

# The Highland Council

## South Planning Applications Committee

Council Chamber, HQ, Tuesday 18 June, 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 (remote)	Mrs I MacKenzie
Ms S Fanet	Mr A MacKintosh
Mr D Fraser	Mr T MacLennan
Mr L Fraser	Mr D Macpherson
Mr K Gowans (present from Item 6.3)	Mr P Oldham
Mr A Graham	Ms M Reid
Mr R Jones (present until item 6.4)	Ms L Saggars (except item 6.5)
Mr B Lobban (present from Item 6.3)	

#### Non-Committee Members Present:

Mrs B Jarvie (remote)

#### 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 S MacMillan, Team Leader (SM)  
Ms L Prins, Principal Planner (LP)  
Mr M Fitzpatrick, Principal Planner (MF)  
Mr K Gibson, Principal Planner (KG)  
Mr J Kelly, Principal Planner (JK)  
Mr M Kordas, Planner (MK)  
Mr R Dowell, Planner (RD)  
Mr I Meredith, Acting Principal Solicitor  
Ms F MacBain, Senior Committee Officer  
Mr M Nixon, Committee Officer

ITEM NO	DECISION	ACTION
1	<b>Apologies for Absence Leisgeulan</b>	
	Mr M Cameron, Ms K MacLean	n/a

<b>2</b>	<b>Declarations of Interest Foillseachaidhean Com-pàirt</b>	
	Item 6.5 – Ms L Sagers (Declaration of interest)	<b>n/a</b>
<b>3</b>	<b>Confirmation of Minutes Dearbhadh a’ Gheàrr-chunntais</b>	
	There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 30 April which was <b>APPROVED</b> .	<b>n/a</b>
<b>4</b>	<b>Major Development Update Iarrtasan Mòra</b>	
	There had been circulated Report No PLS/26/23 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 <b>NOTED</b> the current position with the applications.	<b>DM</b>
<b>5</b>	<b>Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b>	
5.1	<b>Description:</b> Proposed Battery Energy Storage System (BESS) up to 200 MW, access, landscaping and ancillary infrastructure (24/01337/PAN) (PLS/27/24) <b>Ward:</b> 15 <b>Applicant:</b> Field Knocknagael Limited <b>Site Address:</b> Knocknagael Substation, Essich Road, Inverness	
	<b>NOTED</b> the application	<b>DM</b>
5.2	<b>Description:</b> Erection and operation of extension to the Knocknagael Substation comprising new platform area, associated plant and infrastructure, ancillary facilities, laydown area(s), access roads and landscape works. (24/01335/PAN) (PLS/28/24) <b>Ward:</b> 15 <b>Applicant:</b> Scottish Hydro Electric Transmission PLC <b>Site Address:</b> Knocknagael Substation, Essich Road, Inverness	
	<b>NOTED</b> the application	<b>DM</b>
5.3	<b>Description:</b> Millenium East Wind Farm - Erection of 8 wind turbines, with a blade tip height of up to 200m; Battery Energy Storage System (BESS); associated infrastructure and ancillary development, site-specific measures to conserve, restore, and enhance biodiversity. (24/01071/PAN) (PLS/29/24) <b>Ward:</b> 12 <b>Applicant:</b> Renantis UK Limited <b>Site Address:</b> Land 3830M SE Of Achlain Mhor, Glenmoriston	
	<b>NOTED</b> the application	<b>DM</b>

