

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE

COUNCIL CHAMBER, HQ, 27 JUNE, 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 B Lobban
Mr C Ballance	Mr A MacDonald (remote)
Mr M Cameron (remote)	Mrs I MacKenzie
Mr D Fraser	Mr A MacKintosh (except 7.6 and 8.1)
Mr L Fraser (except 7.5, 7.6 and 8.1)	Mr T MacLennan (remote)
Mr K Gowans (except 7.1 to 7.4)	Mr P Oldham (in the Chair)
Mr A Graham (7.1 onwards)	Ms M Reid
Mr R Jones	Ms L Sagers

Non-Committee Members Present:

Mrs T Robertson, Mr D Macpherson

Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)
Mr B Robertson, Team Leader (BR)
Mr P Wheelan, Strategic Projects Team Leader (PW)
Ms L Prins, Principal Planner (LP)
Ms C Millard, Planner (CM)
Mr R Dowell, Planner (RD)
Mr M Clough, Senior Engineer, Transport Planning (MC)
Mr I Meredith, Acting Principal Solicitor
Ms F MacBain, Senior Committee Officer

ITEM NO	DECISION	ACTION
	<p>Preliminaries</p> <p>The Committee AGREED to consider Item 7.7 immediately following Item 6.1, to facilitate a local Committee Member's participation.</p>	
1	<p>Apologies for Absence</p> <p>Leisgeulan</p>	

	There were none.	
		n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt	
	There were none.	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 3 May 2023 which was APPROVED .	n/a
4	Major Development Update Iartasan Mòra	PW
	There had been circulated Report No PLS/029/23 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.	
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	PW/DM
5.1	Description: Corran Ferry Crossing infrastructure and accommodation improvements (23/01201/PAN) (PLS/030/23) Ward: 21 Applicant: The Highland Council Site Address: Corran Jetty, Fort William.	
	NOTED the application.	
5.2	Description: Proposed new switching station to connect the Coire Glas Pumped Storage Scheme with platform, access, laydown area(s), landscaping and ancillary works (National Development) (23/01651/PAN) (PLS/031/23) Ward: 11 Applicant: Scottish Hydro Electric Transmission Plc Site Address: Land 2230m NE of Forest Gate Cottage, Mandally, Invergarry.	
	NOTED the application.	
5.3	Description: Proposed new substation and platform with control building, access, laydown area(s), associated landscaping and ancillary works - National Development. (23/01736/PAN) (PLS/032/23) Ward: 11 Applicant: Scottish Hydro Electric Transmission Plc Site Address: Land 2240M NW Of Invergarry Power Station, Invergarry.	
	NOTED the application.	
5.4	Description: Proposed residential development of circa 150 units including associated infrastructure, roads and drainage (23/02234/PAN) (PLS/033/23)	

	<p>Ward: 13 Applicant: The Highland Council Site Address: Former Golf Course, General Booth Road, Torvean North, Inverness.</p>	
	NOTED the application.	
5.5	<p>Description: Planning Permission in Principle for commercial development. Phase 1 - erection of approximately 3251sqm retail unit (Home Bargains), with 929sqm outdoor sales area, 464sqm retail parade of four smaller units, parking, landscaping and access (23/02714/PAN) (PLS/034/23) Ward: 17 Applicant: TJ Morris Ltd Site Address: Land 55M NW Of 115 Cranmore Drive, Cranmore Drive, Smithton, Inverness.</p>	
	NOTED the application.	
6	<p>Continued Item Cuspairean a' Leantainn</p>	
	<p>Applicant: Springfield Properties PLC (22/02691/MSC) (PLS/035/23) 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>	
	<p>i. APPROVED the application as recommended in the report; ii. AGREED to ask the developer to come back to officers with further details on the affordable housing provision secured by s.75 agreement, in terms of location, design, and timescale; and iii. AGREED to ask the developer to ascertain appropriate access arrangements taking into account potential land ownership and traffic issues.</p>	DM
7	<p>Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh</p>	
7.7	<p>Applicant: The Highland Council (23/01361/S42) (PLS/042/23) Location: Ness Castle Primary School, Brodie Road, Inverness, IV2 6FW. (Ward 15) Nature of Development: Section 42 application to remove conditions 18 (management of playing fields), 19 (noise), and 26 (flood lighting) of planning permission 19/05203/FUL. Recommendation: Grant.</p>	
	Agreed: to APPROVE the application as recommended in the report.	RD

