

**The Highland Council**  
**South Planning Applications**  
**Committee**

**Council Chamber, HQ, 1 October 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 (remote from 6.7)  
Mr M Cameron (remote)  
Mr D Fraser  
Mr L Fraser  
Mr K Gowans  
Mr A Graham  
Mr R Jones  
Mr B Lobban

Mrs I MacKenzie  
Mr A MacKintosh (except 6.4 to 6.7)  
Mr D Macpherson (except 6.2)  
Mr P Oldham  
Ms M Reid  
Ms L Saggars  
Ms K Willis (sub for Ms S Fanet)

**Non-Committee Members Present:** Mr D McDonald, Mr S Coghill

**Substitutes:** Ms K Willis, for Ms S Fanet

**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)  
Ms C MacLeod, Planner (CMacL)  
Ms M Smith, Planner (MS)  
Ms J Bain, Planner (JB)  
Ms H Stevenson (HS)  
Ms C McArthur, Principal Solicitor  
Ms F MacBain, Senior Committee Administrator

<b>ITEM NO</b>	<b>DECISION</b>	<b>ACTION</b>
<b>1</b>	<b>Apologies for Absence Leisgeulan</b>  Ms S Fanet, Mr T MacLennan.	
		<b>n/a</b>
<b>2</b>	<b>Declarations of Interest Foillseachaidhean Com-pàirt</b>	

	None.	n/a
3	<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 20 August 2024 which was <b>APPROVED</b> .	n/a
4	<b>Major Development Update Iartasan Mòra</b>	
	There had been circulated Report No PLS/050/23 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>PW</b>
5	<b>Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iartais</b>	
5.1	<b>Description:</b> Construction of battery energy storage scheme (BESS) (up to 49.9MW) and associated works. (24/03422/PAN) (PLS/051/24) <b>Ward: 18</b> <b>Applicant:</b> Whirlwind Renewables Ltd <b>Site Address:</b> Land SE Of Sleigh Landscapes Grigorhill Industrial Estate Nairn.  Matters raised by Members included an email received from the Community Council by the Chair, which would be forwarded to officers.	
	<b>NOTED</b> the submission.  <b>Note for case officer –</b> to review the concerns raised in an email from Nairn River Community Council which Councillor Oldham will forward.	<b>DM/PW</b>
6	<b>Planning Applications to be Determined Iartasan Dealbhaidh rin Dearbhadh</b>	
6.1	<b>Applicant:</b> Fred Olsen Renewables Limited (23/05579/S36) (PLS/052/24) <b>Location:</b> Culachy Estate, Land 4km SE of Newtown, Invergarry (Ward 12). <b>Nature of Development:</b> Erection and operation of a wind farm comprising 8 wind turbines with a maximum blade tip height of 200m, battery energy storage system, site access junction, access tracks, crane hardstandings, underground cabling, on-site substation and maintenance building, temporary construction compounds, laydown areas, batching plant and potential excavation/borrow pits. <b>Recommendation: Raise An Objection</b>  In relation to the visualisation packs provided by the applicant to accompany the presentation, various issues were raised including: <ul style="list-style-type: none"> <li>• the pack should be page numbered in future;</li> <li>• the pack should be distributed in advance if possible;</li> <li>• some Members felt the visualisation pack should be available</li> </ul>	

