

# Agenda Item 16i

## 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 Saggars 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>

# Agenda Item 16ii

## THE HIGHLAND COUNCIL NORTH PLANNING APPLICATIONS COMMITTEE

7 August 2024, 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 - remotely  
Ms B Campbell  
Ms T Collier  
Mr R Gale  
Ms L Kraft  
Mrs A MacLean (except items 6.4, 6.9 & 6.5)  
Ms J McEwan – remotely (except item 6.3)  
**Mr D Millar**  
Ms M Paterson (except items 6.4 onwards)  
Mr M Reiss (except item 6.6 & 6.7)  
**Mr K Rosie** - remotely  
Ms M Smith  
Mr R Stewart (except items 6.2, 6.9, 6.10 and item 7)

#### **Non-Committee Members Present:**

Mr J Finlayson

#### **Substitutes:**

Ms M Ross

#### **Apologies:**

Ms L Dundas

#### **Officers participating:**

Mr D Jones, Area Planning Manager – North (DJ)  
Mr P Wheelan, Planning Team Leader (PW)  
Mr M Harvey, Planning Team Leader (MH)  
Ms C Farmer-McEwan, Principal Planner (CF)  
Mr M Fitzpatrick, Principal Planner (MF)  
Mr L Burnside, Planner (LB)  
Ms K Slotwinska, Planner (KS)

Ms J Bridge, Senior Engineer, Infrastructure (JB)  
 Ms R Banfro, Acting Principal Solicitor (Planning) and Clerk  
 Ms R Ross, Committee Officer

ITEM NO	DECISION	ACTION
1	<p><b>Apologies for Absence</b>  <b>Leisgeulan</b></p> <p>Apologies were intimated on behalf of Ms L Dundas.</p>	n/a
2	<p><b>Declarations of Interest</b>  <b>Foillseachaidhean Com-pàirt</b></p> <p>Ms J McEwan – Item 6.3          Mr M Reiss – Item 6.6, Item 6.7          Mr R Stewart – Item 6.2, Item 6.9, Item 6.10, Item 7</p>	n/a
3	<p><b>Confirmation of Minutes</b>  <b>Dearbhadh a’ Gheàrr-chunntais</b></p> <p>There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 4 June 2024 which was <b>APPROVED.</b></p>	n/a
4	<p><b>Major Development Update</b>  <b>Iarrtasan Mòra</b></p> <p>There had been circulated Report No PLN/051//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.</p> <p>During discussion the following main points were raised:-</p> <ul style="list-style-type: none"> <li>• concern was expressed over the large number of housing projects awaiting legal agreements given the current need for housing in the area;</li> <li>• an update was requested on the Public Enquiry for the Skye Reinforcement Project to which the committee had previously raised an objection; and</li> <li>• it was queried whether the British Government’s new stance on planning applications would have effects in Highland.</li> </ul> <p>The Committee:-</p> <ol style="list-style-type: none"> <li>i. <b>NOTED</b> the current position with the applications; and</li> <li>ii. <b>AGREED</b> that the chair would write to Scottish Ministers requesting an update on the Public Enquiry.</li> </ol>	DJ

5	<b>Major Developments – Pre-application consultations</b> <b>Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b>	
5.1	<p><b>Description:</b> Proposed mixed-use development including houses, flats and short stay accommodation, shops, financial and professional services, distillery with visitor experience, public house and ancillary development (24/02233/PAN) (PLN/0052/24)</p> <p><b>Ward:</b> 10 - Eilean A' Cheò</p> <p><b>Applicant:</b> Kero Properties Ltd</p> <p><b>Site Address:</b> Land 85M SE Of West Highland Free Press, 1 Pairc Nan Craobh Industrial Estate, Broadford</p> <p>During discussion the following main points were raised:-</p> <ul style="list-style-type: none"> <li>• concerns were expressed over the condition of the access road and it was queried whether there would be any plans to update it to a double carriage way; and</li> <li>• it was queried why only 3 out of 4 local members had been notified of this development.</li> </ul> <p>The Committee <b>NOTED</b> the report.</p>	<b>KS</b>
5.2	<p><b>Description:</b> Construction and operation of a Battery Energy Storage System (BESS) with a capacity of up to 200MW with associated infrastructure (including interface substation and cable route to consented Gills Bay substation), access and ancillary works (including landscaping and biodiversity enhancement). (24/02584/PAN) (PLN/053/24)</p> <p><b>Ward:</b> 03 – Field Rigifa Limited</p> <p><b>Applicant:</b> The Highland Council</p> <p><b>Site Address:</b> Phillips Mains Farm, Rigifa, Mey, Thurso.</p> <p>The following correction to the report was highlighted:-</p> <p>In paragraph 1.4 the first exhibition date should have read 24 July rather than 25 June and the second exhibition date should have read 15 August rather than 22 August.</p> <p>During discussion the following main points were raised:-</p> <ul style="list-style-type: none"> <li>• in response to a request from members, it was confirmed that training about Battery Energy Storage Systems would be arranged;</li> <li>• the need to protect biodiversity particularly relating to insects and bees was emphasised;</li> <li>• an Environmental Impact Assessment was requested; and</li> <li>• it was suggested that a visit to an existing Battery Storage System would be useful.</li> </ul> <p>The Committee <b>NOTED</b> the report.</p>	<b>Ikram Ullah</b>
5.3	<p><b>Description:</b> Construction and Operation of a Battery Energy Storage System (BESS) with an installed storage capacity of up to 200MW along with</p>	<b>Ikram Ullah</b>



