

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

Mr M Cameron (remote)

Mr D Fraser

Mr L Fraser

Mr K Gowans

Mr A Graham (except 6.1)

Mr R Jones

Mr B Lobban

Mrs I MacKenzie (remote)

Mr A MacKintosh (except 6.2)

Mr T MacLennan

Mr D Macpherson

Mr P Oldham

Ms M Reid

Ms L Sagers (except 6.2)

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 lartas 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.	

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

Agenda Item 15iii

The Highland Council

South Planning Applications Committee

Council Chamber, HQ, 30 April 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>

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Committee Members Present:

Mr C Ballance (except 7.4 to end)

Mr M Cameron

Ms S Fanet

Mr D Fraser

Mr L Fraser

Mr K Gowans (except 1-7.1 and 7.5-7.6)

Mr A Graham (except 7.5 & 7.6)

Mr R Jones

Mr B Lobban (except 1-6.1)

Mr A MacKintosh (except 7.9)

Mr T MacLennan

Mr D Macpherson

Mr P Oldham

Ms M Reid

Ms L Saggars

Non-Committee Members Present:

Mr D McDonald, Mrs G Campbell-Sinclair, Mr J Bruce

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 K Gibson, Principal Planner (KG)

Mr M Kordas, Planner (MK)

Mr M Fitzpatrick, Planner (MF)

Ms C MacLeod, Planner (CMacL)

Ms M Smith, Graduate Planner

Mr M Clough, Senior Engineer, Transport Planning (MC)

Ms R Banfro, Principal Solicitor

Ms F MacBain, Senior Committee Officer

Mr M Nixon, Committee Officer

ITEM NO	DECISION	ACTION
1	Apologies for Absence	

	Leisgeulan Mrs I MacKenzie.	
		n/a
2	Declarations of Interest / Transparency Statements Foillseachaidhean Com-pàirt / Aithris Fhollaiseachd	
	Items 7.5 and 7.6 – Mr A Graham (Declaration of Interest) and Mr M Cameron (Transparency Statement)	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 19 March 2024 which was APPROVED .	n/a
4	Major Development Update Iartasan Mòra	
	There had been circulated Report No PLS/14/24 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. Confirmation was sought that the Nairn Academy development was likely, though not certain, to be presented to the June 2024 Committee meeting. The Committee NOTED the current position with the applications.	DM
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
5.1	Description: Proposed new 400 kV substation comprising new buildings, platform, plant and machinery, access, laydown/work compound area(s), drainage, landscaping, and other ancillary works (National Development) (24/01002/PAN) (PLS/15/24) Ward: 12 Applicant: Scottish Hydro Electric Transmission PLC Site Address: Land 1240M SE Of SSE Fasnakyle Power Station, Fasnakyle, Cannich	
	NOTED the application.	DM
5.2	Description: Proposed new 400kV substation and HVDC converter station comprising new buildings, platform, plant and machinery, access, laydown/work compound area(s), landscaping, site drainage, and other ancillary works (National Development) (24/01533/PAN) (PLS/16/24) Ward: 12 Applicant: Scottish Hydro Electric Transmission PLC Site Address: On Land at Fanellan, Kiltarlity, Beauly Matters raised by Members included: <ul style="list-style-type: none"> • that this development put homes at risk; and • and that members of the public would be asked to leave their homes for 	

