

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 | |

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| | 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-iarrtais | 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 | |

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| | <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 |

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| | The meeting ended at 12.45pm. | |
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THE HIGHLAND COUNCIL

**JOINT NORTH & SOUTH PLANNING APPLICATIONS
COMMITTEE**

COUNCIL CHAMBER, HQ, 22 MARCH 2023, 2PM

MINUTE / ACTION NOTE

Listed below are the decisions taken by the joint Committee at the 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:

South Planning Applications Committee

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| Mr C Aitken (remote) | Mr B Lobban |
| Mr C Ballance ((left during item 4) | Mr A MacDonald |
| Mr M Cameron | Mr A MacKintosh |
| Mr D Fraser | Mr T MacLennan (in the Chair) |
| Mr A Graham | Mr P Oldham |
| Mr R Jones | Ms M Reid |

North Planning Applications Committee

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| Ms Sarah Atkin | Mrs Angela MacLean |
| Mr Michael Baird | Mr Drew Millar (remote) |
| Mr Raymond Bremner (remote) | Mrs Margaret Paterson |
| Mrs Biz Campbell | Mr Matthew Reiss (left during item 4) |
| Ms Tamala Collier (remote) | Mr Alasdair Rhind |
| Mr Richard Gale | Mr Ruraidh Stewart (remote) |
| Ms Liz Kraft | |

Non-Committee Members Present:

Mr A Baldrey, Mrs B Jarvie, Mr D Macpherson, Mr C Munro (all remote)

Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)
Mr D Jones, Area Planning Manager – North (DJ)
Mr P Wheelan, Principal Planner (PW)
Mr M Clough, Senior Engineer, Transport Planning (MC)
Ms K Lyons, Principal Solicitor
Ms F MacBain, Senior Committee Officer

| ITEM NO | DECISION | ACTION |
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| 1 | <p>Chair Cathraiche</p> <p>NOTED that the Chairs of the South and North Planning Applications Committees had agreed that Mr T MacLennan would chair the joint meeting.</p> | |
| 2 | <p>Apologies for Absence Leisgeulan</p> <p>Mrs L Saggars, Mrs I MacKenzie, Mr L Fraser, Mr K Gowans, Ms J McEwan.</p> | |
| | | n/a |
| 3 | <p>Declarations of Interest Foillseachaidhean Com-pàirt</p> | |
| | <p>There were none.</p> | n/a |
| 4 | <p>Planning Applications to be Determined Iartasan Dealbhaidh rin Dearbhadh</p> | |
| | <p>Applicant: Scottish Hydro Electric Transmission Plc (22/04580/S37) (PLS&N/01/23)</p> <p>Location: Ardmore Sub-Station, Ardmore, Hallin, Dunvegan. (Wards 5, 10, 11 & 12)</p> <p>Nature of Development: Skye Reinforcement Project - Construct and operate approximately 110 kilometres (km) of new double circuit steel structure 132 kV overhead transmission line and associated infrastructure.</p> <p>Recommendation: Raise no objection</p> <p>A presentation, including flyover videos, was provided, and the application was summarised. It was explained that Paragraphs 5.22 and 8.47 of the committee report were to be corrected; since preparing the report SEPA had verbally confirmed that their objection to the application still stood pending their ongoing assessment of deep peat impacts for Sections 4 and 5 of the line.</p> <p>Questions were asked and responded to on a variety of issues including the following:</p> <ul style="list-style-type: none"> • the representation from NatureScot; • the recommendation to raise no objection to option 3a; • why option 3b was not considered suitable; • the rationale behind the sections of the line which would be put underground; • the trigger for a public inquiry; • the anticipated life span and capacity of the new line; • the preservation of woodland, especially ancient woodland, and compensatory planting; • the retention of the 3 relatively new nest towers at Loch Quoich; • planned mitigation for the impact of construction traffic on local road networks; and • the issue of noise from sub stations and the line. <p>Issues raised during debate included the following.</p> | n/a |