	<p>associated infrastructure and ancillary works, earthworks, access, drainage, able route, landscaping, and biodiversity enhancements. (24/02669/PAN) (PLN/0054/24)</p> <p><b>Ward:</b> 05 – Wester Ross, Strathpeffer and Lochalsh  <b>Applicant:</b> Field Corriemoillie Ltd  <b>Site Address:</b> Land at Corriemoillie Quarry, Garve</p> <p>The Committee <b>NOTED</b> the report.</p>	
5.4	<p><b>Description:</b> Development of a Battery Energy Storage System with a capacity of 49.9MW consisting of battery storage modules and associated infrastructure fencing, control buildings, substations and CCTV. (24/02845/PAN) (PLN/0055/24)</p> <p><b>Ward:</b> 02 – Thurso and Northwest Caithness  <b>Applicant:</b> The Highland Council  <b>Site Address:</b> Forss Business and Technology Park, Forss, Thurso.</p> <p>The Committee <b>NOTED</b> the report.</p>	<b>Ikram Ullah</b>
<b>6</b>	<b>Planning Applications to be Determined Iartasan Dealbhaidh rin Dearbhadh</b>	
6.1	<p><b>Applicant:</b> Mr Ashley Cross (24/01449/FUL) (PLN/056/24)  <b>Location:</b> Land 105M NW Of Allwood, 9 Teangue (Ward 10).  <b>Nature of Development:</b> Erection of house and temporary siting of 2no static Caravans (retrospective)  <b>Recommendation: GRANT</b></p> <p>During discussion the following main points were raised:-</p> <ul style="list-style-type: none"> <li>• concerns were raised about applications for houses on unadopted roads and officers were asked to consider this in terms of future applications; and</li> <li>• the applicant was commended for taking the comments of the committee and officers on their previous application into account.</li> </ul> <p>The Committee <b>AGREED</b> to <b>GRANT</b> the application subject to the conditions detailed in the report</p>	<b>KS</b>
6.2	<p><b>Applicant:</b> Muirhall Energy Ltd (23/03945/S36) (PLN/057/24)  <b>Location:</b> Land 3070M North Of Amer Farm, 5 Totarder, Struan (Ward 10).  <b>Nature of Development:</b> Glen Ullinish II Wind Farm - Construction and operation of a wind farm for a 40 year operational period, comprising 47 wind turbines with a maximum blade tip height of 200m, access tracks, borrow pits, battery storage, up to 2 anemometer masts, substations and ancillary infrastructure.  <b>Recommendation: RAISE AN OBJECTION</b></p> <p><b>Declaration of Interest – Mr R Stewart declared an interest on the basis that he had previously expressed his views on all section 36 and section 37 applications relating to Skye.</b></p>	<b>MF</b>

	<p>Prior to the presentation members were made aware that officers were due to meet with the applicant to discuss design changes which could affect the application.</p> <p>Before opening the debate, the Chair reminded members that the decision was to be taken on the application as it was set out and that any amendments would be considered when they came before the Committee.</p> <p>The Committee <b>AGREED</b> to <b>RAISE AN OBJECTION</b> to the application for the reasons set out in the report.</p>	
6.10	<p><b>In terms of Standing order 9 the Committee AGREED to consider item 6.10 at this stage.</b></p> <p><b>Applicant:</b> Renantis UK Ltd (formerly Falck Renewables Wind Ltd) (23/02998/S36) (PLN/065/24)  <b>Location:</b> Land 1800M NE of 12 Upper Feorlig Dunvegan (Ward 10).  <b>Nature of Development:</b> Ben Aketil Repowered and Extended Wind Farm Decommissioning and removal of 12 existing turbines and related infrastructure, erection and operation of 9 turbines with a maximum blade tip height of 200m, up to 20MW Battery Energy Storage System, anemometer mast, access tracks, up to two borrow pits, and all associated infrastructure.  <b>Recommendation: RAISE AN OBJECTION</b></p> <p><b>Declaration of Interest – Mr R Stewart declared an interest on the basis that he had previously expressed his views on all section 36 and section 37 applications relating to Skye.</b></p> <p>The Committee <b>AGREED</b> to <b>RAISE AN OBJECTION</b> to the application for the reasons set out in the report.</p>	<b>MF</b>
6.3	<p><b>Applicant:</b> Mr David Skea (23/00446/PIP) (PLN/058/24)  <b>Location:</b> Land at Mount Eagle, Culbokie (Ward 09).  <b>Nature of Development:</b> Residential development of up to 20 houses and associated access, drainage, and landscaping.  <b>Recommendation: GRANT</b></p> <p><b>Declaration of Interest – Ms J McEwan declared an interest on the basis that the presenting officer was a close family member.</b></p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> planning permission subject to the removal of condition 14 and subject to the conditions detailed in the report</p>	<b>CF</b>
6.4	<p><b>Applicant:</b> GEG Capital (north) Ltd (23/01542/FUL &amp; 23/01543/LBC) (PLN/059/24)  <b>Location:</b> Earl's Cross Cottage, Earls Cross Road, Dornoch, IV25 3PJ (Ward 04).  <b>Nature of Development:</b> 23/01542/FUL - Demolition of former Earls Cross Cottage, erection of 12 detached houses, remote paths connection to Earls Cross Road and formation of access road (renewal of 19/00658/FUL)  23/01543/LBC – Demolition of Earls Cross Cottage (renewal of 19/00655/LBC).  <b>Recommendation: GRANT</b></p>	