	the construction of this development.	
	NOTED the application and AGREED Members' comments would be provided to the applicant.	DM
6	Planning Applications to be Determined Iartasan Dealbhaidh rin Dearbhadh	
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>Only Members in attendance at the previous meeting on 19 March 2024 and at the site visit on 11 April 2024 were permitted to participate, as follows: C Ballance, S Fanet, D Fraser, L Fraser, R Jones, A Mackintosh, T MacLennan, P Oldham, M Reid, and L Saggars.</p> <p>It was clarified that reference in the report to 'opaque' glass, should be to 'obscured' glass.</p> <p>Clarification was sought and provided on the following issues:</p> <ul style="list-style-type: none"> • the reasons for the house not having been build in the correct location; • what difference, if any, the new position of the house on plot 4 would make to the amount of light reaching the house on plot 3; • the distinction between obscured and opaque glass; and • the house on plot 4 was 1.6m lower in the new position that it would have been in the correct position. <p>Issues raised by Members during debate included the following:</p> <ul style="list-style-type: none"> • the extent and impact of any overlooking from plot 4 to plot 3, with reference to the hilly nature of the land; • mitigation for loss of light to plot 3, noting the proximity of plot 3 to the rock face; • the value of the site visit; • the privacy mitigation measures proposed, including whether the height of fences should be outcome based, and the long term maintenance of any fencing etc; • whether the upstairs windows of the house on plot 4 required to have obscured glass; • the ground level of the original proposed house level for plot 4 compared with the as-built level which was 1.6m lower; • the original planning permission having been granted in 2010; and • the climate change / waste implications of taking down a house that was already built. <p>Motion: Mrs L Saggars, seconded by Mr D Fraser, to approve planning permission for the following reasons: It is acknowledged that the house as built differs from the approved plans, however, the mitigation measures such as a 0.45m high bund, robust fencing and landscaping and tree planting around the north-east corner of the house is sufficient to overcome the concerns in respect of privacy and amenity. Furthermore, the massing and scale of the as-built house is not considered to have an overbearing impact</p>	

	<p>on plot 3 and as such this application is considered to comply with Policies 14 and 17 of National Planning Framework 4 and Policies 28, 29 and 36 of Highland wide Local Development Plan.</p> <p>Amendment: Mr P Oldham, seconded by Mr L Fraser, to refuse the application as recommended.</p> <p>Following the commencement of the vote, Ms S Fanet proposed a second amendment to ensure the retention of obscured glass on the upper windows of the as-built house. However, the clerk advised that as voting had commenced, it was not competent, in terms of Standing Order 25, to take a further amendment at that point.</p> <p>For the motion: Mr C Ballance, Mr D Fraser, Mr R Jones, Mr A MacKintosh, Mr T MacLennan, Mrs M Reid, Mrs L Saggars For the amendment: Mr L Fraser, Mr P Oldham Abstention: Ms S Fanet</p>	
	<p>Agreed: to GRANT planning permission as detailed by Mrs L Saggars, with power delegated to Planning Officers to draft appropriate conditions, in consultation with local Members and the Chair.</p>	LP
7	<p>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division Co-dhùnadh mu Iartas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</p>	
7.1	<p>Applicant: Ourack Wind Farm LLP (22/05289/S36) (PLS/17/24) Location: Land 4KM East of Dava Station House, Grantown-on-Spey (Ward 20). Nature of Development: - Erection and operation of a wind farm comprising 18 wind turbines of up to 180m to blade tip height, battery energy storage system, control building, substation, access tracks, three borrow pits, cabling, off-site road improvements on the A939 at Castle Grant and Dava Bridge and ancillary infrastructure. Recommendation: Raise No Objection</p> <p>As Items 7.1 and 7.2 were related, the Chair advised that they would be considered simultaneously.</p>	
	<p>Agreed:</p> <p>i. to RAISE NO OBJECTION subject to:</p> <p>A. The removal of Turbine 17 and all associated infrastructure;</p> <p>B. Members granting delegated authority to the Area Planning Manager - South to respond to the Scottish Government's Energy Consents Unit regarding any future Further / Supplementary Environmental Information, where that does not:</p> <p>i) materially increase the scale of the proposed development; and</p> <p>ii) result in any additional significant adverse environmental effects; and</p> <p>iii) does not undermine or remove mitigation which was secured within the Council previous consultation response on the application;</p>	PW

