

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

16 April 2024, 10.00 AM

MINUTE / ACTION NOTE

Listed below are the decisions taken by Committee at their virtual 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
Mr M Baird
Ms B Campbell - Remote
Ms T Collier – Remote
Mr R Gale – Item 6.2 onwards
Ms L Kraft
Ms J McEwan - Remote
Mr D Millar
Ms M Paterson
Mr M Reiss
Mr K Rosie - Remote
Ms M Smith – Item 6.2 onwards
Mr R Stewart – AM Only

Non-Committee Members Present:

Substitutes:

Mr S Kennedy
Ms M Ross

Apologies:

Ms A MacLean
Mr R Bremner

Officers participating:

Mr D Jones, Area Planning Manager – North (DJ)
Mr P Wheelan, Planning Team Leader (PW)
Ms C Farmer-McEwan, Principal Planner (CF)
Ms S Hadfield, Planner (SH)
Mr M Kordas, Planner (MK)
Mr G Sharp, Planner (GS)
Mr M Clough, Senior Engineer, Transport Planning (MC)
Mr I Meredith, Principal Solicitor and Clerk
Ms R Ross, Committee Officer

Also in Attendance

Mr M Agnew, Scottish Hydro Electric Transmission Plc
Ms J Nicholson, Scottish Hydro Electric Transmission Plc
Mr S Robertson, Scottish Hydro Electric Transmission Plc
Ms S Meyer
Mr A Robinson
Mr P Smith

Prior to the start of the meeting the Chair and members paid tribute to Cllr Alasdair Rhind and the Chair lead the meeting in a moment of silent reflection in his memory.

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt Mr S Kennedy – 6.5 Ms M Ross – 6.6 Ms J McEwan – 6.7	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 5 March 2024 which was APPROVED .	n/a
4	Major Development Update Iartasan Mòra 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. The Committee NOTED the current position with the applications.	DJ
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
5.1	Description: Installation of 20.5km water supply main, primary pump station, 2 intermediate pump stations and balancing tanks (24/00363/PAN) (PLN/030/24) Ward: 06 – Cromarty Firth Applicant: Scottish Power Energy Retail Ltd Site Address: Land 250M East Of Newmore Mains Farmhouse, Newmore, Invergordon During the discussion the following main points were raised:- <ul style="list-style-type: none">the ancient woodland on the site would be a material condition.	DJ

	The Committee NOTED the application.	
6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	<p>Applicant: Scottish Hydro Electric Transmission Plc (23/00069/FUL) (PLN/031/24) Location: Land Beside Existing Broadford Substation, Broadford (Ward:10) Nature of Development: Extension of Broadford Substation including creation of substation platform, substation buildings, SUDS basin, formation of access junction, temporary construction compound, landscaping and other ancillary works Recommendation: GRANT</p> <p>A pre-determination hearing was held in respect of this item at which the applicant and 3 objectors were present. Parties spoke in support of the application and their representations and were asked questions by members. At the conclusion of the hearing, parties confirmed that they were satisfied with the way the hearing had been conducted.</p> <p>At this stage the planning officer drew Members' attention to several late representations that had been received following the publication of the papers and the concerns about noise levels expressed.</p> <p>Motion: Mr R Stewart seconded by Ms T Collier:-</p> <p>The development will have a detrimental impact on peatland and biodiversity which cannot be sufficiently mitigated against (NPF4 policy 3 and 5) as the peatland and biodiversity compensation is reliant on a separate development which this council has raised objection to and may not be granted planning permission.</p> <p>The development will also have a detrimental impact on visual amenity of the Cuillin Hills National Scenic Area from core path SL03.06 and so is contrary to policy 28 of the HwLDP and policy 11 of NPF4. Accordingly the application should be refused.</p> <p>Amendment: Mr K Rosie seconded by Ms S Atkin:-</p> <p>To grant the application for the reasons set out in the report.</p> <p>There were 2 votes for the motion and 9 votes for the amendment, with no abstentions, the votes having been cast as follows:</p> <p>For the Motion: Ms T Collier, Mr R Stewart</p> <p>For the Amendment: Ms S Atkin, Mr M Baird, Ms B Campbell, Mr S Kennedy, Ms L Kraft, Mr D Millar, Mr M Reiss, Mr K Rosie, Ms M Ross</p> <p>The Committee AGREED to GRANT the application subject to the conditions laid out in the report with the amendment to condition 18, subsection 2 as suggested.</p>	PW
6.2	<p>Applicant: Toftingall Wind Limited (23/04690/FUL) (PLN/032/24) Location: Land 725M East Of Mybster Sub Station, Spittal (Ward: 03)</p>	MK