	<p>The Committee <b>AGREED</b> to <b>GRANT</b> planning permission subject to a section 75 agreement being varied before planning permission is issued and subject to conditions detailed in the report</p>	
6.5	<p><b>Applicant:</b> GEG Capital (North) Ltd (23/01550/FUL &amp; 23/01552/LBC) (PLN/060/24)  <b>Location:</b> Ambassador House, Earls Cross Road, Dornoch (Ward 04).  <b>Nature of Development:</b> 23/01550/FUL - Conversion and alterations to form 9 apartments, erection of 4 houses (renewal of planning permission 19/00657/FUL) 23/01552/LBC - Alterations to building to form 9 apartments, demolition of external fire stair and rear storage compound (renewal of 19/00654/LBC)  <b>Recommendation: GRANT</b></p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> planning permission subject to a section 75 agreement being varied before planning permission is issued and subject to conditions detailed in the report.</p>	<b>LB</b>
6.9	<p><b>In terms of Standing Order 9 the Committee AGREED to consider item 6.9 at this stage.</b></p> <p><b>Applicant:</b> Embo Trust (24/00952/FUL) (PLN/064/24)  <b>Location:</b> The Old School, School Street, Embo, IV25 3PZ (Ward 04).  <b>Nature of Development:</b> Erection of ground mounted solar PV panels.  <b>Recommendation: GRANT</b></p> <p><b>Declaration of Interest – Mr R Stewart declared an interest on the basis that he had previously expressed his views on all section 36 and section 37 applications relating to Skye.</b></p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> planning permission subject to the conditions detailed in the report.</p>	<b>LB</b>
6.6	<p><b>Applicant:</b> Organic Sea Harvest (23/05927/FUL) (PLN/061/24)  <b>Location:</b> Land 1520M NE Of Bridgend Cottage, Flodigarry, Portree, Isle Of Skye (Ward 10).  <b>Nature of Development:</b> Marine Fish Farm - Atlantic Salmon, comprising 10 120m circumference pens with 14m x 14m feed barge and ancillary equipment.  <b>Recommendation: GRANT</b></p> <p><b>Mr M Reiss declared an interest on the basis that the applicant is a personal friend.</b></p> <p><b>Motion – Mr D Millar seconded by Ms M Smith</b></p> <p>To refuse the application for the following reasons:-</p> <p>While it is noted that the proposed scheme would offer economic and social benefits, such benefits are not considered sufficient to outweigh the adverse visual impacts on the special Qualities of the Special Landscape Area and in particular its substantial adverse impact in respect of VP03 (Coast path at Galta Mor), VP04 (Coast Path south of Steall a'Ghreip) and VP07 (A855 at Dunans), With adverse visual impacts being experienced in relation to VP07 most notably</p>	<b>MH</b>