	<p>C. Members grant delegated authority to the Area Planning Manager – South to agree the finished condition wording, with any substantive amendments to be subject to prior consultation with the Chair of the South Planning Applications Committee; and</p> <p>D. The conditions and reasons detailed in the report; and</p> <p>ii. to make representations to the Scottish Government expressing the Council’s dissatisfaction with the recommended community benefit of £5k per megawatt, and the restrictions on where the funding could be allocated, with that forming part of any standard response to future consultations on onshore wind energy projects from Scottish Government.</p>	
7.2	<p>Applicant: Ourack Wind Farm LLP (23/02056/LBC) (PLS/18/24) Location: Land 30m SW Of Dava Farm Cottage, Grantown-On-Spey (Ward 20). Nature of Development: Temporarily lowering of parapet wall to facilitate the delivery of wind farm components to the Ourack Wind Farm site. Recommendation: Grant</p> <p>The presentation and debate for this item took place simultaneously with Item 7.1.</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	PW
7.3	<p>Applicant: Scottish and Southern Electricity Networks (23/00259/S37) (PLS/19/24) Location: Land 95M SE Of Dundreggan Dam, Glenmoriston (Ward 12) Nature of Development: Installation of an electric line above ground with a voltage of 132 kV between the proposed Bhlaraidh Extension Windfarm substation and the Fort Augustus Substation within Auchteraw. Recommendation: Raise No Objection</p>	
	<p>Agreed:</p> <p>i. to RAISE NO OBJECTION as recommended in the report; and ii. to include the need to control working hours and protect the river and water supplies in the response to the Scottish Government.</p>	MK
7.4	<p>Applicant: Tomchrasky Limited (22/05955/S36) (PLS/20/24) Location: Land 3200M NW Of Dalchreichart Cemetery, Dalchreichart, Glenmoriston (Ward 12). Nature of Development: Tomchrasky Wind Farm - Erection and operation of a wind farm comprising 14 wind turbines with a maximum blade tip height of 185m, up to 50 battery storage units, anemometer mast, access tracks, four borrow pits and associated infrastructure. Recommendation: Raise No Objection</p>	
	<p>Agreed:</p> <p>i. to RAISE NO OBJECTION planning permission subject to the conditions recommended in the report; ii. to raise with the Scottish Government that future applications pertaining to battery storage units should contain information about the environmental impact of potential fire, and</p>	MF

	<p>iii. to ask that the Scottish Government ensures that those representations recently received in relation to geomorphological surveys are taken into account and brought to the attention of NatureScot before any decision is made.</p>	
7.5	<p>Applicant: The Highland Council (23/03655/PIP) (PLS/21/24) Location: Charleston Academy, General Booth Road, Inverness (Ward 13). Nature of Development: Phased redevelopment of Charleston Academy site to replace existing secondary school buildings and form new campus with nursery, primary and secondary schools with associated car parking, external space and landscaping. Recommendation: Grant</p> <p>Transparency Statement: Mr M Cameron made a Transparency Statement for this item as a close family member worked at Charleston Academy. Having applied the objective test, he did not consider that he had an interest to declare.</p> <p>Declaration of Interest: Mr A Graham, as a member of the Charleston Academy Community Complex Management Committee, declared an interest in this item and left the chamber for its duration.</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	KG
7.6	<p>Applicant: The Highland Council (23/04018/FUL) (PLS/22/24) Location: Land 100M NW Of Charleston Academy, General Booth Road, Inverness (Ward 13). Nature of Development: Erection of nursery, play space and landscaping. Recommendation: Grant</p> <p>Transparency Statement: Mr M Cameron made a Transparency Statement for this item as a close family member worked at Charleston Academy. Having applied the objective test, he did not consider that he had an interest to declare.</p> <p>Declaration of Interest: Mr A Graham, as a member of the Charleston Academy Community Complex Management Committee, declared an interest in this item and left the chamber for its duration.</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	KG
7.7	<p>Applicant: Moray Estates Developments Ltd (23/05811/S42) (PLS/23/24) Location: Land North East of Tornagrain, Dalcross, Inverness (Ward 17). Nature of Development: Application under s42 to vary condition 11 (restriction on culverts), 12 (water crossings), 15 (development of infrastructure in riparian zone), 27 (alter timing of modification of A96(T) Mid Coul roundabout) of 16/05725/S42 for new town comprising up to 4,960 houses, community facilities, retail, business, general industry, storage and distribution, hotels, residential institution, leisure, petrol stations and associated landscaping, open space, infrastructure, and services. Recommendation: Grant</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	CMaCL