	<p>electronically;</p> <ul style="list-style-type: none"> <li>the pack should be made available to Members participating online; and</li> <li>a site visit to view the area would be beneficial.</li> </ul> <p>Clarification was sought on the following topics:</p> <ul style="list-style-type: none"> <li>the extent of other windfarms in the area, including refused consents;</li> <li>transmission lines and connections to the national grid;</li> <li>aviation lighting impacts;</li> <li>guidance on dealing with battery storage;</li> <li>the possible inclusion of conditions in case any objection was overturned;</li> <li>economic benefits and the social value charter; and</li> <li>the process for a public local inquiry should the Council object.</li> </ul>	
	<p><b>Agreed: to Raise an Objection</b> as detailed in the report.</p>	<p><b>PW</b></p>
<p>6.2</p>	<p><b>Applicant:</b> Chrathaich Renewables LLP (23/03311/S36) (PLS/053/24)  <b>Location:</b> Land 3615M NW Of Burnside, Bhlraidh, Glenmoriston (Ward 12).  <b>Nature of Development:</b> Erection and operation of a wind farm for a period of 30 years, comprising of 14 wind turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure  <b>Recommendation: Raise No Objection</b></p> <p>Following a presentation, clarification was sought on the following topics:</p> <ul style="list-style-type: none"> <li>the location of the turbines;</li> <li>the use of the road network during the construction period by school children;</li> <li>the cumulative impact of other windfarms;</li> <li>energy targets and environmental benefits;</li> <li>golden eagles and the RSPB response;</li> <li>water schemes and measurements;</li> <li>energy and economic benefits;</li> <li>landscape sensitivity requirements;</li> <li>the possible removal of turbine 14;</li> <li>access tracks;</li> <li>impact on peat land; and</li> <li>grid connections.</li> </ul> <p>During debate, the following issues were considered:</p> <ul style="list-style-type: none"> <li>mitigation for golden eagles;</li> <li>concern about turbine 14;</li> <li>the cumulative impact on visual and road traffic considerations;</li> <li>the potential effect on tourism;</li> <li>road safety improvements;</li> <li>concerns about the cumulative effects of many windfarm developments; and</li> <li>mitigation for the use of the road network.</li> </ul>	
	<p><b>Agreed to:</b></p> <p>i. <b>Raise No Objection</b> subject to (1) the removal of Turbine 14 as it presents as an outlier with undesirable visual effects for receptors within</p>	<p><b>PW</b></p>

	<p>the Glen Affric National Scenic Area represented by viewpoint 12 and (2) the inclusion of a schedule of mitigation for the road network, specifically the A831; and</p> <p>ii. <b>Grant delegated authority</b> to the Area Planning Manager to respond in the event that any further environmental information comes forward that supports the deletion of Turbine 14.</p>	
6.3	<p><b>Applicant:</b> Scottish Hydro Electric Transmission Plc (24/01732/S37) (PLS/054/24)</p> <p><b>Location:</b> Land 10KM NW Of Coul Farm House, Laggan (Ward 20).</p> <p><b>Nature of Development:</b> Melgarve cluster project - Section 37 application under the Electricity Act for the installation and operation of approximately 7 km of 132 kV overhead line on double circuit steel structure towers, and ancillary development comprising 2 no. cable sealing end compounds, approximately 9.9 km of underground cable (7.3 km from the Dell Wind Farm on site substation, 1.8 km from the Cloiche Wind Farm on site substation and 0.8 km on approach into Melgarve substation), upgrades to existing access tracks, new permanent and temporary access tracks, and temporary working areas.</p> <p><b>Recommendation: Raise an Objection</b></p>	
	<p><b>Agreed:</b> to <b>defer</b> this application, as requested by the applicant, to allow the applicant to undertake further discussions with NatureScot in relation to their objection.</p>	<b>PW</b>
6.4	<p><b>Applicant:</b> RES (Renewable Energy Systems Limited) (24/02371/FUL) (PLS/055/24)</p> <p><b>Location:</b> Land 3100M SW of Kingie Lodge, Invergarry (Ward 11).</p> <p><b>Nature of Development:</b> Construction and erection of a meteorological mast, height up to 70m, for a temporary period of three years.</p> <p><b>Recommendation: Grant</b></p>	
	<p><b>Agreed:</b> to <b>Grant</b> the application as detailed in the report.</p>	<b>DM</b>
6.5	<p><b>Applicant:</b> Atina Property UK Limited (24/01791/S42) (PLS/056/24)</p> <p><b>Location:</b> Land 120M NW Of Taigh Breagh, Achnabobane, Spean Bridge (Ward 11).</p> <p><b>Nature of Development:</b> Section 42 application to develop land without compliance with Condition 1 of 19/02043/MS: saplings 40cm - 60cm in size shall be planted in shelters and staked in the area to the NW of the plot, as shown on the revised layout site plan drawing, together with groups of feathered 1.2m - 1.8m bare root trees in the positions shown along the boundaries of the plot</p> <p><b>Recommendation: Grant</b></p>	
	<p><b>Agreed:</b> to <b>Grant</b> the application as detailed in the report.</p>	
6.6	<p><b>Applicant:</b> Cornerstone (23/05603/FUL) (PLS/057/24)</p> <p><b>Location:</b> Land 5690M SE Of Penstock Cottage, Lochaber Road, Kinlochleven (Ward 21).</p> <p><b>Nature of Development:</b> Installation of a 30m lattice mast, shared antennas, transmission dish, associated ancillary development, access track and hardstanding area.</p> <p><b>Recommendation: Grant</b></p>	