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| | <ul style="list-style-type: none"> • concern was expressed about the impact of the new wooden poles/line to be erected at Ardmore on residents and businesses, with particular reference to the impact on tourism. It was disappointing that only 15km out of 90 km of line was being put underground and the applicant was encouraged to review this decision in respect of Section 0 of the line; • reference was made to the importance of the Glenelg ferry, which provided a significant amount of local employment; • it was hoped all mitigation would be adhered to and monitored; • the undergrounding of a section at Fort Augustus was welcomed; and • option 3a was preferred, and considerable opposition to option 3b was voiced. | |
| | <p>AGREED: to RAISE NO OBJECTION to the application, subject to:</p> <p>A) For Section 3, the progression of Section 3a (preferred alignment) only; B) The conclusion of a legal agreements as set out in Section 8 of the report of handling; and C) The matters set out in the report of handling to be secured via finalised conditions and reasons.</p> | PW |
| | <p>The meeting ended at 4.20pm.</p> | |

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

19 April 2023, 10.30AM

MINUTE / ACTION NOTE

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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 Iartasan Mòra | |
| | <p>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.</p> <p>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.</p> | DJ |
| | NOTED the current position with the applications. | |
| 5 | Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais | |
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| 5.1 | <p>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)</p> <p>Ward: 03 – Wick and East Caithness</p> <p>Applicant: Potencia Energy Limited</p> <p>Site Address: Land 170M SE of Mybster Croft, Spittal.</p> | DJ |
| | NOTED the application. | |
| 6 | Continued Items Cuspairean a' Leantainn | |
| 6.1 | Applicant: Mr Calum Nicolson (22/02851/FUL) (PLN/029/23) | MK |

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| | <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> | |

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| 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. | |

THE HIGHLAND COUNCIL
SOUTH PLANNING APPLICATIONS
COMMITTEE

COUNCIL CHAMBER, HQ, 3 MAY 2023, 10.30AM

MINUTE / ACTION NOTE

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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 | Apologies for Absence Leisgeulan Mr B Lobban, Mr K Gowans | |
| | | n/a |
| 2 | Declarations of Interest/Transparency Statement Foillseachaidhean Com-pàirt/ Aithris Fhollaiseachd None. | |
| | | n/a |
| 3 | Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais | |

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| | 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) - APPROVED . | n/a |
| 4 | Major Development Update Iarrtasan Mòra | |
| | <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"> • 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 • 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. <p>The Committee NOTED the current position with the applications and AGREED the concerns raised in relation to Coire Glas Pumped Storage Scheme be passed on to the applicant.</p> | DM |
| 5 | Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh | |
| 5.1 | <p>Applicant: SSE Generation Limited (20/01796/S36) (PLS/25/23) Location: Land 9400M SE of Glendoebeg, Upper Glendoe, Fort Augustus. (Ward 12) Nature of Development: 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. Recommendation: Raise no Objection.</p> <p>Issues raised during debate included the following:</p> <ul style="list-style-type: none"> • 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 | |

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| | <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"> • 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; • support was voiced for the decision not to pursue 175m turbines at the site, which with the avoided the need for visible aviation lighting; • for future applications citing job creation, evidence of this was sought; and • the cumulative impact of several windfarms over periods of time should be taken into consideration. | |
| | Agreed: to RAISE NO OBJECTION as recommended in the report <i>and NOTED the points made during discussion.</i> | PW |
| 5.2 | <p>Applicant: Edge Hospitality (22/04363/FUL) (PLS/26/23) Location: Land to West of Onich Hotel, Onich.. (Ward 21) Nature of Development: Formation of path. Recommendation: Grant.</p> | |
| | Agreed: to GRANT planning permission subject to the conditions recommended in the report. | WL |
| 5.3 | <p>Applicant: Kinlochleven Community Trust (20/03939/FUL) (PLS/27/23) Location: Land 55m SE of Library and Visitor Centre, Leven Road, Kinlochleven. (Ward 21) Nature of Development: Formation of motorhome stopover facilities and erection of toilet/shower block. Recommendation: Grant.</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> | |
| | Agreed: to GRANT 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> | CM |
| 5.4 | <p>Applicant: Springfield Properties PLC (22/02691/MSC) (PLS/28/23) Location: Drakies House, Culcabock Avenue, Inverness IV2 3RQ. (Ward 16) Nature of Development: 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. Recommendation: Approve</p> | |
| | Agreed: to DEFER the Matters Specified application, pending the finalisation of various technical issues. | PW/DM |