7.8	<p>Applicant: IHO Private Ltd (23/05982/FUL) (PLS/24/24) Location: Galbraith, Reay House, 17 Old Edinburgh Road, Inverness, IV2 3HF (Ward 14). Nature of Development: Change of use from office (Class 4) to guest house (C) Recommendation: Grant</p> <p>It was proposed and agreed that Condition 3 be amended to the following wording:</p> <p>“Prior to the first occupation of the development hereby approved, a car parking plan (with no more than 10 spaces, with at least 1 being for disabled drivers) shall be provided for the approval in writing by the Planning Authority in consultation with the Roads Authority. Thereafter, all car parking spaces shall be maintained for this use in perpetuity. Reason: In the interests of road safety, and that the works involved comply with applicable standards”.</p>	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report.	MS
7.9	<p>Applicant: VMO2 (23/04700/FUL) (PLS/25/24) Location: Land 640M NW of Gate House, Newtonmore (Ward 20). Nature of Development: Installation of 25m high telecommunications mast and ancillary development within fenced compound. Recommendation: Grant</p> <p>Motion: Mr B Lobban, seconded by Mr R Jones, to refuse planning permission for the following reasons: This proposed installation of the telecommunications mast is considered contrary to policy 6 of the CNPA LDP and policy 24 (e) (ii) as the Applicant has failed to provide robust evidence in support of their application that demonstrates the possibility of mast and site sharing.</p> <p>Amendment: Mr T MacLennan, to grant the application as recommended. Mr MacLennan’s amendment failed to find a seconder and fell and the motion was carried.</p>	
	Agreed: to REFUSE planning permission as detailed by Mr Lobban.	BR
	<p>Prior to the end of the meeting, the clerk, on behalf of Mr M Cameron, expressed Mr Cameron’s disappointment that he had been unable to attend the site visit for Item 6.1.</p> <p>The meeting ended at 5pm.</p>	

Agenda Item 15iv

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE

4 June 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:

Mr M Baird
Mr R Bremner
Ms B Campbell – remotely, apart from item 6.2
Ms T Collier – remotely, item 6.1 onwards
Mr R Gale
Ms L Kraft
Mrs A MacLean
Ms J McEwan – remotely, item 6.3 onwards
Mr D Millar
Ms M Paterson
Mr M Reiss
Mr K Rosie - remotely
Mr R Stewart

Non-Committee Members Present:

Ms M Hutchison
Mr C Munro

Substitutes:

Ms M MacCallum
Ms M Ross

Apologies:

Ms S Atkin
Ms M Smith

Officers participating:

Mr D Jones, Area Planning Manager – North (DJ)
Mr P Wheelan, Planning Team Leader (PW)
Ms E Forbes, Planning Team Leader (EF)
Mr L Burnside, Planner (LB)
Mr M Fitzpatrick, Planner (MF)

Mr M Kordas, Planner (MK)
 Mr C Simms, Planner (CS)
 Ms K Slotwinska, Planner (KS)
 Ms J Bridge, Senior Engineer, Transport Planning (JB)
 Ms R Banfro, Acting Principal Solicitor (Planning) and Clerk
 Ms R Ross, Committee Officer

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt Item 6.5 – Ms J MacEwan, Mr M Reiss	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 which was APPROVED.	n/a
4	Major Development Update Iarrtasan 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 21 - 51)	
5.1	Description: Proposed development of a 49.9MW Battery Energy Storage System (BESS) at Spittal, Caithness (24/01076/PAN) (PLN/039/24) Ward: 03 - Wick and East Caithness Applicant: Fig Power LTD Site Address: Caithness Flagstone Limited, Spittal Mains Quarry, Spittal, Wick During discussion the importance of consulting with the Scottish Fire and Rescue Service on how potential fires at the location would be dealt with was emphasised. The Committee NOTED application.	CS