	<p>by motorists and walkers. Furthermore, it is noted that the coastline adjacent to the proposed development, particularly to the south of the Local Landscape Character Area would suffer significant effects as a result of the development. Given the extent of such adverse impacts this development is considered contrary to policy 32(d)(i) and 32(d)(iii) of NPF4 and policies 50, 57 and 61 of the Highland-wide Local Development Plan.</p> <p><b>Amendment – Mr R Stewart seconded by Mr K Rosie</b></p> <p>To grant the application as recommended in the report.</p> <p>There were <b>8</b> votes for the motion and <b>5</b> votes for the amendment, with no abstentions, the votes having been cast as follows:</p> <p><b>For the motion:-</b> Ms S Atkin, Mr R Bremner, Ms T Collier, Mr R Gale, Ms J McEwan, Mr D Millar, Ms M Smith, Ms M Ross.</p> <p><b>For the amendment:-</b> Mr M Baird, Mrs I Campbell, Ms L Kraft, Mr K Rosie, Mr R Stewart.</p> <p>The Committee <b>AGREED</b> to <b>REFUSE</b> the application for the reasons provided.</p>	
6.7	<p><b>Applicant:</b> Organic Sea Harvest (23/05931/FUL) (PLN/062/24)  <b>Location:</b> Land 1600M East Of Balmaqueen, Isle Of Skye (Ward 10).  <b>Nature of Development:</b> Marine Fin Fish Farm - 10no, 120m circumference plastic pens in 2 x 5 configuration with associated feed barge and ancillary equipment.  <b>Recommendation: GRANT</b></p> <p><b>Declaration of Interest – Mr M Reiss declared an interest on the basis that the applicant is a personal friend.</b></p> <p><b>Motion – Mr D Millar seconded by Mr R Gale</b></p> <p>To refuse the application for the following reasons:-</p> <p>While it is noted that the proposed scheme would offer economic and social benefits, such benefits are not considered sufficient to outweigh the adverse visual impacts on the special qualities on the Special Landscape Area and in particular its substantial adverse impacts between Flodigarry and Balmaqueen to the north, in respect of VP02 (Radar Station), VP03 (Coast Path at Galta Mor), VP04 (Coast Path south of Steall a’Ghreip). Furthermore, it is noted that the coastline adjacent to the proposed development, particularly to the north of the Local Landscape Character Area would suffer significant effects as a result of the development. Given the extent of such adverse impacts this development is considered contrary to policy 32(d)(i) and 32(d)(iii) of National Planning Framework 4 and policies 50, 57 and 61 of the Highland-wide Local Development Plan.</p> <p><b>Amendment – Mr R Stewart seconded by Mr K Rosie</b></p> <p>To grant the application as recommended in the report.</p>	MH

	<p>There were <b>8</b> votes for the motion and <b>6</b> votes for the amendment, with no abstentions, the votes having been cast as follows:</p> <p><b>For the motion:-</b> Ms S Atkin, Mr R Bremner, Ms T Collier, Mr R Gale, Ms J McEwan, Mr D Millar, Ms M Smith, Ms M Ross</p> <p><b>For the amendment:-</b> Mr M Baird, Mrs I Campbell, Ms L Kraft, Mr A McLean, Mr K Rosie, Mr R Stewart</p> <p>The Committee <b>AGREED</b> to <b>REFUSE</b> the application for the reasons provided.</p>	
6.8	<p><b>Applicant:</b> Mr Peter Logan (23/04686/FUL) (PLN/063/24)  <b>Location:</b> Land 290M SW Of West Knockbain Farmhouse, Knockbain, Munloch (Ward 09).  <b>Nature of Development:</b> Erection of 2no. lodges for holiday letting, formation of access track (part retrospective)  <b>Recommendation: GRANT</b></p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> planning permission subject to the conditions detailed in the report.</p>	<b>EF</b>
7	<p><b>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division</b>  <b>Co-dhùnadh mu larrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</b></p> <p><b>Declaration of Interest – Mr R Stewart declared an interest on the basis that he is the applicant</b></p> <p><b>Applicant:</b> Ruraidh Stewart (23/04610/FUL) (PPA-270-2295)  <b>Location:</b> Land 55M NE of Willowbank, The Square, Balmacara, IV40 8DP (Ward 5)  <b>Nature of Development:</b> Change of use of croft land to a caravan site with stances for holiday use, associated roads, parking, drainage and water connections.</p> <p>The Committee <b>NOTED</b> the decision of the Scottish Ministers to dismiss the appeal and refuse planning permission for the reasons given in the Decision Notice.</p>	
	<p><b>The meeting ended at 4.45pm.</b></p>	

# Agenda Item 16iii

## The Highland Council

### South Planning Applications Committee

Council Chamber, HQ, 20 August 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 B Lobban
Mr M Cameron (remote)	Mrs I MacKenzie
Ms S Fanet	Mr A MacKintosh
Mr D Fraser	Mr P Oldham ( <b>in the Chair</b> )
Mr L Fraser (remote) (except 6.4 to end)	Ms M Reid
Mr A Graham	Ms L Siggers (except 6.3 to end)
Mr R Jones	

**Non-Committee Members Present:** Mr D McDonald, 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)  
Mr J Kelly, Principal Planner (JK)  
Mr K Gibson, Principal Planner (KG)  
Ms Christine MacLeod, Planner (CM)  
Ms Jennifer Mair, Planner (JM)  
Mr M Clough, Senior Engineer, Transport Planning (MC)  
Mr I Meredith, Acting Principal Solicitor  
Ms F MacBain, Senior Committee Officer

ITEM NO	DECISION	ACTION
1	<b>Apologies for Absence Leisgeulan</b>  Mr K Gowans, Mr T MacLennan	
		n/a
2	<b>Declarations of Interest Foillseachaidhean Com-pàirt</b>  None.	
		n/a
3	<b>Confirmation of Minutes</b>	

