

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

5 March 2024, 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
Ms B Campbell - remotely
Ms T Collier - remotely from item 6.3
Mr R Gale
Ms L Kraft
Ms J McEwan - remotely
Mr D Millar
Ms M Paterson
Mr M Reiss
Mr A Rhind - up to item 6.2
Mr K Rosie - remotely
Mr R Stewart

Non-Committee Members Present:

Ms M Hutchison
Mr H Morrison

Substitutes:

Mr S Kennedy

Apologies:

Ms A MacLean
Ms M Smith

Officers participating:

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

ITEM NO	DECISION	ACTION
1	<p>Apologies for Absence Leisgeulan</p> <p>Apologies were intimated on behalf of Ms A MacLean and Ms M Smith.</p>	
2	<p>Declarations of Interest Foillseachaidhean Com-pàirt</p> <p>There were no declarations of interest.</p>	
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 North Planning Applications Committee on 31 January 2024 which were APPROVED.</p>	
4	<p>Major Development Update Iarrtasan 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>Members were advised of the Council's intention to bring to the meeting of NPAC on 16 April 2024, planning application 23/00069/FUL-Broadford Substation. The Committee were advised that as this was a National Development, a pre-determination hearing may be required. Members agreed that if a pre-determination hearing was to be held, the meeting would begin at 10am.</p> <p>The Committee NOTED the current position with the applications.</p>	DJ
5	<p>Major Developments – Pre-application consultation Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</p>	
5.1	<p>Description: The construction and operation of a 400kV substation, access, construction compound, landscaping and ancillary infrastructure. (24/00290/PAN) (PLN/020/24) Ward: 01 - North, West And Central Sutherland Applicant: SSE Site Address: Land 2430M SW Of Loch Buidhe, Bonar Bridge</p> <p>During discussion it was queried how much of the large site area would remain as forestry; and it was highlighted that there were large areas of peat on the site. Members were advised at this stage until a planning application was lodged detailing the full extent of the proposal it was not possible to comment further on these points. The red line would encompass what is proposed and would require to be accompanied with the relevant environmental information.</p> <p>The Committee NOTED the application.</p>	MK
5.2	<p>Description: The construction and operation of a 400kV substation, HVDC converter, access, construction compound, landscaping and ancillary infrastructure. (24/00291/PAN) (PLN/021/24) Ward: 03 - Wick And East Caithness</p>	MK

	<p>Applicant: SSE Site Address: Land 360M NE Of Achalone Cottage, Halkirk</p> <p>During discussion the following main points were raised:-</p> <ul style="list-style-type: none"> • it would be hard for this application to not have an effect on visual amenity; • it was queried whether the HVDC converter would pose a fire risk; • the quality of the grazing land was queried; • information was sought about the loss of biodiversity; and • some concerns have already been noted in terms of fire risk from battery storage and the Leader of the Council had written to the Scottish Government about these concerns. <p>The Committee NOTED the application.</p>	
5.3	<p>Description: Glen Ullinish Coastal Delivery - Proposed new quay on the eastern shore of Loch Caroy, the Proposal will also be subject to a Marine Licence(s) for parts of the development below the mean high water spring tide level under the Marine (Scotland) Act 2010 (24/00292/PAN) (PLN/022/24) Ward: 10 - Eilean A' Cheò Applicant: Muirhall Energy Site Address: Land 460M South Of Seacliff House, Caroy, Struan, Skye</p> <p>The Committee NOTED the application.</p>	MH
6	<p>Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh</p>	
6.1	<p>Applicant: (22/01972/S36) (PLN/023/24) Armadale Wind Farm Ltd Location: Land 800M South Of Armadale Farm, Armadale (Ward 01) Nature of Development: Armadale Wind Farm - Erection and Operation of Wind Farm for a period of 30 years, comprising of 9 Wind Turbines with maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, met mast, battery energy storage system and ancillary infrastructure. Recommendation: RAISE OBJECTION</p> <p>Members were advised that a late representation had been received and a copy had been circulated to all Members prior to the Committee. A copy of the representation would also be made available on the planning portal.</p> <p>The Committee AGREED to RAISE AN OBJECTION for the reasons detailed in the report.</p>	MK
6.2	<p>Applicant: (23/00997/FUL) (PLN/024/24) Pat Munro (Alness) Ltd Location: Land 220M East of Obsdale Primary School, Milnafua, Alness (Ward 06) Nature of Development: Erection of 99 No dwellings, associated infrastructure and public open space Recommendation: GRANT</p> <p>The Committee AGEED to GRANT planning permission subject to the conclusion of a section 75 agreement, the conditions detailed in the report and the following additional condition: relating to the layout, design and construction of the proposed play-area.</p>	MK
6.3	<p>Applicant: (23/02936/S36) (PLN/025/24) Creag Riabhach Wind Farm Limited Location: Creag Riabhach Wind Farm, Lairg, IV27 4AD (Ward 01) Nature of Development: Creag Riabhach Extension Wind Farm – erection</p>	RD