7.1	<p>Applicant: Mr James Barnes (22/02553/FUL) (PLS/036/23) Location: Land 40m NW of Bay View, Ardtoe, Acharacle. (Ward 21) Nature of Development: Erection of house. Recommendation: Grant.</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report, and a further condition as follows:</p> <p>Condition 9. Protected species mitigation measures during the construction phase shall be implemented in accordance with Section 7 of the Habitat and Protected Species Survey, produced by Highland Ecology and dated December 2022; unless otherwise first agreed in writing by the Planning Authority.</p> <p>Reason: To minimise disturbance to nature conservation interests within the application site during construction.</p>	CM
7.2	<p>Applicant: Mr and Mrs M MacDonald (22/06147/FUL) (PLS/037/23) Location: 6 High Street, Lochaline, Oban, PA80 5XR. (Ward 21) Nature of Development: Demolition and erection of extension. Recommendation: Grant.</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	LP
7.3	<p>Applicant: Mr and Mrs M MacDonald (22/06150/LBC) (PLS/038/23) Location: 6 High Street, Lochaline, Oban, PA80 5XR. (Ward 21) Nature of Development: Demolition and erection of extension. Recommendation: Grant.</p>	
	<p>Agreed: to GRANT Listed Building Consent subject to the conditions recommended in the report.</p>	LP
7.4	<p>Applicant: The Highland Council (22/03816/FUL) (PLS/039/23) Location: Land 40m NE of Links Kiosk, Marine Road, Nairn. (Ward 18) Nature of Development: Formation of tiered seating, footpaths. Recommendation: Grant</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	BR
7.5	<p>Applicant: MGL Contractors (22/01638/FUL) (PLS/040/23) Location: Land 230m East of Lairgandour, Daviot, Inverness. (Ward 12) Nature of Development: Development of recycling facility for inert materials (in retrospect). Recommendation: Grant</p> <p>Mr B Lobban indicated his unhappiness at the number of retrospective applications relating to this site.</p>	
	<p>Agreed to GRANT planning permission subject to the conditions recommended in the report.</p>	BR
7.6	<p>Applicant: Mrs Bernadette Church (21/02982/FUL) (PLS/041/23) Location: Land 60M NW Of Foresters Cottage, Newtonhill, Lentrán, Inverness. (Ward 12)</p>	

	<p>Nature of Development: Erection of hut. Recommendation: Refuse.</p> <p>Motion: Mr C Ballance, seconded by Mr D Fraser, to grant the application given the low levels of traffic, low number of vehicle movements and low speeds on the public road as justification for disregarding the guidance on minimum visibility splays.</p> <p>Amendment: Mr T MacLennan, seconded by Mrs M Reid, to refuse the application as recommended in the report, excluding the reasons related to parking provision.</p> <p>Motion: Mr K Gowans, Mr B Lobban, Mr D Fraser, Mr R Jones, Mr C Ballance, Mr A Graham (6) Amendment: Mr C Aitken, Mr M Cameron, Mr T MacLennan, Mrs M Reid, Mrs L Saggars, Mrs I MacKenzie, Mr P Oldham (7) Abstention: Mr A MacDonald</p>	
	Agreed: to REFUSE planning permission for the reasons detailed in the report, excluding the reasons related to parking provision.	BR
8	<p>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division Co-dhùnadh mu lartas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</p>	
8.1	<p>Applicant: Mrs Catherine Hood (NA-270-007) (21/00514/FUL) Location: Land 25 Metres South East of Crimond, Cannich, Beauly, Highland (Ward 12) Nature of Development: Erection of Dwellinghouse, Site Works, Services and New Access onto Public Road.</p> <p>Members were reminded that the Committee had approved the application contrary to officer recommendation and, as there had been a statutory consultee who had objected to the application, the case had been referred to Scottish Ministers.</p>	
	NOTED the decision of the Scottish Ministers to agree with the Reporter's recommendation that planning permission in principle should be refused.	
	The meeting ended at 2.35pm.	