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| 6 | Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division Co-dhùnadh mu Iartras do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir | |
| 6.1 | <p>Applicant: John McLean Bamber and Margaret Bamber (POA-270-2007)</p> <p>Location: (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>Nature of Development: 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>NOTED 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>Applicant: Grantown on Spey Parish Church (21/04869/FUL) (PPA-270-2281)</p> <p>Location: Inverallan Church, Grant Road, Grantown-On-Spey, PH26 3JH (Ward 20)</p> <p>Nature of Development: 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>NOTED 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>Applicant: Grantown on Spey Parish Church (21/04872/LBC) (LBA-270-2013)</p> <p>Location: Inverallan Church, Grant Road, Grantown-On-Spey, PH26 3JH (Ward 20)</p> <p>Nature of Development: Alterations to church to create flexible Sanctuary for</p> | |
| | <p>NOTED 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>The meeting ended at 12.35pm.</p> | |

The Highland Council

City Region Deal Monitoring Group

Minutes of the meeting of the **City Region Deal Monitoring Group** held **Remotely** on **Wednesday, 18 January 2023** at 2.00pm.

Present:

| | |
|-------------|-----------------|
| Mr I Brown | Mrs J McEwan |
| Mr D Fraser | Mrs M Reid |
| Mr K Gowans | Mrs T Robertson |
| Mr M Green | |

Officials in attendance:

Mr M Macleod, Executive Chief Officer Infrastructure, Economy & Environment
Mr A Maguire, Head of Development & Regeneration
Ms H Martin, Programme Manager, City Region Deal
Ms A Macrae, Committee Administrator

Also in attendance:

Ms A Rutherford, Head of Telecoms Policy, Highlands & Islands Enterprise

1. Apologies for Absence

There were no apologies for absence.

2. Declarations of Interest

There were no declarations of interest.

3. Appointment of Chair of the Monitoring Group

Nominations were invited for the position of Chair of the Monitoring Group.

On the motion of Mr I Brown seconded by Mr M Green, the Group **AGREED** that Mr K Gowans be appointed as Chair.

4. Heads of Terms – City Region Deal

There had been circulated, for information, the signed Heads of Terms document.

The Group **NOTED** the signed Heads of Terms document.

5. Minutes of the Previous Meeting – 20 January 2022

There had been circulated Minutes of the previous Meeting held on 20 January 2022 which were **APPROVED**.

6. City Region Deal - Overview

The Programme Manager (City Region Deal) provided Members with an overview of the key elements of the Deal and its current programme.

The Chair welcomed the Programme Manager to the meeting in her new role and on the overview provided in relation to all of the ongoing projects under the City Region Deal.

The Group **NOTED** the updated.

7. Inverness and Highland City-Region Deal Annual Report 2021/22

There had been circulated Report No. CRD/01/23 by the Executive Chief Officer Infrastructure, Environment and Economy.

In discussion, Members raised the following issues:-

- an update was sought and provided on the aim of attracting and/or retaining an additional 1,500 young people in the 18-29 age group to help re-balance the Highland population. Reference was made to the strands of the Programme which related to employability and affordable housing to tackle issues of depopulation. In addition, it was confirmed that both Governments were supporting the Council in developing a benefits realisation plan that would set out key information including around employment tied into the City Region Deal;
- an update was sought and provided on the progress being made annually to deliver 6,000 homes over a 20-year period, of which 1,600 would be affordable bearing in mind the significant impact of Covid-19 restrictions and lack of construction workers at the present time. It was confirmed that Members would be provided with further information on all of the projects delivered to date across Highland under the Mid-Market Rent programme including schemes targeted to young people. In addition, a map of the locations of projects would be provided;
- in terms of retaining young people in the area, a holistic approach was required to identify the skills required and create educational opportunities to prepare young people for the careers available through new opportunities such as Opportunity Cromarty Firth. There was also a need to invest in developing industry alongside the knowledge economy so that there was not an over reliance on windfall industries; and
- an update was sought and provided on the timescales for the delivery of the Transport Scotland projects for the A9/A82 Longman Junction Improvement and the A9/A96 Inshes to Smithton project tied into the dualling of A96, reference being made to the current challenging financial environment and the fact both projects were key to unlocking development in the area. It was explained that the Council's concern at the lack of progress on both projects had been raised consistently in project and City Region Deal meetings and it did raise questions as to whether the projects could be delivered by 2027 or if an extension would be required.

Thereafter, the Group **NOTED** the report as a record of the Deal activity and delivery for 2021/22.

