

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

17 September 2023, 10.00AM

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
Mr R Bremner
Ms T Collier
Mr R Gale
Mrs A MacLean
Ms J McEwan
Mr D Millar
Ms M Paterson
Mr M Reiss
Mr K Rosie
Ms M Smith
Mr R Stewart

Non-Committee Members Present:

Substitutes:

Dr C Birt

Apologies:

Ms B Campbell
Ms T Collier
Ms L Dundas
Ms L Kraft
Ms J McEwan

Officers participating:

Mr D Jones, Area Planning Manager – North (DJ)
Mr P Wheelan, Planning Team Leader (PW)
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	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 7 August 2024 which was APPROVED with a change made to reflect Cllr M Reiss's comments that all Battery Energy Storage applications should include and Environmental Impact Assessment and that his declaration of interest in respect of item 6.6 and 6.7 was made on the basis that one of the director's of the applicant is a personal friend.	n/a
4	Major Development Update Iartasan Mòra There had been circulated Report No PLN/066/24 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. During discussion disappointment was expressed at the lack of response from the Scottish Government concerning the Skye Reinforcement Project and the Planning Team Leader confirmed that there had been a response received after the report was circulated stating that a decision had not yet been made on the progression of this project. The Committee NOTED the current position with the applications.	PW
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	21 - 51)
5.1	Description: Battery Energy Storage System with capacity up to 49.9MW, landscaping and associated infrastructure to connect to Brora Substation (24/03237/PAN) (PLN/067/24) Ward: 4 – East Sutherland and Edderton Applicant: OPDE UK Limited Site Address: Land 105M NW Of 180 Clynelish Muir, Brora. During discussion the following main points were raised:- <ul style="list-style-type: none"> Concern was expressed over the lack of detail in the Pre-application Notice, the site of the application being on crofting land, the proximity to 	Laura May

	<p>residential properties, the potential fire hazard and pollution issues, the Scottish Fire and Rescue Service not being a statutory consultee,</p> <ul style="list-style-type: none"> • a full environmental impact assessment was requested; • information was sought and provided on contacting Members of Parliament in respect of Pre-application Notices; • it was suggested that it would be useful for Members to have a presentation from the Scottish Fire Service about their ability to deal with fires and battery energy storage facilities; • it was queried how it was decided if an EIA would be required; • it was clarified that the Scottish Fire and Rescue Service have the resources to deal with large and long lasting fires such as wild fires and that this could translate to dealing with Battery Energy Storage System fires; and • a workshop was to be held in October including representatives from planning authorities and other relevant stakeholders to address the concerns expressed by Highland Council and other Local Authorities. <p>The Committee NOTED the application.</p>	
5.2	<p>Description: Battery Energy Storage System (BESS) with landscaping and associated infrastructure to connect to substation with capacity up to 49.9MW (24/03273/PAN) (PLN/068/24) Ward: 02 – Thurso And North West Caithness Applicant: OPDE UK Limited Site Address: Land 775M SE Of Geise Farm, Halkirk</p> <p>During discussion the following main points were raised:-</p> <ul style="list-style-type: none"> • the proximity of the site to the river Thurso which was a Site of Special Scientific Interest which made it essential that an EIA was requested; and • it was queried whether proximity to residential properties and the siting of the application on croft land would be material considerations. <p>The Committee NOTED the application.</p>	Jenna Baldie
5.3	<p>Description: Battery Energy Storage System (BESS) with capacity up to 49.9MW, landscaping and associated infrastructure to connect to substation. (24/03238PAN) (PLN/069/24) Ward: 01 – North, West And Central Sutherland Applicant: OPDE UK Limited Site Address: Land 75M SE Of Rhianmuir, Lairg</p> <p>The Committee NOTED the application.</p>	Jenna Baldie
6	<p>Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh</p>	
6.1	<p>Applicant: Sandwick Consulting Ltd (23/03654/FUL) (PLN/070/24) Location: Croft 1, Diabaig, Torridon (Ward 05). Nature of Development: Change of use of outbuilding, alterations and extension to form a house, installation of private drainage system and formation of hardstanding and section of footpath. Recommendation: GRANT</p>	Mark Harvey

	The Committee AGREED to GRANT the application subject to the conditions detailed in the report.	
6.2	<p>Applicant: Compass Building And Construction Services Ltd (23/02702/MS) (PLN/071/24)</p> <p>Location: Land 255M East Of Culcairn Farmhouse, Station Road, Evanton (Ward 06).</p> <p>Nature of Development: MS application for phase 1 private housing to satisfy matters specified in conditions 1, 2 and 4-25.</p> <p>Recommendation: APPROVE.</p> <p>The Committee AGREED to GRANT the application subject to the variation of an existing section 75 agreement and subject to the conditions detailed in the report.</p>	Claire Famer-McEwan
	The meeting ended at 11am.	