

The Highland Council
South Planning Applications
Committee

Council Chamber, HQ, 4 October 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 B Lobban
Mr C Ballance	Mr A MacDonald (remote)
Mr M Cameron (remote) (except item 6.2)	Mrs I MacKenzie
Mr D Fraser	Mr A MacKintosh
Mr L Fraser (except 6.3)	Mr T MacLennan
Mr R Jones	Mr P Oldham

Substitutes:

Mr J Grafton (for Mrs L Saggars)
Mr D Macpherson (for Mr K Gowans)

Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)
Mr P Wheelan, Strategic Projects Team Leader (PW)
Mr B Robertson, Team Leader (BR)
Mr K Gibson, Principal Planner (KG)
Mr M Fitzpatrick, Planner (MF)
Mr I Meredith, Acting Principal Solicitor
Ms F MacBain, Committee Administrator

ITEM NO	DECISION	ACTIO N
1	Apologies for Absence Leisgeulan Mr K Gowans, Mr A Graham, Ms M Reid, Ms L Saggars	
		n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt 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 23 August 2023 which was APPROVED .	n/a
4	Major Development Update Iartasan Mòra	
	There had been circulated Report No PLS/53/23 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. Attention was drawn to a formatting glitch which had caused some information to be entered twice in the report. The Committee NOTED the current position with the applications.	PW
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
5.1	Description: Development of site for new whisky distillery, blending centre, visitor centre, maturation warehousing, landscaping, site access and all associated infrastructure (23/02738/PAN) (PLS/054/23) Ward: 21 Applicant: Compass Box Whisky Site Address: Land 175M North East Of Roads Depot, Carrs Corner, Lochybridge, Fort William. Members emphasised the importance of appropriate pollution controls in relation to discharge into the estuary, though it was explained this was the responsibility of SEPA.	
	NOTED the application and AGREED Members’ comments would be provided to the applicant.	PW / DM
5.2	Description: Replacement of existing Aigas Substation (23/03651/PAN) (PLS/055/23) Ward: 12 Applicant: Lovat Estates Limited Site Address: Land 340M SW Of Balblair Quarry, Balblair, Beauly. It was clarified that the title of the report and item should have been ‘Installation of a 49.9 MW Battery Energy Storage System.’ Matters raised by Members included: <ul style="list-style-type: none"> • noise levels, which would be considered by Environmental Health as part of the application process; • concerns about fire risks were expressed but were not currently a planning consideration, however national discussions were underway on adopting the approach used in England to consult with the Fire Service; and • it was hoped that the public consultations on 14 September and 2 October 2023 had gone ahead as planned. 	

	NOTED the application and AGREED Members' comments would be provided to the applicant.	PW /DM
6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	<p>Applicant: Upland Developments Ltd (22/02306/PIP) (PLS/056/23) Location: Land 230M SW of The Ranch, Inshes, Inverness. (Ward 19) Nature of Development: Residential development of 165 houses and associated infrastructure. Recommendation: Grant.</p> <p>The applicant was Upland Developments Ltd, and not Davall Developments Ltd, as stated in the report.</p> <p>Questions and debate took place on a variety of issues including primary and secondary school capacity, expected numbers of children per house, school and public transport, the protection of ancient woodland, the possible loss of parking spaces, protecting biodiversity, community benefit, traffic to and from the development and its impact on the Inshes corridor, infrastructure issues, the Inner Moray Firth Local Development Plan, the need for additional Affordable Housing in Inverness, and the recent removal of improvements to the Inshes roundabout from the Council's capital programme.</p>	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report, and an amendment to Condition 13 to place an obligation on the developer to liaise with bus service providers to discuss the possibility and likelihood of providing bus services through the application site, including the design and implementation of any requisite infrastructure.	MF
6.2	<p>Applicant: Mr & Mrs Graham-Read/Mr & Mrs MacLennan/Mr & Mrs Eckersley (21/01593/PIP) (PLS/057/23) Location: Old Mill, Dores, Inverness, IV2 6TR. (Ward 12) Nature of Development: Demolition of Old Mill house and formation of 3 house plots Recommendation: Refuse.</p> <p>Mr T MacLennan, seconded by Mr L Fraser, moved to refuse the application as recommended.</p> <p>Mr D Fraser, seconded by Mr P Oldham, moved as an amendment, to approve the application on the basis that the site could accommodate 3 properties, and subject to appropriate conditions, including on the height and spacing of the houses, the wording of which to be delegated to Planning officials in consultation with local Members.</p> <p>On a vote being taken, there were 8 votes for the motion and 5 for the amendment, with no abstentions, the votes having been cast as follows:</p> <p>Motion: Mr A Aitken, Mr C Ballance, Mr L Fraser, Mr B Lobban, Mr A MacKintosh, Mr T MacLennan, Mr D Macpherson, Mr J Grafton</p> <p>Amendment: Mr D Fraser, Mr R Jones, Mr A MacDonald, Mrs I MacKenzie, Mr P Oldham</p>	

	Agreed: to REFUSE planning permission for the reasons detailed in the report.	KG
6.3	<p>Applicant: Boyd Brothers Haulage Ltd (22/05450/S42) (PLS/058/23)</p> <p>Location: Annat Pier, Corpach, Fort William PH33 7NB. (Ward 11)</p> <p>Nature of Development: Section 42 application to vary Condition 1 of planning permission 99/00458/FUL to allow berthing and disembarking of vessels on Sundays but maintain no operational use is allowed.</p> <p>Recommendation: Grant.</p> <p>During discussion, Members spoke in favour of the creation of a Community Liaison Group to facilitate communication between local residents, the community council, and all operators at and in the vicinity of Annat Pier.</p>	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report.	DM
	The meeting ended at 2.10pm.	