

**THE HIGHLAND COUNCIL**  
**NORTH PLANNING APPLICATIONS**  
**COMMITTEE**

**29 October 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:**

Mr M Baird (except item 7.5)  
Mr R Bremner  
Ms B Campbell (remote)  
Ms L Kraft  
Mrs A MacLean  
Ms J McEwan (remote) (except items 7.6 and 7.7)  
**Mr D Millar**  
Mr C Munro (remote)  
Ms M Paterson (remote)  
Mr M Reiss  
**Mr K Rosie (remote)**  
Ms M Smith

**Non-Committee Members Present:**

Mr S Coghill  
Ms M Hutchison  
Mr H Morrison

**Substitutes:**

Ms M MacCallum  
Ms L Niven (except item 7.7)  
Ms M Ross

**Apologies:**

Ms S Atkin  
Ms T Collier  
Ms L Dundas  
Mr R Gale

**Officers participating:**

Mr D Jones, Area Planning Manager – North (DJ)  
Mr P Wheelan, Planning Team Leader (PW)  
Ms C Farmer-McEwan, Principal Planner (CF)

Mr M Fitzpatrick, Principal Planner (MF)  
 Ms Jane Bridge (Senior Engineer) (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 S Atkin, Ms T Collier, Ms L Dundas and Mr R Gale.</p>	n/a
2	<p><b>Declarations of Interest</b>  <b>Foillseachaidhean Com-pàirt</b></p> <p>Ms J McEwan – item 7.6, item 7.7</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 17 September 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/072/24 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>The Committee <b>NOTED</b> the current position with the applications.</p>	PW
5	<p><b>Major Developments – Pre-application consultations</b>  <b>Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b></p>	
5.1	<p><b>Description:</b> Construction and operation of a Battery Energy Storage System along with associated infrastructure and ancillary works, earthworks, access, drainage, landscaping, cable to Fyrish substation, and biodiversity enhancements (24/03765/PAN) (PLN/073/24)  <b>Ward:</b> 06 – Cromarty Firth  <b>Applicant:</b> Field Fyrish Limited  <b>Site Address:</b> Land 140M NW Of 2 Clashnabuiac, Alness</p> <p>The Committee <b>NOTED</b> the application.</p>	Jenna Baldie
5.2	<p><b>Description:</b> Proposed new quarry 34.6 hectares to extract high grade Caithness flagstone. (24/03693/PAN) (PLN/074/24)  <b>Ward:</b> 03 - Wick And East Caithness</p>	Craig Simms

	<p><b>Applicant:</b> A&amp;D Sutherland Ltd  <b>Site Address:</b> Land 985M NW Of Lydias House, Toftingall Farm, Watten</p> <p>The Committee <b>NOTED</b> the application.</p>	
5.3	<p><b>Description:</b> Laying of underground cabling to link Bettyhill Wind Farm Phase 2 and Dounreay substation (24/03761/PAN) (PLN/075/24)  <b>Ward:</b> 1 – North, West and Central Sutherland  <b>Applicant:</b> Bettyhill 2 Wind Ltd  <b>Site Address:</b> Land 2375M SE Of Cairnview, Bettyhill</p> <p>The Committee <b>NOTED</b> the application.</p>	<b>Laura May</b>
5.4	<p><b>Description:</b> The construction and operation of a battery energy storage system (BESS) with a maximum installed capacity of 49.9 Megawatts consisting of up to 40 storage containers, control buildings, transformers, landscaping, lighting, CCTV, formation of access, and associated works. (24/03835/PAN) (PLN/076/24)  <b>Ward:</b> 02 – Thurso and North West Caithness  <b>Applicant:</b> Ecocel Energy  <b>Site Address:</b> Land 250M SE of Geise Farm, Halkirk, Thurso.</p> <p>During discussion clarification was sought on the potential risk of water and chemical run-off in the event of a fire.</p> <p>The Committee <b>NOTED</b> the application.</p>	<b>MF</b>
5.5	<p><b>Description:</b> Proposed redevelopment of the Talisker distillery site to Expand the existing output of the distillery with the construction of a new distillery, incorporating sustainable technologies, with associated support facilities at the site, together with all associated infrastructure, including new access, drainage, outfall, road improvement and landscaping works, including the demolition of existing production facilities post commission of the new facility (24/04246/PAN) (PLN/077/24)  <b>Ward:</b> 10 - Eilean A' Cheò  <b>Applicant:</b> Diageo Plc  <b>Site Address:</b> Talisker Distillery, Carbost, Isle of Skye</p> <p>During discussion concerns were raised about the condition of the road through the village of Carbost during and post construction and the requirement of these matters to be considered by the Roads Team as part of their consideration of any planning application.</p> <p>The Committee <b>NOTED</b> the application.</p>	<b>Lisa MacDonald</b>
6	<p><b>Continued Items</b>  <b>Cuspairean a' Leantainn</b></p> <p><b>Applicant:</b> Toftingall Wind Limited (23/04690/FUL) (PLN/078/24)  <b>Location:</b> Land 725M East of Mybster Sub Station Spittal (Ward 03).  <b>Nature of Development:</b> 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>	<b>MF</b>