	<p><b>Agreed: to Refuse</b> the application for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The economic and social benefits of the mast are not considered sufficient to outweigh the adverse landscape and visual impacts in Wild Land Area 14, and the impact on deep peat. The additional coverage is very remote and will not serve a residential area, or provide significantly enhanced coverage to rural businesses, farms or crofts, in being geography based, and not needs based, contrary to policy 24e)(i), policy 4g)(i), policy 4g)(ii) and policy 5(c) of National Planning Framework 4, and policies 36, 46, 55, 57 and 61 of the Highland Wide Local Development Plan; and</li> <li>2. The 30m tall mast would adversely affect the setting of the category A listed Blackwater dam by virtue of introducing an incongruous vertical feature alongside the striking horizontal feature of the dam in the landscape, contrary to policy 7(c) of NPF4, and policy 57 of the Highland Wide Local Development Plan.</li> </ol>	<b>LP</b>
6.7	<p><b>Applicant:</b> Gateway (24/03592/FUL) (PLS/058/24)  <b>Location:</b> Westview House Upper Myrtlefield Inverness IV2 5BX (Ward 19).  <b>Nature of Development:</b> Change of use from house (Class 9) to residential institution (Class 8)  <b>Recommendation: Grant</b></p> <p>It was confirmed by the case officer that further representations had been received from nearby households, and a letter of support from NHS Highland had been received since the writing of the report. However, it was confirmed that these did not cover any additional material planning considerations that were not already addressed within the report.</p> <p>Mr K Gowans <b>moved</b> to refuse the application but, after taking planning policy advice from officers, withdrew his motion.</p>	
	<b>Agreed: to Grant</b> the application as detailed in the report.	<b>CMacL</b>
6.8	<p><b>Applicant:</b> Mrs Thelma Jennie Elizabeth Slessor (24/01295/FUL) (PLS/059/24)  <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>Mr B Lobban, seconded by Mr R Jones, <b>moved</b> to refuse the application for the reasons detailed below. Mr M Cameron moved, as an <b>amendment</b>, to grant the application as recommended but, having failed to find a seconder, his amendment fell.</p>	
	<p><b>Agreed: to Refuse</b> the application for the following reason:</p> <p>Due to the nature of the development and the proximity of other existing short term let properties, this development would have an unacceptable impact on local amenity and the character of the neighbourhood and area, and, therefore, is contrary to Policy 30(e)(i) of NPF4.</p>	<b>MS</b>
6.9	<p><b>Applicant:</b> Mr Ed and Mrs Zoe Baird (24/01922/FUL) (PLS/060/24)  <b>Location:</b> Land 80M SW Of White Lady Lodge, Duthil, Carrbridge (Ward 20).  <b>Nature of Development:</b> Installation of 3No. glamping pods, parking.  <b>Recommendation: Grant</b></p>	

	During discussion, assurance was sought that Condition 7 would cover sufficient landscaping along the boundary by the pods to prevent overlooking.	
	<b>Agreed:</b> to <b>Grant</b> the application as detailed in the report.	<b>JB</b>
6.10	<b>Applicant:</b> Ms Sue Craigen (24/01992/FUL) (PLS/061/24) <b>Location:</b> 53 Harbour Street, Nairn IV12 4NX (Ward 18). <b>Nature of Development:</b> Alteration and extension to house. <b>Recommendation:</b> <b>Grant</b>	
	<b>Agreed:</b> to <b>Grant</b> the application as detailed in the report.	<b>JB</b>
	<b>The meeting ended at 3.30pm.</b>	