

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

12 September 2023, 10.30AM

MINUTE / ACTION NOTE

Listed below are the decisions taken by Committee at their 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:

Ms S Atkin – remote (except item 6.2 to 7.1)
Mr M Baird
Mrs B Campbell
Ms T Collier - remote
Ms L Kraft
Ms J MacEwan – remote (except for items 6.5 to 7.1)
Mr D Millar (Chair)
Mr M Reiss
Mr A Rhind – (except for items 6.4 to 7.1)
Mr K Rosie – remote
Ms M Smith – from item 6.2 onwards
Mr R Stewart - remote

Non-Committee Members Present:

Ms M Hutchison
Mr J MacGillivray (present for item 6.3 only)
Mr W MacKay

Substitutes:

Mr S Kennedy (except item 6.1)
Ms L Niven – from item 6.1 onwards

Apologies:

Mr R Bremner
Mr R Gale
Ms M Paterson

Officers participating:

Mr D Jones, Area Planning Manager – North (DJ)
Ms E McArthur, Principal Planner (EM)
Ms G Pearson, Principal Planner (GP)
Mr M Fitzpatrick, Planner (MF)
Mr M Kordas, Planner (MK)
Mr L Burnside, Graduate Planner (LB)
Mr A Fraser, Principal Engineer (AF)
Mr M Clough, Senior Engineer, Transport Planning (MC)
Mr A Puls, Acting Environment Manager / Conservation Officer
Ms R Banfro, Solicitor (Planning) and Clerk

ITEM NO	DECISION	ACTION
1	<p>Apologies for Absence Leisgeulan</p> <p>Apologies were intimated on behalf of Mr R Bremner, Mr R Gale and Ms M Paterson.</p>	n/a
2	<p>Declarations of Interest Foillseachaidhean Com-pàirt</p> <p>There were no Declarations of Interest</p>	n/a
3	<p>Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais</p> <p>There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 9 August 2023 which was APPROVED.</p>	n/a
4	<p>Major Development Update Iarrtas Mòra</p> <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>In response to a question it was clarified that a number of the developments were dated as "Autumn/Winter" or "later in the year" due to exact dates not being known at the time and that these would be updated once more accurate dates were available.</p> <p>The Committee NOTED the current position with the applications.</p>	DJ
5	<p>Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</p> <p>5.1 Description: The proposed development comprises the siting of approximately 64 battery storage enclosures, associated power conversion units and transformers, substations, hardstanding area, telecommunications equipment, fencing, vehicular access, grid connection and ancillary works (23/03641/PAN) (PLN/061/23) Ward: 06 – Cromarty Firth Applicant: Res Group Site Address: Land 410M NE Of the Smithy Alness.</p> <p>The Committee NOTED the application.</p>	MS
5.2	<p>Description: Provision of circa 80 no dwelling houses with associated services and outdoor recreation areas (23/03896/PAN) (PLN/062/23) Ward: 06 – Cromarty Firth Applicant: Capstone Connect and Highland Council Site Address: Land 190M East of House of Rosskeen, Invergordon.</p> <p>During discussion the following points were raised:-</p> <p>this land was no longer a development site and there could be issues with capacity and with the ancient woodland; and</p>	CF

	<p>this development was not included in the updated Inner Moray Firth Local Development Plan.</p> <p>The Committee NOTED the application.</p>	
6	<p>Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh</p>	
6.1	<p>Applicant: Gledfield Highland Estate Ltd (21/05786/FUL) (PLN/063/23) Location: Land 150M NE Of Gledfield Farm Cottage, Ardgay (Ward 01). Nature of Development: Development of 47 holiday lodges, conversion and extension of existing building to form spa, gym, offices, restaurant and ancillary facilities, car parking and access. Recommendation: GRANT</p> <p>Members attention was drawn to the following corrections to the report:-</p> <ul style="list-style-type: none"> i. paragraph 1.1 should have said that customers would buy their caravans directly from the owners and operators of the facility; and ii. condition 17 for road improvements should have referenced the C1140 and not the A838. <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	MF
6.2	<p>Applicant: Mr Roddy Mackenzie (22/05563/FUL) (PLN/064/23) Location: Land 100M SW Of 27 Melvaig (Ward 05). Nature of Development: Erection of house and two short term holiday letting units and the formation of the access track Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	EM
6.3	<p>Applicant: Dornoch Distillery Company Ltd (22/06107/FUL) (PLN/065/23) Location: Land 40M SW Of Dornoch Health Centre, Shore Road, Dornoch (Ward 04). Nature of Development: Erection of distillery and associated warehousing and visitor centre (as amended). Recommendation: RECOMMEND APPROVAL</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report and subject to the two additional conditions relating to (1) the duration of planning permission and (2) the use of the bar, seating area and shop to be ancillary to the application site the final wording of which to be delegated to officers.</p>	GP
6.6	<p>In terms of Standing Order 9 the Committee AGREED to take item 6.6 at this stage.</p> <p>Applicant: Springfield Properties PLC (23/01749/FUL) (PLN/068/23) Location: Land 120M North of Glenburn, Station Road, Dornoch (Ward 04). Nature of Development: Remix of House Types in Phase 4. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	GP

6.4	<p>Applicant: WildLand Limited (22/06112/FUL) (PLN/066/23) Location: Land 130NE Of St Andrew's Church, Tongue (Ward 01). Nature of Development: Health and Social Care Hub including a 15 bed care home, integrated care team administrative base, GP surgery and associated roads, landscaping, garden, paths and infrastructure with relocated junction to A838 and alterations to the access road, parking, yard and landscaping at Tongue Fire Station. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report and the following additional condition:</p> <p>Samples of all facing-materials (sizes to be agreed), along with typical details of the building's external features (at scale 1:5) shall be submitted to and approved in writing by the Planning Authority, prior to the commencement of above-foundation development. Thereafter, work shall progress in accordance with these approved details.</p> <p>Reason: To ensure that the standard of detail-design and materiality of the development is of an acceptable quality, sensitive to and compatible with its context.</p>	LB
6.5	<p>Applicant: Renewable Energy Transmission Ltd (23/01446/FUL) (PLN/0067/23) Location: Land 1570M East of Collie Mhuiridh, Applecross (Ward 05). Nature of Development: Installation and operation of approximately 26km of underground 33kv electricity cable and associated infrastructure between the Allt na Moine hydro scheme powerhouse at Lonbain, Applecross and the fish farm at Kishorn base. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	MK
7	<p>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division Co-dhùnadh mu Iarrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</p> <p>7.1 Applicant: Energikontor UK Limited (22/02442/FUL) (PLN/069/23) Location: Land at Torr Leathann, Strathrory, Ardross, Alness, IV17 (Ward 06) Nature of Development: Erection and operation of a wind farm for a period of 35 years comprising a total of 7 wind turbines with turbines 1, 2, 3 and 5 having a max blade tip height of 180m, turbine 4 max 160m, and turbines 6 and 7 max 149.9m; battery storage system, access tracks, borrow pit, substation, control building and ancillary infrastructure.</p> <p>During discussion disappointment was expressed that the Scottish Government had overridden a local decision.</p> <p>The Committee NOTED the decision.</p>	DJ
	<p>The meeting ended at 13:00pm.</p>	