5.2	<p>Description: Hardstanding area to accommodate vehicle access, parking, loading and unloading, an office, 3 x crane set up areas, and a main turbine component storage area (24/01461/PAN) (PLN/040/24) Ward: 02 – Thurso and North West Caithness Applicant: SSE Renewables PLC Site Address: Land 450M West Of Pennyland Farm, Thurso.</p> <p>The Committee NOTED the application.</p>	CS
5.3	<p>Description: Laying of underground cabling to link Bettyhill Wind Farm Phase 2 and Dounreay substation (24/01312/PAN) (PLN/041/24) Ward: 01 - North, West And Central Sutherland Applicant: Bettyhill 2 Wind Ltd. Site Address: Land 2375M SE Of Cairnview, Bettyhill</p> <p>The Committee NOTED the application.</p>	MF
5.4	<p>Description: Erection of temporary accommodation, welfare and recreational buildings for staff. Formation of access and parking (24/01638/PAN) (PLN/042/24) Ward: 10 - Eilean A' Cheò Applicant: Sodexo Energy & Resources Site Address: Land 220M SW Of Tigh Na Greine, Broadford, Skye</p> <p>During discussion the following main points were raised:-</p> <ul style="list-style-type: none"> • more clarity was requested on the legacy that this project would have on the local area; • this application could reduce the economic benefit of other associated projects and it was queried if the economic benefit could be considered cumulatively; and • it was requested that a meeting be arranged with officers and local members to discuss this application as it moves forward. <p>The Committee NOTED the application.</p>	MH
5.5	<p>Description: Construction and operation of Battery Energy Storage System (BESS) of up to 300 MW with associated infrastructure (including cable route to substation), access and ancillary works (including landscaping and biodiversity enhancement) (24/01640/PAN) (PLN/043/24) Ward: 03 – Wick and East Caithness Applicant: Field Spittal Limited Site Address: SSE DC Site Spittal Sub Station, Halkirk</p> <p>During discussion the importance of adequate screening and landscaping was emphasised and clarification was sought and provided on how these conditions are decided.</p> <p>The Committee NOTED the presentation.</p>	MK

6	<p>Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh</p>	
6.1	<p>Applicant: Offshore Wind Power Limited (23/05353/PIP) (PLN/044/24) Location: AC Site Spittal Sub Station, Halkirk (Ward 02). Nature of Development: Erection and operation of onshore substation, underground electricity cables, cable landfall, transition joint bays, cable joint bays, construction compounds, new and upgraded access tracks and associated infrastructure. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to conditions the drafting of the final wording of conditions being delegated to officers in consultation with the Chair and NPAC Ward 2 and Ward 3 Members.</p>	MK
6.2	<p>Applicant: Arise AB (21/04984/S36) (PLN/045/24) Location: Land At Tormsdale 1500M South Of Bridge Of Westerdale, Halkirk (Ward 03). Nature of Development: Tormsdale Wind Farm - Erection and operation of wind farm for period of 30 years, comprising of 10 wind turbines with maximum blade tip height of 149.9m, access tracks, substation, control building, Battery Energy Storage System, and ancillary infrastructure. Recommendation: RAISE OBJECTION</p> <p>The Committee AGREED to RAISE AN OBJECTION to the application.</p>	MK
6.3	<p>Applicant: RWE Renewables UK Onshore Wind Ltd (23/05188/S36) (PLN/046/24) Location: Land 2040M NE Of Bulreanrob, Lybster (Ward 03). Nature of Development: Golticlay Wind Farm Redesign - Erection and operation of a wind farm for a period of 35 years, comprising up to 13 wind turbines, 11 with a maximum blade tip height of 200m, 2 with a maximum blade tip height of 180m, access tracks, borrow pits, substation, control building, metrological mast, and ancillary infrastructure. Recommendation: RAISE NO OBJECTION</p> <p>The Committee AGREED to RAISE NO OBJECTION to the application subject to an amendment in respect of the following condition:</p> <p>Condition 26</p> <p>No development or site enabling works shall commence until a Construction Traffic Management Plan (CTMP) to manage all construction traffic and abnormal indivisible loads, associated with that phase, has been submitted at least 4 months prior to start on site and approved in writing by the Planning Authority, in consultation with the Local Roads Authority, Transport Scotland and any affected local Community Councils. The CTMP shall be carried out as approved in accordance with the timetable specified within the approved CTMP.</p> <p>The CTMP shall include:</p> <ul style="list-style-type: none"> a) a detailed construction programme. b) confirmation of bulk material sources to be used during the construction period. 	MK