	<b>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 18 June 2024 which was <b>APPROVED</b> .	<b>n/a</b>
<b>4</b>	<b>Major Development Update Iartasan Mòra</b>	
	There had been circulated Report No PLS/40/24 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.  The Committee <b>NOTED</b> the current position with the applications and the action being taken by planning officers as outlined in paragraph 4.4 of the report.	<b>PW</b>
<b>5</b>	<b>Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b>	
5.1	<b>Description:</b> Corran Ferry Crossing - Construct new ferry service infrastructure (24/02116/PAN) (PLS/41/24) <b>Ward:</b> 21 – Fort William and Ardnamurchan <b>Applicant:</b> The Highland Council <b>Site Address:</b> Corran Jetty, Fort William.  Members welcomed the publicity that had been undertaken and recommended continued engagement with community councils and the wider community.	
	<b>NOTED</b> the application and <b>AGREED</b> Members' comments would be provided to the applicant.	
5.2	<b>Description:</b> Battery energy storage (up to 100MW) (24/02632/PAN) (PLS/42/24) <b>Ward:</b> 12 – Aird and Loch Ness <b>Applicant:</b> Field Beaully Ltd <b>Site Address:</b> Land 465m SE of Dunballoch, Beaully  Members pointed out the importance of adequate screening being provided from the NC500 and the nearby caravan park. They also expressed an interest in receiving training on battery storage issues, and information was sought and provided on the community wealth building information that was provided to applicants.	
	<b>NOTED</b> the application and <b>AGREED</b> Members' comments would be provided to the applicant.	
5.3	<b>Description:</b> Installation of battery energy storage system (BESS) (up to 49.9MW) (24/02747/PAN) (PLS/43/24) <b>Ward:</b> 18 – Nairn and Cawdor <b>Applicant:</b> Jose Manuel Fernandez <b>Site Address:</b> Land 330M East of Grigorhill Cottage, Grigorhill, Nairn  Members expressed concern at the location of the development, and pointed out the importance of fire safety. Although fire safety was not a material planning consideration, information was being sought from applicants.	

	<b>NOTED</b> the application and <b>AGREED</b> Members' comments would be provided to the applicant.	
<b>6</b>	<b>Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh</b>	
6.1	<p><b>Applicant:</b> BDW Trading Ltd &amp; Cawdor Maintenance Trust (23/05237/MSC) (PLS/44/24)</p> <p><b>Location:</b> Land to north of A96 Extending from Whiteness Access Road to the Common Good Land, Nairn (Ward 18).</p> <p><b>Nature of Development:</b> Approval of Matters Specified in Conditions 2b-t, 6,7,10,11,12, 13, 14, 15, 16, 20, 21, 22, 23, 24, 26, 27, 29, 30, 31, 33, 35, 36, 38, 39, 40 of Planning Permission in Principle (20/00599/S42).</p> <p><b>Recommendation: APPROVE</b></p> <p>Officers noted comments from Cllr Oldham requesting that road markings be provided at Sandown Road junction to demonstrate that cyclists cross the junction at this point, and that consideration be given to setting back the lampposts on the shared use path on the southside of the A96 to avoid conflict with users. This request would be passed on to Transport Scotland for consideration.</p>	
	<p><b>Agreed:</b> to <b>APPROVE</b> the application subject to the conditions recommended in the report, with Condition 2 being amended as follows:</p> <p>Amendment to Condition 2:  "Within three months of the commencement of development, details of measures taken to engage with local bus operator(s) on the provision of bus services to serve the development shall be submitted to the Planning Authority for approval. This shall include full details of measures to ensure that the new bus terminus, or alternative appropriate new facilities provided by the developer sufficiently close to the site, are adequately served by scheduled buses serving Nairn. Following approval in writing by the Planning Authority, the agreed measures shall be implemented in full by no later than occupation of the 50th house on this Phase 1 development. (Reason: To ensure that the new bus terminus, or alternative appropriate new facilities provided by the developer sufficiently close to the site, can be provided timeously.)"</p>	<b>JK</b>
6.2	<p><b>Applicant:</b> Places for People Scotland Ltd (24/00178/S42) (PLS/45/24)</p> <p><b>Location:</b> Land at Stratton and East Seafield, Inverness (Ward 16).</p> <p><b>Nature of Development:</b> Application under section 42 to develop land without compliance with (16/02161/s42) condition 1 (phasing of development) and consequential changes to condition 18 (town centre), condition 22 (safeguarding land), condition 27 (local road infrastructure mitigation), condition 33 (temporary park and ride facility) and condition 52 (transport assessment) for new town comprising town centre, housing and commercial development .</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>CM</b>
6.3	<p><b>Applicant:</b> Tulloch Homes Ltd (23/05414/FUL) (PLS/46/24)</p> <p><b>Location:</b> Land 200M East of 23 Willow Avenue, Slackbuie, Inverness (Ward 19).</p>	



