

The Highland Council

South Planning Applications Committee

Council Chamber, HQ, 19 March 2024, 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 Ballance	Mrs I MacKenzie (remote)
Mr M Cameron (remote)	Mr A MacKintosh (except 6.2)
Mr D Fraser	Mr T MacLennan
Mr L Fraser	Mr D Macpherson
Mr K Gowans	Mr P Oldham
Mr A Graham (except 6.1)	Ms M Reid
Mr R Jones	Ms L Sagers (except 6.2)
Mr B Lobban	

Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)
Mr P Wheelan, Strategic Projects Team Leader (PW)
Mr B Robertson, Team Leader (BR)
Ms L Prins, Principal Planner (LP)
Mr I Meredith, Acting Principal Solicitor
Ms F MacBain, Senior Committee Officer

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan There were none.	
		n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt	
	Item 6.2 – Mr A MacKintosh as a personal acquaintance of the applicant, declared an interest in this item and left the chamber for the duration of the item.	n/a
3	Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais	

	<p>There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 7 February 2024 which was APPROVED.</p> <p>In relation to Item 5.2, 23/00497/FUL, which had been the subject of a Notice of Amendment to the Council, assurance was sought and provided that the additional decision to make representations to the Scottish Government in relation to the need for planning guidance on battery energy storage facilities was being upheld. It was confirmed that the Council Leader had written to the Scottish Government's Chief Planner and a response was awaited.</p>	n/a
4	Major Development Update Iarrtasan Mòra	
	<p>There had been circulated Report No PLS/09/24 by the Area Planning Manager – South, providing an update on progress of all cases within the “Major” development category currently with the Infrastructure and Environment Service for determination. The report also details progress on proposals submitted under S36 or S37 of the Electricity Act 1989 on which the Council is consulted.</p> <p>The Committee NOTED the current position with the applications.</p>	PW
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
5.1	<p>Description: Development for self-build residential plots including up to 25 homes (/05713/PAN) (PLS/10/24) Ward: 19 Applicant: Pat Munro (Aness) Ltd Site Address: Land 200M SW of Blackpark farm, Westhill, Inverness.</p>	
	NOTED the application.	DM
6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
	There are circulated Reports Nos PLS/11/24 to PLS/13/24 by the Area Planning Manager - South which were as follows:-	
6.1	<p>Applicant: Ms Zoe Sheard (23/05217/FUL) (PLS/11/24) Location: Sleat View, Kinloid, Arisaig, PH39 4NS (Ward 11). Nature of Development: Erection of house (plot 4) (amended location from previous permission 22/03307/FUL) Retrospective. Recommendation: Refuse</p> <p>Given the significant implications of the recommendation, Members requested a site visit to be arranged prior to the next meeting of the committee to allow them to view the site in its context and gain a better understanding of distances between the sites and the relationship of their positions. Members were urged to attend the site visit and reminded that it would be a requirement for participation in consideration of the item.</p>	
	Agreed: to DEFER the application for a site visit.	LP

6.2	<p>Applicant: Ms Kathleen Maclean (23/05919/FUL) (PLS/12/24) Location: 54 Innes Street, Inverness, IV1 1NS (Ward 14). Nature of Development: Erection of garden building (retrospective). Recommendation: Grant</p> <p>Declaration of Interest: Mr A MacKintosh, as a personal acquaintance of the applicant, declared an interest in this item and left the chamber for the duration of the item.</p> <p>Motion: Mr M Cameron, seconded by Mr K Gowans, to grant planning permission, subject to amending Condition 2 to permit the use of opaque film to obscure the glass on the front of the garden room, with the final wording of the condition to be delegated to officers.</p> <p>Amendment: Mr R Jones, seconded by Mr B Lobban, to grant planning permission as recommended in the report.</p> <p>2nd Amendment: Mr D Macpherson, to refuse the application. Mr Macpherson failed to find a seconder and his amendment fell.</p> <p>3rd Amendment: Mr C Ballance, to grant planning permission as recommended in the report, subject to amending Condition 1 to ensure the use of the garden room was restricted to that of artist studio. Mr Ballance failed to find a seconder and withdrew his amendment.</p> <p>For the motion: Mr M Cameron, Mr C Ballance, Mr K Gowans For the amendment: Mrs I MacKenzie, Ms S Fanet, Mr B Lobban, Mr D Fraser, Mrs M Reid, Mr R Jones, Mr L Fraser, Mr A Graham, Mr T MacLennan Abstentions: Mr D Macpherson, Mr P Oldham</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	
6.3	<p>Applicant: McDonald's Restaurants Limited (23/05339/FUL) (PLS/13/24) Location: Unit 6 Aviemore Retail Park, Santa Claus Drive, Aviemore PH22 1AF (Ward 20). Nature of Development: Erection of extension, installation of ventilation system and external alterations. Recommendation: Grant</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	
7	<p>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division Co-dhùnadh mu larrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</p>	
7.1	<p>Applicant: Renewable Energy Systems Limited (WIN-270-16) Location: Near Ferness, Nairnshire PH26 3PX (Ward 18) Nature of Development: Construction and operation of Cairn Duhie Wind Farm.</p>	
	<p>NOTED the Notice of Intention from the Reporter appointed by the Scottish Ministers to grant section 36 consent for the proposed development as</p>	

	described at Annex 1 of the report.	
7.2	<p>Applicant: The Sweeney Group (PPA-270-2292) (22/05497/FUL)</p> <p>Location: Dunroamin Guest House, Craig Na Gower Avenue, Aviemore, PH22 1RW (Ward 20)</p> <p>Nature of Development: Alterations to form 10 serviced apartments.</p>	
	NOTED the Committee was invited to note the decision of the Reporter appointed by the Scottish Ministers to dismiss the appeal and refuse planning permission.	
7.3	<p>Applicant: Mr Graham Read (PPA-270-2294) (21/01593/PIP)</p> <p>Location: Old Mill, Dores, Inverness IV2 6TR (Ward 12)</p> <p>Nature of Development: Demolition of Old Mill dwelling house and creation of 3 house plots.</p>	
	NOTED the Committee was invited to note the decision of the Reporter appointed by the Scottish Ministers to allow the appeal and grant planning permission in principle subject to the eight conditions listed at the end of the decision notice. Attention is drawn to the two advisory notes at the end of the notice.	
	The meeting ended at 12.20pm.	