8. Digital Update

Ms A Rutherford, Head of Telecoms Policy, Highlands & Islands Enterprise, explained that it had been not possible for the significant Deal growth funds to be invested in the R100 Programme. Alternative proposals had been considered and had proved not to be viable. The current proposal was to use the framework set up by the UK Government to potentially progress a new Gigabit procurement in an area where there was active supplier engagement and to homes/businesses not included in other ongoing Gigabit projects.

In discussion, Members advised that the work being undertaken through the Digital and wi-fi project was key to the sustainability of communities and businesses across the Highlands. The challenges outlined in the presentation in terms of funding being in place and the barriers that existed in being able to proceed with projects was recognised. The lack of engagement from suppliers was a key issue in this regard.

Thereafter, Members commented that all communities should have the same opportunities and concern was expressed at the potential for there to be different tiers of provision with some communities moving ahead with Gigabit provision when others continued to experience challenges with connectivity. It was hoped the alternative procurement proposal once tenders had been received and work completed may stimulate interest in extending the project to the wider area, including rural communities. Reference was made to the benefits of collaborative working and any the assistance the Council could provide to support the ongoing work.

Thereafter, and in thanking Ms Rutherford for the update which had been provided, Members otherwise **NOTED** the current position as detailed.

9. Project Overview – Economy & Infrastructure Committee Bulletin

There had been circulated, for information, a Committee Bulletin by the Executive Chief Officer Infrastructure, Environment & Economy for the Economy and Infrastructure Committee on 2 February 2023 to update Members on the good progress being made in the City-Region Deal and highlighting the actions being taken to remedy issues arising within projects.

In response to questions, it was explained due to increased costs there were specific challenges with the Food and Drink TechHUB project where the proposal was for a refurbishment rather than a new build project. In respect of Fit Home, negotiations were ongoing between the Council and the Scottish Government on a funding package to deliver the scheme in Lairg and it may be necessary to identify an alternative site. It was confirmed that the Inverness Castle project continued to be on track and within budget.

Thereafter, it was highlighted that the City Region Deal funding for the Science Skills Academy was due to end. It had been hoped the Science Skills Academy would be passed over to a private sponsor, however this was taking longer than HIE had anticipated. Therefore, the Council could be asked for funding to match HIE's contribution until such time as the project was taken on as a going concern.

At this point, the Chair advised that any suggestions for items Members or officers wished to highlight in future agendas/meetings would be welcomed.

Following further general discussion, Members otherwise **NOTED** the terms of the report as circulated.

9. Update on Key Risks

The Programme Manager explained that the key risks related to the timelines around the projects and the fact the Deal ended in March 2027. Early discussions were being held with the UK and Scottish Governments in respect of the options for extending projects timelines where it was likely they would not complete by 2027.

In discussion, Members expressed concern that the significant impact of the pandemic on the timeline for projects was considered as a significant factor in terms of mitigating the risks.

Thereafter, the Group **NOTED** the terms of the report as circulated.

10. Consideration of Change Requests

The Programme Manager (City-Region Deal) provided a briefing on the arrangements for Change Requests for projects within the Programme and those that had been submitted to the UK and Scottish Governments. The Northern Innovation Hub would be extended by one year completing in March 2026. The Fit Home project would also be extended by one year and was due to complete in 2024. The required extensions were largely due to the impacts of the pandemic.

The Group **NOTED** the update on Change Requests for projects.

11. Date of Next Meeting

It was **AGREED** that the next meeting be held on 18 April 2023 with future meetings being held on a quarterly basis.

The meeting ended at 3.10pm.

The Highland Council

City Region Deal Monitoring Group

Minutes of the meeting of the **City Region Deal Monitoring Group** held **remotely** on **Tuesday 18 April 2023** at **3.00pm**.

Present:

Mr I Brown

Mrs M Reid

Mr K Gowans

Mrs T Robertson

Officials in attendance:

Mr M Macleod, Depute Chief Executive

Mr A Maguire, Head of Development & Regeneration

Mr A McCann, Economy & Regeneration Manager

Ms H Martin, Programme Manager, City Region Deal

Ms A Macrae, Senior Committee Administrator

Also in attendance:

Ms M Fancey, Highlands & Islands Enterprise

1. Apologies for Absence

Apologies for absence were intimated on behalf of Mr D Fraser, Mr M Green, Mr P Logue, Mrs J McEwan, Ms L Niven.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of the Previous Meeting – 18 January 2023

There had been circulated Minutes of the previous Meeting held on 18 January 2023 which were **APPROVED**.