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| | <p>c) identification of the routes to and from site for general construction traffic and confirmation of the number and type of vehicle movements anticipated on these routes during the construction period.</p> <p>d) proposed measures to mitigate the impact of abnormal load movements and general construction traffic on the local road network following detailed assessment of the relevant routes. Measures such as the following should be considered , with such works to be funded / delivered by the applicant in a timely manner:</p> <ul style="list-style-type: none">• carriageway strengthening;• strengthening of bridges and culverts;• carriageway widening and/or edge strengthening;• provision of passing places;• road safety measures; and• traffic management, including measures such as temporary speed limits, suitable temporary signage, road markings and the use of speed activated signs as required. <p>e) a risk assessment for the movement of abnormal loads during daylight hours and hours of darkness.</p> <p>f) proposals for an abnormal loads delivery trial-run to be undertaken with the involvement of Police Scotland and prior to the commencement of abnormal loads deliveries.</p> <p>g) a detailed protocol for the delivery of abnormal loads/vehicles, prepared in consultation with interested parties, including the Council, the Police, Transport Scotland and, as required, community representatives. The protocol shall identify any requirement for convoy working and/or escorting of vehicles and include arrangements to provide advance notice of abnormal load movements in the local media. Temporary signage, in the form of demountable signs or similar approved, shall be established, when required, to alert road users and local residents of expected abnormal load movements. All such movements on Council maintained roads shall take place outwith peak times on the network, including school travel times, and shall avoid local community events.</p> <p>h) a detailed delivery programme for abnormal load movements, which shall be made available to the Council and as required, community representatives.</p> <p>i) a contingency plan prepared by the abnormal load haulier. The plan shall be adopted only after consultation and agreement with the Police and the respective roads authorities. It shall include measures to deal with any haulage incidents that may result in public roads becoming temporarily closed or restricted.</p> <p>j) a procedure for the regular monitoring of road conditions and the implementation of any remedial works required during the construction period.</p> <p>k) a concluded agreement in accordance with Section 96 of the Roads (Scotland) Act 1984 under which the developer is responsible for the repair of any damage to the public road network that can reasonably be attributed to construction related traffic. As part of this agreement, pre-start and post-construction road condition surveys must be carried out by the developer, to the satisfaction of the Roads Authorities.</p> <p>l) details of upgrading works required at access points connecting to any Council maintained roads.</p> <p>m) measures to ensure that all affected public roads are kept free of mud and debris arising from the development.</p> | |
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	<p>n) identification of a named point of contact responsible for the CTMP;</p> <p>o) the establishment of a Community Liaison Group (CLG) the purpose of which shall be to monitor progress and agree suitable measures to address any issues of concern arising from the works; and</p> <p>p) procedure for liaison and coordination of construction activities with other developments likely to result in cumulative access, traffic and transport impacts on the road network.</p>	
6.4	<p>Applicant: Mr Ross Lambie (23/05735/MSC) (PLN/047/24) Location: Land 70M SW Of Tigh Na Greine, Broadford (Ward 10). Nature of Development: Erection of house. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the subject to the conditions detailed in the report.</p>	KS
6.5	<p>Applicant: Highland Council (24/00364/FUL) (PLN/048/24) Location: Avonlea, West Banks Avenue, Wick (Ward 03). Nature of Development: Internal and External Alterations to change the building from a Children's Unit to an Educational Facility (Appendix to Wick High School). Recommendation: GRANT</p> <p>Declaration of interest – Ms J MacEwan and Mr M Reiss due to their involvement with groups campaigning for the re-instatement of Avonlea as a Children's Unit.</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	CS
6.6	<p>Applicant: Cornerstone (22/06232/FUL) (PLN/049/24) Location: Land 440m Southeast of Burnbrae, Quarry, Glenelg (Ward 05). Nature of Development: Erection of a 25m high lattice tower, ancillary equipment and new access track. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	LB
6.7	<p>Applicant: Mr Duncan Fraser (22/03003/FUL) (PLN/050/24) Location: Land 40M NE Of Marsden, Knockbain, Munloch (Ward 09). Nature of Development: Erection of house. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report and subject to the following amendment in respect of condition 2: -</p> <p>No development shall commence on the house hereby approved until a phasing plan outlining the timeline for the establishment of the horticulture business to which the house has been deemed essential for, has been submitted to and approved in writing by the Planning Authority. Thereafter no development shall commence on the house until the agreed phase 1 of the horticulture business has been established and operational for at least 6 months, and acknowledged in writing by the Planning Authority.</p>	EF