5.4	<p><b>Description:</b> Construction of a rail sidings yard, connection to the main line, associated gantry crane and associated infrastructure works and facilities at West Fraser Europe Ltd, Morayhill, Inverness. (24/01598/PAN) (PLS/30/24)</p> <p><b>Ward:</b> 17</p> <p><b>Applicant:</b> West Fraser Europe Ltd</p> <p><b>Site Address:</b> Land at West Fraser Europe Ltd, Morayhill, Inverness</p>	
	<b>NOTED</b> the application	<b>DM</b>
5.5	<p><b>Description:</b> Extension to switching station, platform, plant, infrastructure, ancillary facilities, laydown area(s), access road and landscape works. Land 940m NE of Foyers Power Station, Foyers. (24/01379/PAN) (PLS/31/24)</p> <p><b>Ward:</b> 12</p> <p><b>Applicant:</b> Scottish Hydro Electric Transmission PLC</p> <p><b>Site Address:</b> Land 940M NE Of, Foyers Power Station, Foyers</p>	
	<b>NOTED</b> the application	<b>DM</b>
5.6	<p><b>Description:</b> Highland Wind Farm - Section 36 application to Electricity Consents Unit (ECU) for a proposed Wind Farm of up to 24 turbines with a generation greater than 50 megawatts (MW) with associated infrastructure and ancillary development. Land 5000m SE of Farmhouse, Tomatin. (24/01049/PAN) (PLS/32/24)</p> <p><b>Ward:</b> 20</p> <p><b>Applicant:</b> Highland Wind Farm Limited</p> <p><b>Site Address:</b> Land 5000m SE of Farmhouse, Tomatin</p>	
	<b>NOTED</b> the application	<b>DM</b>
5.7	<p><b>Description:</b> Formation of Aviemore to Carrbridge Non-Motorised User Route/Path – Aviemore to Carrbridge. (24/02059/PAN) (PLS/33/24)</p> <p><b>Ward:</b> 20</p> <p><b>Applicant:</b> Transport Scotland</p> <p><b>Site Address:</b> Land 100M SW Of Carsaig, Kinchurdy Road, Boat of Garten</p>	
	<b>NOTED</b> the application	<b>DM</b>
<b>6</b>	<b>Planning Applications to be Determined</b> <b>Iarrtasan Dealbhaidh rin Dearbhadh</b>	
6.1	<p><b>Applicant:</b> Aggregate Industries UK Ltd (21/05841/S42) (PLS/34/24)</p> <p><b>Location:</b> Glensanda Quarry, Glensanda Morvern, Oban, PA80 5QB (Ward 21).</p> <p><b>Nature of Development:</b> Continue to develop Glensanda Quarry without complying with Condition 16 of planning permission 05/00334/FULLO in so far as it relates to the construction of a screen mound at Glensanda Quarry Glensanda Morvern Oban PA80 5QB.</p> <p><b>Recommendation: GRANT</b></p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>DM/PW</b>
6.2	<p><b>Applicant:</b> Coire Glas Hydro Pumped Storage Ltd (23/05393/FUL) (PLS/35/24)</p> <p><b>Location:</b> A82/Kilfinnan Road junction (Ward 11).</p> <p><b>Nature of Development:</b> Coire Glas Pumped Storage Scheme: Kilfinnan Road site access improvements over a length of approximately 4.6km from the A82 junction to the South Laggan Forest gate, comprising widening to form a two-way public road to serve the Coire Glas scheme during construction and thereafter, reducing the road width to single-track with</p>	