4. Presentation from Science Skills Academy

Ms Morven Fancey from Highland and Islands Enterprise gave a presentation on the Science Skills Academy.

In discussion, the following main points were raised:-

- the positive benefits the Academy was delivering for children in the Highlands and it was hoped the required funding could be secured going forward;
- long term sustainability remained a concern and clarification was sought and provided on the work ongoing to establish business links with new sectors and Opportunity Cromarty Firth in terms of potential sources of financial support that brought value to communities;
- the fact the Academy covered the Highlands through the permanent and pop-up Newton Rooms was welcomed;

- the potential for funding to be transferred to the Science Skills Academy in terms of underspends on other City Region Deal projects being led by HIE;
- the need to bridge the funding gap in the short term on the basis there may be longer term funding available through the benefits of non-domestic rates associated with the Cromarty Firth Port Authority. This was on the basis it could be shown there was the direct link with the need to train young people in the Highlands; and
- it would be helpful to have a presentation on the Science Skills Academy at the appropriate Council committee in due course.

Thereafter, and in thanking Ms Fancey, Members **NOTED** the presentation.

5. UK Shared Prosperity Fund

There had been circulated Report No. CRD/02/23 dated 6 April 2023 by the Depute Chief Executive.

In discussion, the following main points were raised:-

- the importance of moving at pace in terms of activity progress and spend as highlighted in section 3 of the report and the political support Members could provide in terms of governance to help with this process;
- an assurance was sought and provided that the required staffing resources were essentially in place given that the spend/planned activity over each of the financial years as set out in Appendix 1 to the report was extensive, while noting the areas where additional resource requirements had been identified;
- the need to take steps in early course to identify the skills gaps in relation to Inverness and Cromarty Firth Green Freeport and other sectors; and
- clarification was sought and provided that a report would be brought to the Economy and Infrastructure Committee on proposals to deal with local skills needs interventions and around green skills;
- the importance that the Fund was used to generate the greatest value and to avoid replication with other partner initiatives in the Highlands. In this regard, the above report to the Economy and Infrastructure Committee proposed that a sub group under the Highland Economic Recovery Partnership be set up to ensure a cross sector view as to the best place to invest the funding and make the greatest impact.

The Group **NOTED** progress with the delivery of the UK Shared Prosperity Fund (UKSPF) during the last quarter of 2022/23.

6. Project Overview – Economy and Infrastructure Committee

There had been circulated, for information, a Committee Bulletin by the Depute Chief Executive on the good progress being made in the Inverness and Highland City-Region Deal and highlight actions being taken to remedy issues arising within projects.

In discussion, the following main points were raised:-

- the progress being made with Fit Homes and Assisted Living Technology was welcomed;
- further information was sought and provided on the Food and Drink TechHUB under the Northern Innovations Hub project;
- a presentation on the Inverness Castle Visitor Experience would be made to the next meeting of the Economy and Infrastructure Committee.

Thereafter, and in terms of transport infrastructure, continuing frustration was expressed at progress with the Longman Junction and whether there was a timeline for the works. In addition, it was queried whether a rough timeline had been provided for the A9/A96 Smithton to Inshes Link scheme, reference being made to the direct impact this may have on the Inshes roundabout.

It was confirmed that the Council continually raised with Transport Scotland the need for firmer timescales in relation to both the A9 and A96 roundabout schemes, the response being that until such time as the statutory processes had been completed and it was known whether a public local inquiry was required, firm timescales could not be confirmed. However Transport Scotland had stated they were committed to delivering both projects by 2027, albeit there was doubt as to whether this was deliverable. A high level meeting with Transport Scotland would be held in the near future at which the concerns expressed by Members would be highlighted.

The Group **NOTED** the position.

7. Key Risks

The Programme Manager (City-Region Deal) provided Members with a verbal update of the Key Risks associated with Projects within the Programme. These related to timelines, and some projects that may run beyond the end of the life of the Deal. Discussions had commenced with the UK and Scottish Governments and responses were awaited in terms of their proposals for managing the way forward. A further key risk was identifying sustainable funding models for those projects that it was hoped would extend beyond the life of the Deal, specific reference being made to the Science Skills Academy and Life Sciences Innovation Centre.

The Group **NOTED** the position.