	<p><b>Nature of Development:</b> Erection of 105 dwellings including associated roads, infrastructure, open space and landscaping.</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>KG</b>
	<p><b>Prior to consideration of items 6.4 and 6.5, a reminder presentation on the planning policies around short term lets was provided to the Committee.</b></p>	
6.4	<p><b>Applicant:</b> Mrs Diana Saunders (24/01309/FUL) (PLS/47/24)  <b>Location:</b> 9 Creag A Ghreusaiche, Aviemore, PH22 1LD (Ward 20).  <b>Nature of Development:</b> Use of property as short term holiday letting unit.  <b>Recommendation: GRANT</b></p>	
	<p><b>Agreed:</b> to <b>REFUSE</b> planning permission for the following reasons:</p> <p>The application does not meet any of the criteria in non-statutory guidance that are required for planning authority to support a short term let application within the Highland Council's short term let planning control area. The purpose of the planning control area is to ensure that there is adequate supply of homes for local people and this development is contrary to that aim.</p> <p>The application is also contrary to NF4 policy 30 (e) (ii) as it does not demonstrate local economic benefit and the applicant has not provided evidence that the development would provide local economic benefit to outweigh the loss of residential accommodation.</p>	<b>JM</b>
6.5	<p><b>Applicant:</b> Ms Lynn Sutherland (23/05049/FUL) (PLS/48/24)  <b>Location:</b> Ivy House, 91 High Street, Kingussie, PH21 1HX (Ward 20).  <b>Nature of Development:</b> Use of property as short-term letting unit.  <b>Recommendation: GRANT</b></p>	
	<p><b>Agreed:</b> to <b>REFUSE</b> planning permission for the following reasons:</p> <p>Notwithstanding that the application does meet one of the criteria in the Highland Council non-statutory guidance for short term lets within a control area, the application is contrary to NPF4 policy 30 (e)ii as the applicant has not demonstrated that the development will result in sufficient local economic benefit to outweigh the loss of residential accommodation.</p>	<b>JM</b>
6.6	<p><b>Applicant:</b> Mrs Thelma Jennie Elizabeth Slessor (24/01295/FUL) (PLS/49/24)  <b>Location:</b> Taigh Abhainn, Station Road, Carrbridge, PH23 3AL (Ward 20).  <b>Nature of Development:</b> Use of property as short-term letting unit and house.  <b>Recommendation: GRANT</b></p>	
	<p><b>Agreed:</b> to <b>DEFER</b> the application to the next meeting.</p>	
<b>7</b>	<p><b>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division</b>  <b>Co-dhùnadh mu Iarrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</b></p>	
7.1	<p><b>Applicant:</b> Dipper Developments Ltd PPA-270-2296 (21/03060/FUL)  <b>Location:</b> land 35 metres north of Birdston, Kirkhill, IV5 7PG</p>	

	<p><b>Nature of Development:</b> Change of use of site from storage and distribution (landscaping and construction operations (class 6)) and office (class 4) to include storage and distribution for leisure equipment including caravans, campervans, boats and kayaks</p> <p><b>NOTED</b> the decision of the Reporter appointed by the Scottish Ministers to allow the appeal and grant planning permission subject to the seven conditions listed at the end of the decision notice. Attention was drawn to the two advisory notes at the end of the notice.</p>	
7.2	<p><b>Applicant:</b> Stuart Murray PPA-270-2297 (23/02786/FUL)  <b>Location:</b> Plot 3, Rear of Former Filling Station, Onich PH33 6RY  <b>Nature of Development:</b> Erection of a house</p> <p><b>NOTED</b> the decision of the Reporter appointed by the Scottish Ministers to dismiss the appeal and refuse to vary the terms of the planning permission</p>	
7.3	<p><b>Applicant:</b> Springfield Properties PLC (PPA-270-2298) (23/00532/FUL)  <b>Location:</b> land at Drum Farm, South of Fire Station, Drumnadrochit IV63 6AH  <b>Nature of Development:</b> remix house types on land at Drum Farm.</p> <p><b>NOTED</b> the decision of the Reporter appointed by the Scottish Ministers that planning permission would be granted provided an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 was reached between the planning authority and the appellant. The planning permission would not be issued until that agreement was reached and registered.</p>	
7.4	<p><b>Applicant:</b> Springfield Properties PLC (PPA-270-2299) (23/00533/FUL)  <b>Location:</b> Land at Drum Farm South of Fire Station, Drumnadrochit, IV63 6AH  <b>Nature of Development:</b> remix house types on land at Drum Farm.</p> <p><b>NOTED</b> the decision of the Reporter appointed by the Scottish Ministers that planning permission would be granted provided an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 was reached between the planning authority and the appellant. The planning permission would not be issued until that agreement was reached and registered.</p>	
	<p><b>The meeting ended at 2.20pm.</b></p>	