	<p>passing places, and ancillary works. Site starts at A82/Kilfinnan Road junction and ends at South Laggan Forest gate.</p> <p><b>Recommendation: GRANT</b></p>	
	<p><b>Motion:</b> Mr D Fraser, seconded by Mr R Jones, to grant the application subject to Condition 17 being amended to include a qualitative water assessment.</p> <p><b>Amendment:</b> Mr C Ballance, seconded by Ms S Fanet, to refuse the application on the basis that alternatives to using the road i.e. the waterways, had not been fully explored.</p> <p>Following advice from the clerk that this amendment was not competent, Mr Ballance asked that it be noted that he strongly urged the developer to transport goods using waterways wherever possible.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report and an amendment to Condition 17 to include the word qualitative as well as qualitative.</p>	<b>DM/RD</b>
6.3	<p><b>Applicant:</b> Glencoe Cottage Ltd (23/05261/FUL) (PLS/36/24)</p> <p><b>Location:</b> Allt-Na-Reigh Glencoe Ballachulish PH49 4HX (Ward 21).</p> <p><b>Nature of Development:</b> Erection of 4 holiday lodges and managers' accommodation and associated works.</p> <p><b>Recommendation: GRANT</b></p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.</p>	<b>DM/SM</b>
6.4	<p><b>Applicant:</b> Mr Chris Barnett (22/03364/FUL) (PLS/37/24)</p> <p><b>Location:</b> Land 120M SE Of Dun Ban Bunloit Drumnadrochit (Ward 12).</p> <p><b>Nature of Development:</b> Erection of 4 holiday lodges and managers' accommodation and associated works.</p> <p><b>Recommendation: GRANT</b></p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report, the inclusion of the following option: "Or (3) an equivalent investment towards improvements of the Great Glen Way in the Bunloit area," and the following two additional conditions:</p> <p>15. No development shall commence until the developer shall have provided a written specification of the proposed potable water treatment system for the approval of the Planning Authority in consultation with Environmental Health. The development shall thereafter be undertaken in accordance with agreed details. Reason: In the interests of public health</p> <p>16. Prior to occupation of all of the lodges the manager's house shall be constructed and completed to the satisfaction of the Planning Authority. Reason: To ensure that the lodges are constructed as part of this development.</p>	<b>DM/KG</b>
6.5	<p><b>Applicant:</b> BDW Trading Ltd &amp; Cawdor Maintenance Trust (23/04419/MS) (PLS/38/24)</p> <p><b>Location:</b> Delnies, Nairn (Ward 18).</p> <p><b>Nature of Development:</b> Approval of Matters Specified in Conditions 1 (Phasing Plan) and 2a (Area Development Brief) of Planning Permission in Principle Ref: 20/00599/S42.</p> <p><b>Recommendation: APPROVE</b></p>	

	<b>Declaration of Interest: Mrs L Siggers declared an interest in this item as a close family member was a trustee of Nairn golf club, and she left the chamber for the duration of the item.</b>	
	<p>A late objection from the Cawdor and West Nairnshire Community Council had been received and this was circulated to Members before the commencement of discussion.</p> <p><b>Motion:</b> Mr P Oldham, seconded by Mr L Fraser, to refuse the proposal. On the advice of the clerk, Mr Oldham withdrew the motion.</p> <p><b>Amendment:</b> Mr T Maclennan, seconded by Mr K Gowans, to approve the application for the reasons given by the Planning Officer in his report. On withdrawal of the motion, the amendment became the unopposed motion.</p>	
	<b>Agreed:</b> to <b>APPROVE</b> planning permission subject to the conditions recommended in the report.	<b>DM/JK</b>
6.6	<p><b>Applicant:</b> The Highland Council (23/05756/FUL) (PLS/39/24)</p> <p><b>Location:</b> Nairn Academy, Duncan Drive, Nairn (Ward 18).</p> <p><b>Nature of Development:</b> Erection of replacement secondary school, car parking, sports pitches; demolition of existing school, Nairn Academy, Nairn</p> <p><b>Recommendation: GRANT</b></p>	
	<b>Agreed:</b> to <b>Grant</b> planning permission subject to the conditions in the report and with additional conditions requiring (i) an Arboricultural consultant to be employed to ensure that the approved Tree Protection Plans and Arboricultural Method Statement are implemented to the agreed standard, as requested by the Council's Forestry Officer; (ii) provision of an additional grass pitch on the site of the existing school once it has been demolished, with details to be approved in advance of demolition; and (iii) the proposed 3G pitch to be surfaced with a synthetic pitch designed and constructed by a recognised specialist contractor, with details to be approved prior to commencement of development, to address matters raised in the consultation response from Sportscotland.	<b>DM/JK</b>