	<p>Nature of Development: Erection and operation of a battery energy storage system with a maximum output of 49.9MW including switchgear and control buildings, landscaping, fencing and ancillary infrastructure</p> <p>Recommendation: GRANT</p> <p>During discussion the following main points were raised:-</p> <ul style="list-style-type: none"> • it was clarified that the Council had received a response from the Scottish Chief Planner on the subject of Fire Safety but it had not arrived in time for planners to scrutinise it prior to the meeting; and • it was suggested that the Committee write to the leader of the Council to suggest that Community Wealth Building and Engagement around renewable energy be discussed at a meeting of the Highland Council. <p>AGREED to DEFER the application to allow the Planning Service to seek a formal response form the Scottish Fire and Rescue Service.</p>	
6.3	<p>Applicant: WHP Telecoms (23/04816/FUL) (PLN/033/24)</p> <p>Location: Land 1300M East of River View, Ord, Teangue (Ward:10)</p> <p>Nature of Development: Installation of 30m high telecoms mast and ancillary development within enclosed compound and formation of access track</p> <p>Recommendation: GRANT</p> <p>The Application had been withdrawn.</p>	
6.4	<p>Applicant: Mrs Maria Estefania Brun (23/04883/FUL) (PLN/034/24)</p> <p>Location: Land 200M NE Of 1 Upper Milovaig Glendale (Ward:10)</p> <p>Nature of Development: Erection of short term letting property, installation of air source heat pump. Formation of access. Installation of septic tank and soakaway</p> <p>Recommendation: GRANT</p> <p>During the discussion the Area Planning Manager – North undertook to consult with colleagues concerning conducting a policy review around traffic considerations.</p> <p>The Committee AGREED to GRANT the application subject to the conditions laid out in the report.</p>	GS
6.5	<p>Applicant: Mr Sean Kennedy (23/04985/FUL) (PLN/035/24)</p> <p>Location: Glencathra, 21 Hill St, Dingwall (Ward:08)</p> <p>Nature of Development: Change of use to 3no. flats</p> <p>Recommendation: GRANT</p> <p>Declaration of Interest – Mr S Kennedy as the applicant.</p> <p>The Committee AGREED to GRANT the application subject to the conditions laid out in the report.</p>	SH
6.6	<p>Applicant: Tain Initiative Group (23/04345/PIP) (PLN/036/24)</p> <p>Location: Land 40M SE Of Grian-Noc, 19 Knockbreck Avenue, Tain (Ward:07)</p> <p>Nature of Development: Erection of 3no. houses and formation of access</p> <p>Recommendation: GRANT</p> <p>Declaration of Interest – Ms M Ross as a member of the Tain Initiative</p>	DJ

	<p>Group.</p> <p>The Committee AGREED to GRANT the application subject to the conditions laid out in the report.</p>	
6.7	<p>Applicant: Capstone Connect (23/05466/FUL)(PLN/037/24) Location: Land 190M East Of House Of Rosskeen, Invergordon (Ward:06) Nature of Development: Erection of 66 no dwelling houses comprising 2 storey, 2, 3, and 4 bed flats and villas with associated road, drainage and services with various landscaped recreation areas and retained woodland. Recommendation: GRANT</p> <p>Declaration of Interest – Ms J McEwan as the report author is a family member.</p> <p>Ms M. Smith made a transparency statement confirming that she did not have relationship with the applicant that would preclude her from taking part in the item.</p> <p>At this stage the Planning Officer drew attention to the following correction to the report:-</p> <p>paragraph 8.69 had been amended to read:- The applicant has four months from the date that the Council's solicitor writes to the Applicant/Applicant's solicitor indicating the terms of the legal agreement or other appropriate mechanism to secure mitigation for the impacts of the development agreed by the Planning Service, to deliver to the Council a signed legal agreement. Should an agreement or other appropriate mechanism to secure the mitigation agreed by the Planning Service not be delivered within four months, the application may be refused under delegated powers.</p> <p>The Committee AGREED:-</p> <ul style="list-style-type: none"> i. GRANT planning permission subject to the conditions laid out in the report; and ii. that the Chair write to Transport Scotland on behalf of the Committee concerning updating the Tomich Junction. 	CF

The meeting ended at 5.05pm