

**THE HIGHLAND COUNCIL**  
**NORTH PLANNING APPLICATIONS**  
**COMMITTEE**

**1 November 2023, 10.30AM**

**MINUTE / ACTION NOTE**

Listed below are the decisions taken by Committee at their 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:**

Ms S Atkin  
Mr M Baird  
Mr R Bremner  
Ms I Campbell (Remote)  
Ms T Collier (Remote)  
Mr R Gale  
Ms L Kraft  
Mrs A MacLean  
Ms J McEwan (Remote)  
Mr D Millar  
Mrs M Paterson  
Mr M Reiss  
Mr A Rhind  
Mr K Rosie (Remote)  
Ms M Smith

**Non-Committee Members Present:**

**Substitutes:**

**Apologies:**

Mr R Stewart

**Officers participating:**

Mr D Jones, Area Planning Manager – North (DJ)  
Mr M Harvey, Planning Team Leader (MH)  
Mr M Kordas, Planner (MK)  
Mr C Simms, Planner (CS)  
Mr M Clough, Senior Engineer, Transport Planning (MC)  
Ms R Banfro, Solicitor (Planning)  
Ms R Ross, Committee Officer

ITEM NO	DECISION	ACTION
1	<b>Apologies for Absence</b> <b>Leisgeulan</b>	
	Apologies were intimated on behalf of Mr R Stewart.	n/a
2	<b>Declarations of Interest</b> <b>Foillseachaidhean Com-pàirt</b>	
	None.	n/a
3	<b>Confirmation of Minutes</b> <b>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 12 September 2023 which was <b>APPROVED</b> .	n/a
4	<b>Major Development Update</b> <b>Iarrtasan Mòra</b>	
	<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’ attention was drawn to the application for the Distillery in Dornoch which had been considered and approved by the Committee at its previous meeting, it was confirmed that Scottish Ministers had advised that they wouldn’t call in the application so it would be approved in due course.</p> <p>During discussion information was sought and provided on the status of several applications in Muir of Ord and the Black Isle.</p> <p>The Committee <b>NOTED</b> the current position with the applications.</p>	<b>Peter Wheelan</b>
5	<b>Major Developments – Pre-application consultations</b> <b>Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b>	
5.1	<p><b>Description:</b> Beinn Mheadhonach Wind Farm, Construction and operation of a wind farm, comprising 5 wind turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation and ancillary infrastructure. (23/03842/PAN) (PLN/071/23)</p> <p><b>Ward:</b> 10 – Eilean A’ Cheò</p> <p><b>Applicant:</b> Wind Harvest Limited</p> <p><b>Site Address:</b> Land 1600M NE Of Sumardale Croft, Struan.</p> <p>The Committee <b>NOTED</b> the application.</p>	<b>Mark Fitzpatrick</b>

6	<b>Planning Applications to be Determined</b> <b>Iarrtasan Dealbhaidh rin Dearbhadh</b>	
6.1	<p><b>Applicant:</b> Vonin Scotland Ltd (23/00061/FUL) (PLN/072/23)  <b>Location:</b> Land 180M SE Of Mowi Scotland Ltd, Feed Mill, Kyleakin (Ward10).  <b>Nature of Development:</b> Erection of a cage fish farm net washing, servicing and treatment facility.  <b>Recommendation: GRANT</b></p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> the application subject to the Conditions detailed in the report.</p>	<b>MH</b>
6.2	<p><b>Applicant:</b> Tulloch Homes Ltd (23/00300/FUL) (PLN/073/23)  <b>Location:</b> Land 215M North Of Riverford, Conon Bridge (Ward 08).  <b>Nature of Development:</b> Proposed mixed use development including 75 residential units and 1.3 ha allocated for business use, with all associated infrastructure, open space and landscaping.  <b>Recommendation: GRANT</b></p> <p>During discussion the following points were raised:-</p> <ul style="list-style-type: none"> <li>• housing was desperately needed in the area especially with the development of the Inverness Cromarty Firth Green Freeport;</li> <li>• concern was expressed over the safety of the A835 junction as there had been many accidents including pedestrian fatalities at this junction and the increased traffic caused by this development would cause the junction to become more congested and could potentially increase the likelihood of accidents;</li> <li>• there were many options including, lengthening of feeder lanes, widening of the roads and installation of lighting at the junction, for increasing the safety of this junction; and</li> <li>• it was clarified that when the Committee made tough decisions such as granting this application it did not mean that members were dismissive of the concerns of local people;</li> </ul> <p>Cllr Paterson, Cllr Reiss and Cllr Smith expressed a wish to refuse this application but were unable to provide planning reasons to overturn the recommendation.</p> <p>There was an amendment moved by Mr M Reiss and seconded by Ms Smith to defer the application to obtain further information from Transport Scotland and Police Scotland. Following legal advice on the competency of the amendment, the amendment was withdrawn by Mr M Reiss.</p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> the application subject to a section 75 agreement being concluded before planning permission is issued and subject to the conditions listed in the report. The Committee also <b>AGREED</b> to write to Transport Scotland about their concerns around the A835 junction.</p>	<b>MK</b>

6.4	<p>In terms of Standing order 9 members <b>AGREED</b> to take item 6.4 at this stage.</p> <p><b>Applicant:</b> Tulloch Homes Ltd (23/02147/FUL) (PLN/075/23)  <b>Location:</b> Land 155M South Of Rowan Gardens, Conon Bridge (Ward 08).  <b>Nature of Development:</b> Residential Development of 160 affordable and private dwelling houses with infrastructure, open space and landscaping at Braes of Conon (South), Conon Bridge.  <b>Recommendation: GRANT</b></p> <p>During discussion Mrs M Paterson raised the same points detailed at 6.2 of this note, and expressed a wish to refuse this application but was unable to provide planning reasons to overturn the recommendation.</p> <p>There was an amendment moved by Mr R Gale seconded by Mr M Reiss to refuse the application for the following reason:</p> <p><i>This application is contrary to policy 56 of the HwLDP. Local knowledge of the area and the most affected junction appreciates the inherent dangers presented to the travelling public and goes against the Council's duty of care to residents and other road users.</i></p> <p>Following legal advice on the competency of the amendment, the Amendment was withdrawn by Mr R Gale.</p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> the application subject to a section 75 agreement being concluded before planning permission is issued and subject to the conditions detailed in the report.</p>	<b>MK</b>
6.3	<p><b>Applicant:</b> Dr W Fraser (23/01034/PIP) (PLN/074/23)  <b>Location:</b> Land 105M SW Of 1 Matheson Drive, Fortrose (Ward 09).  <b>Nature of Development:</b> Erection of 12no dwellings (Renewal of 18/03570/PIP).  <b>Recommendation: GRANT</b></p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> the application subject to a section 75 agreement being concluded before planning permission is issued and subject to the conditions detailed in the report.</p>	<b>MK</b>
6.5	<p><b>Applicant:</b> Mrs R. Gulay (23/01298/FUL) (PLN/076/23)  <b>Location:</b> Former Job Centre Plus Office, Girnigoe Street, Wick (Ward 03).  <b>Nature of Development:</b> Change of use from Class 2 (Financial and Professional Services) to Class 7 (Hotels and Hostels).  <b>Recommendation: GRANT</b></p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> the application subject to the conditions detailed in the report.</p>	<b>CS</b>
	<p><b>The meeting ended at 2.35 pm.</b></p>	