	At this stage, officers enquired whether members required a hearing to consider the applications for a fish farm at Floddigarry (ref 23/05927/FUL) and Balmaqueen (ref 23/05931/FUL) which officers intended to bring to Committee for consideration. No request had been made to date for a hearing and the Committee indicated they were satisfied to proceed on that basis.	
6.8	<p>In terms of Standing Order 8, the Convener had agreed that the following be taken as an additional urgent item, in order that an objection could be raised before the expiry of the deadline imposed by the Energy Consent Unit:-</p> <p>Applicant: Renantis (formerly Falck Renewables Wind Limited) (23/02998/S36)(PLN/051/24) Location: Land 1800M NE of 12 Upper Feorlig Dunvegan (Ward: 10) Nature of Development: Ben Aketil Repowered and Extended Wind Farm – Decommissioning and removal of 12 turbines and related infrastructure, erection and operation of 9 turbines with a maximum blade tip height of 200m, up to 20MW Battery Storage System, anemometer mast, access tracks, up to two borrow pits and all associated infrastructure. Recommendation: Raise an Objection</p> <p>The Committee AGREED to RAISE AN OBJECTION for the reasons details laid out in the report.</p>	MF
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>Applicant: Mr Ewen Ross (21/00107/ENF) (ENA-270-2044) Location: Land by Achingale, Easter Kinkell, Conlon Bridge, IV7 8HY Nature of Enforcement: unauthorised building, engineering or other operations on the above land by the establishment of a polytunnel on the land without the required planning permission.</p> <p>The Committee NOTED the decision of the Reporter to uphold the enforcement notice but allow the appeal to the extent that the terms of the notice had been varied by deleting the words “shown edged orange” and replacing them with the words “shown edged and cross-hatched in purple”, and by changing the time period for compliance with part (i) to six weeks.</p>	
	The meeting ended at 5.50 pm.	

The Highland Council

Minutes of Meeting of the **Inverness and Cromarty Firth Green Freeport Monitoring Group** held in Committee Room 1, Council Headquarters, Glenurquhart Road, Inverness on Tuesday 21 May 2024 at 2:00 pm.

Present:-

Mr K Gowans
Mr S Kennedy
Mr D Louden

Mr G MacKenzie
Mrs T Robertson

Non-Members also present:

Mrs A MacLean

Mr R MacKintosh

In attendance:-

Mr M MacLeod, Executive Chief Officer Infrastructure, Environment and Economy
Mr S Dalgarno, Development Plans Manager
Mr D Chisholm, Tourism & Inward Investment Team Leader
Miss J MacLennan, Joint Democratic Services Manager

Also in attendance:-

Mr C MacPherson, Chief Executive, ICF Green Freeport

1. Apologies for Absence

Apologies for absence were intimated on behalf of Mrs H Crawford, Mr M Green, Mrs P Munro and Ms M Nolan.

2. Declarations of Interest/Transparency Statements

There were no Declarations of Interest/Transparency Statements.

3. Recent Announcements and Key Changes between the Outline Business Case and the Full Business Case

There had been circulated Report No ICF/4/24 detailing recent announcements and a summary of key changes between the Outline Business Case and the Full Business Case surrounding the Inverness Cromarty Firth Green Freeport, namely:-

- Confirmation of tax sites
- Custom sites
- Equalities impact assessment
- Tax benefit window
- Seed capital
- Governance

Members were provided with a summary of progress and the main points which were raised during discussion included the following:-

- the Final Business Case was expected by the end of the week;
- the designation and legal status of the Green Freeport tax sites came into effect on 8 April 2024;
- one significant site in Invergordon had been removed together with two smaller sites in the Inverness campus. In addition, by mutual agreement, the land around the Caledonian Thistle Football Club had been removed;
- the remaining sites extended to 520 hectares;
- the window for when the package of tax incentives would be available was to be extended from 5 to 10 years;
- an environmental assessment was underway. If the Green Freeport was to demonstrate its reduction of carbon emissions then it was important to know current levels;
- the considerable investment by Sumitomo to build a new cable factory and the Haventus development of Ardersier Port were recognised as great early successes;
- custom sites would require to be fenced;
- the March Briefing note, with timelines, was found to be particularly useful and would be repeated each quarter;
- confirmation was sought, and provided, as to how the Green Freeport would ensure that all businesses were paying the living wage;
- assurance was provided that the necessary skills were in place. Part of this involved educating families of the vast opportunities that would be provided. Conversations were already taking place with UHI and other tertiary education providers;
- the investment that Nigg had made in schools in the 1970s to ensure skills were developed at an early stage had paid off and the Freeport were encouraged to do likewise;
- the liaison with Highland Council's Chief Executive, Convener and Leader was welcomed and demonstrated the level of ambition and commitment to make the Inverness Cromarty Firth Green Freeport one of the best workforce developments to take place in the Highlands;
- there would also be collateral, as well as core, employment to support the workforce;
- it was important community groups knew where they fitted in and the Third Sector Groups would have a role to play in this; and
- tangible impacts were already being generated and a more refined understanding of the benefits was being made.

