FUL) (PLS/26/23)  <b>Location:</b> Land to West of Onich Hotel, Onich.. (Ward 21)  <b>Nature of Development:</b> Formation of path.  <b>Recommendation: Grant.</b></p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>WL</b>
5.3	<p><b>Applicant:</b> Kinlochleven Community Trust (20/03939/FUL) (PLS/27/23)  <b>Location:</b> Land 55m SE of Library and Visitor Centre, Leven Road, Kinlochleven. (Ward 21)  <b>Nature of Development:</b> Formation of motorhome stopover facilities and erection of toilet/shower block.  <b>Recommendation: Grant.</b></p> <p>Members commented on the need for motorhome stopover facilities in the Highlands and referred to legislation in many other parts of the world against overnight parking in laybys.</p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report and <i>subject to the landscaping and biodiversity enhancement plan being finalised in consultation with local Members.</i>	<b>CM</b>
5.4	<p><b>Applicant:</b> Springfield Properties PLC (22/02691/MSC) (PLS/28/23)  <b>Location:</b> Drakies House, Culcabock Avenue, Inverness IV2 3RQ. (Ward 16)  <b>Nature of Development:</b> Submission of Matters Specified in Conditions 1 (Siting, Layout and Design), 2 (Construction Environmental Management), 3 (Protected Species), 4 (Drainage), 5 (Access Management), 6 (Plant and Machinery), 7 (Waste Management), 8 (Construction Traffic Management), 9 (Car Parking), 10 (Cycle Parking), 11 (Green space design), 12 (Maintenance), 13 (Archaeological Investigations), 14 (Tree Protection and Management), 15 (Above Ground Infrastructure), 16 (Electric Vehicle Charging) and 17 (Relocation of Gateposts) of Planning Permission in Principle 19/00990/PIP - Erection of 24 Residential units and associated infrastructure.  <b>Recommendation: Approve</b></p>	
	<b>Agreed:</b> to <b>DEFER</b> the Matters Specified application, pending the finalisation of various technical issues.	<b>PW/DM</b>

6	<b>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division</b> <b>Co-dhùnadh mu larrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</b>	
6.1	<p><b>Applicant:</b> John McLean Bamber and Margaret Bamber (POA-270-2007)</p> <p><b>Location:</b> (1) Corrievew, Claggan Road, Fort William, PH33 6PH (registered under title number INV18919) (2) Unit 4, Claggan Road, Fort William, PH33 6PH (registered under title number INV5529) and (3) subjects north of Claggan Road (and south of Ardnevis Road) Fort William (registered under title number INV15495) (Ward 21)</p> <p><b>Nature of Development:</b> Application to discharge the planning obligation refused by notice dated 15 July 2022 (The planning obligation contained in the agreement between the Highland Council, John McLean Bamber and Margaret Bamber registered over title numbers INV5529 and INV15495 on 3 June 2008).</p>	
	<p><b>NOTED</b> the decision of the Reporter appointed by the Scottish Ministers to allow the appeal and determine that the planning obligation contained in the agreement referred to above is discharged.</p>	
6.2	<p><b>Applicant: Grantown on Spey Parish Church (21/04869/FUL) (PPA-270-2281)</b></p> <p><b>Location:</b> Inverallan Church, Grant Road, Grantown-On-Spey, PH26 3JH (Ward 20)</p> <p><b>Nature of Development:</b> Alterations to church to create flexible sanctuary for screens with terrace access</p> <p>In relation to this and item 6.3, the decision of the Reporter to uphold the Committee's decision not to allow solar panels on the roof of the listed building was welcomed. Historic Scotland had indicated they would not be changing their position in relation to solar panels on front facing elevations of listed buildings in light of NPF4 and would still consider each application on a case to case basis, in line with the Highland Council's own approach.</p>	
	<p><b>NOTED</b> the decision of the Reporter to dismiss the appeal and refuse to vary the terms of the planning permission for the reasons given in the Reporter's report.</p>	
6.3	<p><b>Applicant: Grantown on Spey Parish Church (21/04872/LBC) (LBA-270-2013)</b></p> <p><b>Location:</b> Inverallan Church, Grant Road, Grantown-On-Spey, PH26 3JH (Ward 20)</p> <p><b>Nature of Development:</b> Alterations to church to create flexible Sanctuary for</p>	
	<p><b>NOTED</b> the decision of the Reporter to dismiss the appeal and refuse to vary the terms of the listed building consent for the reasons given in the Reporter's report.</p>	
	<p><b>The meeting ended at 12.35pm.</b></p>	