# Agenda Item 16iv

THE HIGHLAND COUNCIL  
NORTH PLANNING APPLICATIONS  
COMMITTEE

17 September 2024, 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	<b>Apologies for Absence</b> <b>Leisgeulan</b>	n/a
2	<b>Declarations of Interest</b> <b>Foillseachaidhean Com-pàirt</b>	n/a
3	<b>Confirmation of Minutes</b> <b>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 7 August 2024 which was <b>APPROVED</b> 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	<b>Major Development Update</b> <b>Iartasan Mòra</b>  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 <b>NOTED</b> the current position with the applications.	PW
5	<b>Major Developments – Pre-application consultations</b> <b>Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b>	21 - 51)
5.1	<b>Description:</b> 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) <b>Ward:</b> 4 – East Sutherland and Edderton <b>Applicant:</b> OPDE UK Limited <b>Site Address:</b> Land 105M NW Of 180 Clynelish Muir, Brora.  During discussion the following main points were raised:- <ul style="list-style-type: none"> <li>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</li> </ul>	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"> <li>• a full environmental impact assessment was requested;</li> <li>• information was sought and provided on contacting Members of Parliament in respect of Pre-application Notices;</li> <li>• 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;</li> <li>• it was queried how it was decided if an EIA would be required;</li> <li>• 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</li> <li>• 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.</li> </ul> <p>The Committee <b>NOTED</b> the application.</p>	
5.2	<p><b>Description:</b> 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)  <b>Ward:</b> 02 – Thurso And North West Caithness  <b>Applicant:</b> OPDE UK Limited  <b>Site Address:</b> Land 775M SE Of Geise Farm, Halkirk</p> <p>During discussion the following main points were raised:-</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• it was queried whether proximity to residential properties and the siting of the application on croft land would be material considerations.</li> </ul> <p>The Committee <b>NOTED</b> the application.</p>	<b>Jenna Baldie</b>
5.3	<p><b>Description:</b> Battery Energy Storage System (BESS) with capacity up to 49.9MW, landscaping and associated infrastructure to connect to substation. (24/03238PAN) (PLN/069/24)  <b>Ward:</b> 01 – North, West And Central Sutherland  <b>Applicant:</b> OPDE UK Limited  <b>Site Address:</b> Land 75M SE Of Rhianmuir, Lairg</p> <p>The Committee <b>NOTED</b> the application.</p>	<b>Jenna Baldie</b>
<b>6</b>	<p><b>Planning Applications to be Determined</b>  <b>Iarrtasan Dealbhaidh rin Dearbhadh</b></p>	
6.1	<p><b>Applicant:</b> Sandwick Consulting Ltd (23/03654/FUL) (PLN/070/24)  <b>Location:</b> Croft 1, Diabaig, Torridon (Ward 05).  <b>Nature of Development:</b> 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.  <b>Recommendation: GRANT</b></p>	<b>Mark Harvey</b>

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

# Agenda Item 16v

## The Highland Council

Minutes of Meeting of the **Community Regeneration Fund Strategic Sub Group** held **Remotely** on Tuesday 27 August 2024 at 2.15 pm.

### Present:-

Mr I Brown  
Mr J Finlayson  
Mr R Gale  
Mr K Gowans

Ms L Johnston  
Ms L Kraft  
Mr G MacKenzie  
Ms K Willis

### Non-Member also present:

Ms L Kraft

### In attendance:-

Ms F Cameron, Project Manager – Community Regeneration  
Ms M Gray, Programme Manager – Community Regeneration  
Mr A Webster, Programme Manager (Growth and Investment)  
Miss J MacLennan, Joint Democratic Services Manager  
Mrs O Marsh, Committee Officer

#### 1. Apologies for Absence

Apologies for absence were intimated on behalf of Mrs I Campbell, Mr M Green, Mr R Gunn and Mr R Jones.

#### 2. Declarations of Interest/Transparency Statement

There were no Declarations of Interest/Transparency Statements.

#### 3. Islands Programme 2024/25 – Submission of Applications to Scottish Government

There was circulated Report No HCCF/3/24 by the Assistant Chief Executive Place.

It was explained that the Sub Group was to consider the applications presented and agree which projects should be submitted to the Scottish Government as part of the 2024/25 competitive national bidding round, observing Scottish Government guidance around a maximum of 5 submissions, and taking account of the overall national funding availability. During discussion Members sought, and were provided with, information on the detail of specific projects.

The Sub Group **AGREED** to make awards as detailed to the following projects:-

**Projects**

**Applicant**

**Grant  
Requested**

Staffin Harbour	Staffin Community Trust	£404,258
Skye Camanachd SCIO	Community Hub Stand @ Parc nan Laoch	£30,000
South Skye Community Campus	Phase 1 – All Weather Pitch	£834,500
Highland Council	Community and Public Access Improvements	£350,000
<b>Total</b>		<b>£1,618,758</b>

The meeting ended at 2.30 pm.