The Group **NOTED** progress and next steps.

The meeting ended at 2.30 pm.

The Highland Council

Minutes of Meeting of the **Harbours Management Board** held in the **Uig Harbour Office, Isle of Skye**, on Friday 31 May 2024 at 11:45 am.

Present:-

Mr M Green (Chair)
Ms J McEwan

Ms L Niven
Mrs T Robertson

Non-members also present:

Mrs M Hutchison
Mrs M Reid

In attendance:-

Ms T Urry, Head of Roads & Infrastructure
Mr D Seddon, Acting Harbours Manager
Mr G Smith, Service Lead – Infrastructure
Mr A MacIver, Principal Engineer
Mrs O Bayon, Committee Officer

Business

1. Apologies for Absence

Apologies for absence were intimated on behalf of Mr I Brown, Mr H Morrison, Mr C Munro, Mr K Rosie, and Mr R Stewart.

2. Declarations of Interest/Transparency Statement

There were no declarations of interest or transparency statements.

3. Minutes of Last Meeting

The Board **NOTED** the Minutes of Meeting of the Harbours Management Board held on the 23 February 2024.

4. New Fuel Delivery Equipment at Kyle of Lochalsh

There had been circulated Report No HMB/06/24 by the Assistant Chief Executive – Place.

- the new system was very impressive especially as it had proved to be self-funding within one year;
- Mowi, (previously known as Marine Harvest) had provided commitment to use the new fuel station rather than travel further north to Ullapool as it saved them considerable time and cost;
- it was queried if there were other harbours with similar fuelling opportunities for vessels; and
- it was confirmed that the 10 year lifespan was only an estimation, but additional lifespan could be achieved via a good maintenance regime.

The Board :-

- i. **AGREED** to recommend that the Environment and Infrastructure Committee approval of the purchase of a new fuel delivery system at Kyle of Lochalsh; and
- ii. **NOTED** the advantages and the progress made in the past year with fuel sales at Kyle of Lochalsh earning revenue for the Highland Council - circa £120k compared to £87k in 2022.

5. Uig Harbour Redevelopment Update

There had been circulated Report No HMB/07/24 by the Assistant Chief Executive – Place.

- it was confirmed that land owned by Highland Council Harbours had been earmarked for the new vessel charging units;
- regarding paragraph 10.1 of the report, a timescale on works was requested. In this regard it was confirmed that the funding bid had not been approved so a start date could not yet be provided;
- Transport Scotland had been approached in regard to extending the pay back period of the grant award;
- confirmation was requested when the offices would cease to discharge effluent waste directly into the sea as the ongoing situation was a serious concern. In this regard it was confirmed that officers would seek a solution as soon as practicably possible; and
- regarding paragraph 9.4 of the report, it was queried if the current lack of budget would impact the project completion date.

The Board:-

- i. **NOTED** the position; and
- ii. **AGREED** that officers would pursue an action to resolve the offices waste discharge into the sea.

6. Exclusion of the Public Às-dùnadh a' Phobail

The Board **RESOLVED** that, under Section 50A(4) of the Local Government (Scotland) Act 1973, the public should be excluded from the meeting for the following item on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 6 & 9 of Part 1 of Schedule 7A of the Act.

7. Town Pier, Fort William

There had been circulated to Members only Report No HMB/08/24 by the Assistant Chief Executive – Place.

The Board **AGREED** the recommendations as detailed in the report.

The meeting concluded at 12.20pm