	<p>and operation of 3 turbines with a maximum blade tip height of 149.9m, installation of Battery Energy Storage System, access tracks, and associated infrastructure</p> <p>Recommendation: RAISE NO OBJECTION</p> <p>The Committee AGREED to RAISE NO OBJECTION raise no objection to the proposal subject to the removal of Turbine 1 as it was considered to have a significant and detrimental impact on the wider landscape, in that T1's siting was considered to be set apart from T2 and T3, in an isolated manner and failed to coherently form part of the existing landscape and as such the magnitude of change was considered to be unacceptable. T1 was therefore considered contrary to the provisions of Policy 4 and policy 11 of NPF 4 and policies 57 and 61 of the HWLDP.</p> <p>The Committee AGREED to grant officer's delegated powers to address further consultation responses from the Energy Consents Unit for the removal of Turbine 1</p>	
<p>6.4</p>	<p>Applicant: (23/00685/FUL) (PLN/026/24) Mr Ashley Cross Location: Land 105M NW Of Allwood, 9 Teangue (Ward 10) Nature of Development: Erection of house and 4no holiday pods, siting of 2no static caravans. Recommendation: GRANT</p> <p>The Committee AGREED to REFUSE planning permission for the following reasons:-</p> <ol style="list-style-type: none"> i. the substandard condition of the access road, and in particular the increased use of the access track by the addition of the 4 pods; ii. the proposal was considered contrary to the criteria of policy 36 of the HwLDP which requires development in the wider countryside to be adequately serviced in terms of road access; and iii. given the location of the 4 pods being sited further along the access track and the substandard condition of the road, the existing access track was not of a standard that could adequately serve the proposed development in light of its increased use by the 4 pods and this increased use would be significantly detrimental to road safety by those looking to access the 4 proposed pods. 	<p>MH</p>
<p>6.5</p>	<p>Applicant: (23/05507/FUL) (PLN/027/24) Mr James McColl Location: Land 150M South West Of Hillhead, John O'Groats (Ward 03) Nature of Development: Erection of dwelling and 4no. glamping pods (amendment to previous application 23/02968/FUL) Recommendation: GRANT</p> <p>Prior to the presentation, attention was drawn to the following corrections to the report:-</p> <ol style="list-style-type: none"> i. the consultee comments in section 4.1 were not from the Development Plans team as stated, but from the Tourism and Inward Investment team; and ii. the case had not been brought to the Committee due to a Community Council objection. While Dunnett and Canisbay Community Council had noted local opposition to the proposal they had not objected. <p>During discussion it was requested that a report on increasing visitor numbers in the John O'Groats area be taken to a meeting of the Economy and Infrastructure Committee.</p> <p>The Committee AGREED to GRANT planning permission subject to the</p>	<p>CS</p>

	conditions laid out in the report.	
7	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	
7.1	<p>Applicant: (23/01144/FUL) (PPA-270-2291) (PLN/0/)</p> <p>Location: Portree Hotel Somerled Square Portree IV51 9EH (Ward 10)</p> <p>Nature of Development: Retention of outdoor seating area (previous permission 20/02709/FUL)</p> <p>The Committee NOTED the Reporter's decision to dismiss the appeal and refuse planning permission for the reasons detailed in the Decision Notice.</p>	
	The meeting ended at 3.05pm	