# Agenda Item 16vi

## The Highland Council

Minutes of Meeting of the **City Region Deal Monitoring Group** held remotely on Thursday 24 October 2024 at 10.00am.

### **Present:**

Mr I Brown	Mr M Green
Mr J Bruce	Mrs M Reid
Mr A Christie	Mrs T Robertson
Mr K Gowans (Chair)	

### **Officials in attendance:**

Mr M Macleod, Assistant Chief Executive - Place  
Mr M Bailey, Programme Manager (City Region Deal)  
Ms A Macrae, Senior Committee Officer

### **1. Apologies for Absence**

Apologies for absence was intimated on behalf of Mr D Fraser, Ms L A Niven, Mr R Stewart.

### **2. Declarations of Interest/Transparency Statements**

There were no declarations of interest or transparency statements.

### **3. Minutes of Previous Meeting**

There had been circulated the Minutes of the City Region Deal Monitoring Group held on 15 August 2024, the terms of which were **NOTED**.

### **4. UK Shared Prosperity Fund – Delivery Plan Progress Update**

There was circulated Report No. CRD/06/24 by the Assistant Chief Executive - Place which provided the latest update on the UK Shared Prosperity Fund (UKSPF) Delivery Plan.

Members were advised that in response to a letter sent by the Chair, the UK Government had advised that any decision regarding the future of the UKSPF was a matter for the budget on 30 October 2025. In addition, the most recent advice to local authorities was that there would be no mechanism to carry forward any UKSPF underspends into future years.

In discussion, Members raised the following main points:-

- it was hoped the engagement with other providers and exploration of legitimate uses in relation to the ring-fenced Multiply funding would help mitigate the forecasted underspend. In addition, officers were working towards an extended deadline of 28 February 2025 in respect of this funding; and
- in response to a query, it was explained that many of the green skills courses were in progress and as part of the evidence base providers were supplying names of attendees and their accreditations.

The Group **noted** the UKSPF Delivery Plan progress update.

## **5. Inverness & Highland City Region Deal Programme Report - 2024/25 Quarter 2**

There was circulated Report No. CRD/05/24 by the Assistant Chief Executive – Place which provided the 24/25 Quarter 2 update for the Inverness & Highland City Region Deal (IHCRD).

Arising from the report, the Programme Manager outlined the challenges presented by the outstanding change request (A9/A82 Longman Junction Improvement to Corran Ferry Vessel Replacement). It was hoped a formal decision would be confirmed by Scottish Ministers in the near future and the Council continued to pursue this matter.

Thereafter, Members expressed their concerns in relation to the Science Skills Academy and it was hoped the ongoing work to identify sources of funding would overcome the challenges. It was suggested that discussions be held with the Inverness and Cromarty Firth Green Freeport and University of the Highlands and Islands and the Programme Manager confirmed he would follow up on this matter. An assurance was provided that discussions were ongoing with Highlands & Islands Enterprise and the importance of political support was also highlighted.

Further points raised included:

- noting that approval in principle had been received from NatureScot for the new badger mitigation plans, pending full planning permission, and confirmation that information on timescales for the Longman Land Remediation would be provided to the Group;
- the number of Fit Homes delivered as part of the Deal was welcomed and the potential to significantly increase the build capacity in relation to these types of homes going forward to address issues of delayed discharges from hospitals; and
- an update was sought and provided in relation to Inverness Castle, and reference made to the potential to involve local people and schools in an opening event.

The Group **noted** the 2024/25 Quarter 2 update for the Inverness & Highland City Region Deal.

## **6. IHCRD Key Risks, Challenges & Opportunities**

The Programme Manager gave a verbal update on the Inverness & Highland City Region Deal Key Risks, Challenges & Opportunities, including in relation to the Time Extensions Change Request for specific deal projects being developed, and schemes with forecasted underspends and the action being taken to mitigate the associated risks.

The Programme Manager further reported on the Annual Conversation to be held on 21 November 2024 between The Highland Council Chief Executive, Senior Council Officers and Senior Deal representatives from the UK and Scottish

Governments. This meeting would consider the challenges and opportunities in relation to the Deal and also the initial scope of the change request to extend specific projects beyond the Deal end date of March 2027.

In discussion, it was suggested that work commence on investigating the next tranche of funding opportunities following the end of the Deal and that opportunities through the Inverness and Cromarty Firth Green Freeport be explored. It was important to have projects and schemes that were ready to take advantage of funding opportunities as they arose and reference was made to the potential to establish a development team to undertake this work.

Thereafter, Members were advised that the UK and Scottish Governments had confirmed there would be no announcements on future funding initiatives until after the budget on 30 October 2025. There was also work to be done on re-making the case for Highland and producing a prospectus in this regard in conjunction with UHI and HIE. The potential role of the Group in this process going forward was also highlighted

The Group **noted** the update.

The meeting concluded at 10.50am.