8. Change Requests

The Programme Manager (City-Region Deal) provided a briefing on the arrangements for Change Requests for projects within the Programme and those that had been submitted and approved by the Westminster and Scottish Governments. In terms of the reprofiling of the funding associated with those change requests, confirmation was awaited for the grant allocation for the current year.

The Group **NOTED** the position.

The meeting concluded at 4.00pm.

The Highland Council

Minutes of Meeting of the **Highland Coastal Communities Fund Sub Committee** held in **CR2** (Council Headquarters) and **Remotely** on Friday 16 June 2022 at 2:00 pm.

Present:-

| | |
|----------------|---------------|
| Mr I Brown | Mr R Gunn |
| Mr J Finlayson | Ms L Johnston |
| Mr R Gale | Ms L Kraft |
| Mr K Gowans | Ms K Willis |

In attendance:-

Ms F Cameron, Programme Manager
Miss J MacLennan, Joint Democratic Services Manager

1. **Appointment of Chair**

Mr K Gowans, having been duly nominated and seconded, was unanimously appointed as Chair.

2. **Apologies for Absence**

Apologies for absence were intimated on behalf of Mr M Green, Mr R Jones, Mr D Louden and Mr G MacKenzie.

3. **Declarations of Interest/Transparency Statement**

There were no Declarations of Interest/Transparency Statements intimated from those present.

4. **Community Regeneration Fund Assessment of Application**

There was circulated Report No HCCF/1/23 dated 12 June 2023 by the Interim Depute Chief Executive.

In presenting the report it was explained that the Highland Coastal Communities Fund, an allocation of funding received by Highland Council based on revenues generated from the net profits of the Crown Estates, was open to projects which delivered community and economic regeneration in coastal areas on the proviso they were sustainable, provide value for money, provide additionally and wide community benefit. For 2023/24 the available allocation for strategic projects was £43,109.55 but, with a residual balance from the 2019/21 allocation of £30,000, the current available funding for strategic projects was £73,109.55. One strategic application had been awaiting a decision since submission in 2022 due to there being no strategic funding available during that financial year and Members were asked to consider this application, rather than awaiting the wider opening of funds later in August, due to the nature of the project.

Turning to the Regeneration Capital Grant Fund (RCGF) it was explained this was a Scottish Government Fund available for communities to bid into in

partnership with the Local Authority who then acted as the applicant. The fund aimed to deliver community and economic regeneration. An allocation of £25m for 2023/24 had been made available and a call for stage one applications had been made. 22 applications, totalling £10,152,821, with a further 2 late applications, had been received. An eligibility assessment had been undertaken and Members had been asked to consider which should be submitted to the Scottish Government for a decision on whether to proceed to stage 2.

In discussion Members recognised that those projects assessed and RAG'd as red should not proceed but that officers should actively engage with the applicants to identify alternative sources of funding.

The Sub Committee **AGREED**:-

- i. a funding award from Community Regeneration Fund to Scottish Wildlife Trust of £20,000 for the Crofting Projects Officer; and
- ii. the following Regeneration Capital Grant Fund stage one applications be submitted to the Scottish Government for a decision on whether to progress to a stage two application:-
 - Isle of Muck Community Enterprise Ltd – The Isle of Muck Community Housing Project
 - Wick Development Trust – Wick River Campsite Facilities
 - Nether Lochaber Community Association – Inchree Barn Community Hub
 - UHI West Highland – Mallaig Centre for Learning and Research
 - Invergordon Naval Museum and Heritage Centre – Invergordon Town Hall
 - Aultbea Community Hub - Aultbea Community Hub
 - Culbokie Community Hub – Community Public Toilets and Potting Shed
 - Dunbeath and District Centre – Jigsaw Project
 - Glenurquhart Rural Community Association – Glen Urquhart Public Hall
 - Clyne Heritage Society – Old Clyne School Redevelopment
 - Coigach Community Development Company – Coigach – Places for People
 - Tain and Fearn Free Church – New Church Build
 - Community Housing Trust – Borrodale School Renovation Project
 - Ionad Thròndairnis – Trotternish
 - Broadford and Strath Community Company – South Skye Community Campus
 - The Highland Council – Caithness Place Based Demonstrator
 - Communities Housing Trust – Assynt Rural Construction Hub
 - Tain Heritage Trust – Tain Picture House Restoration
 - Scourie Community Development Company – Scourie – Safe Parking for Affordable Housing
 - The Highland Council – Whin Park

The meeting ended at 2.15 pm.