

The Highland Council

Continued Joint North & South Planning Applications Committee

Council Chamber, HQ, 8 November 2023, 2.30pm

Minute / Action Note

Listed below are the decisions taken by the joint Committees 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.

Only Committee Members present at the previous joint meeting on 22 March 2023 were entitled to participate.

Committee Members present and entitled to participate:

South Planning Applications Committee

Mr C Aitken (remote)
Mr M Cameron
Mr D Fraser
Mr A Graham
Mr R Jones
Mr B Lobban

Mr A MacDonald (remote)
Mr A MacKintosh
Mr T MacLennan (**in the Chair**)
Mr P Oldham
Mrs M Reid

North Planning Applications Committee

Ms S Atkin
Mr M Baird
Mrs I Campbell (remote)
Ms T Collier (remote)
Mr R Gale

Ms L Kraft
Mr D Millar
Mrs M Paterson
Mr Stewart

Committee Members not entitled to participate, and non-Committee Members, also present:

Mr J Finlayson (remote)
Mr L Fraser (remote)
Mr K Gowans (remote)
Mrs B Jarvie (remote)

Mr D Macpherson
Ms J McEwan (remote)
Mr C Munro (remote)
Mr M Reiss (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)
Ms K Lyons, Principal Solicitor
Ms F MacBain, Senior Committee Officer

ITEM NO	DECISION	ACTION
1	Chair Cathraiche	
	NOTED that the Chairs of the South and North Planning Applications Committees had agreed that Mr T MacLennan would chair the joint meeting.	n/a
2	Apologies for Absence Leisgeulan Mr R Bremner and Ms A MacLean.	
		n/a
3	Declarations of Interest Foillseachaidhean Com-pàirt	
	There were none.	n/a
4	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
	<p>Applicant: Scottish Hydro Electric Transmission Plc (22/04580/S37) (PLS&N/02/23)</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 was provided, and questions from Members were addressed on the following topics:</p> <ul style="list-style-type: none"> • the purpose of the meeting and the status of the additional information being presented, which had been supplied by the applicant in response to an objection to the application by NatureScot; • the continued status of the Council's previous decision to raise no objection, conditional on the use of route 3a; • the processes around the possible calling of a Public Local Inquiry by the Scottish Government; • the detail of the objection by NatureScot, and the possible impact of the overhead transmission line on the environment, with particular reference to the bird species, the Common Scoter, and the height and separation distance of the towers; • community benefit, economic benefit from capital investment and employment opportunities, compensation for landowners, community wealth building processes, and the need to consult with other countries to find out how these were dealt with elsewhere; • the extent to which the existing overhead transmission line required to be replaced with an increased capacity line rather than a like-for-like replacement; • the role of the Council as a statutory consultee, with the application being decided by Scottish Ministers; • the possible connection between the proposed overhead transmission line and increased renewable energy activity; 	PW

	<ul style="list-style-type: none"> • the impact of various policies from National Planning Framework 4 on the application; and • the importance of Skye as a scenic location for tourists and residents. <p>Members were reminded that their decision required to be based on the additional information that had been provided and, following debate, Mr D Millar, seconded by Mr R Stewart, moved that the Council object to the application for the following reason:</p> <ul style="list-style-type: none"> • the application is not supported by Policies 4 and 11 of National Planning Framework 4 because NatureScot’s objection has not been resolved due to the impacts of the development on the designated sites – the Kinloch & Kyleakin Hills Special Area of Conservation and the West Inverness-shire Lochs Special Protection Area. <p>Mr T MacLennan, seconded by Mr B Lobban, moved as an amendment, to raise no objection as detailed in the report.</p> <p>On a vote being taken there were 11 votes for the motion and 9 votes for the amendment, with no abstentions, and the motion was carried, the votes having been cast as follows:</p> <p>For the motion: Mr M Cameron, Mr A Graham, Mr A MacDonald, Mr A MacKintosh, Mr M Baird, Mrs I Campbell, Ms T Collier, Mr R Gale, Mr D Millar, Mrs M Paterson, Mr R Stewart.</p> <p>For the amendment: Mr C Aitken, Mr D Fraser, Mr R Jones, Mr B Lobban, Mr T MacLennan, Mr P Oldham, Mrs M Reid, Ms S Aitkin, Ms L Kraft.</p>	
	<p>AGREED: to OBJECT to the application for the following reason:</p> <ul style="list-style-type: none"> • the application is not supported by Policies 4 and 11 of National Planning Framework 4 because NatureScot’s objection has not been resolved due to the impacts of the development on the designated sites – the Kinloch & Kyleakin Hills Special Area of Conservation and the West Inverness-shire Lochs Special Protection Area. 	PW
	<p>The meeting ended at 4.55pm.</p>	