	<p><b>Recommendation: GRANT</b></p> <p><b>Motion:</b> Mr R Bremner seconded by Mr D Millar, to grant the application subject to the conditions outlined in the report and the amendment of condition 5.</p> <p><b>Amendment:</b> Mr M Reis seconded by Ms J McEwan, to defer the Application for an assessment of the implications of the UNESCO designation on the proposed development specifically relating to hydrology, with the expectation that the Applicant would be able to screen out other environmental impacts.</p> <p>There were <b>5</b> votes for the motion and <b>4</b> votes for the amendment, with no abstentions, the votes having been cast as follows:</p> <p>For the motion: Mr R Bremner, Ms I Campbell, Ms L Kraft, Mr D Millar, Mr K Rosie</p> <p>For the Amendment: Mr M Baird, Ms J McEwan, Ms M Paterson, Mr M Reiss</p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> the application subject to the conditions detailed in the report and the revision of condition 5 the drafting of which to be drafted to officers.</p>	
<b>7</b>	<b>Planning Applications to be Determined</b> <b>Iartasan Dealbhaidh rin Dearbhadh</b>	
7.1	<p><b>Applicant:</b> Energiekontor UK Ltd. (24/02094/S36) (PLN/079/24)</p> <p><b>Location:</b> Land 1150M SW Of Tigh An Alt, Acheilidh, Rogart (Ward 04)</p> <p><b>Nature of Development:</b> Acheilidh Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising of 12 wind turbines with a maximum blade tip height of between 200m and 230m, battery energy storage system (BESS), access tracks, borrow pits, substation, control building, and ancillary infrastructure</p> <p><b>Recommendation: Raise an Objection</b></p> <p>The Committee <b>AGREED</b> to <b>Raise an Objection</b> to the application.</p>	<b>MF</b>
7.2	<p><b>Applicant:</b> Lochluichart Battery Storage Limited (23/05905/FUL) (PLN/080/24)</p> <p><b>Location:</b> Land 705M NW Of Grudie Cottage, Grudie, Lochluichart, Garve (Ward:05)</p> <p><b>Nature of Development:</b> Battery energy storage facility comprising a compound of battery and electrical equipment, access track, landscaping and ancillary works</p> <p><b>Recommendation: GRANT</b></p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> the application subject to the conditions detailed in the report.</p>	<b>MF</b>

7.3	<p><b>Applicant:</b> VM02 UK Ltd (24/02112/FUL) (PLN/081/24)  <b>Location:</b> Land 460M NE of Fannich Lodge, Lochluichart, Garve (Ward 05).  <b>Nature of Development:</b> Installation of 20m high lattice tower, ancillary equipment, compound, access track and associated development.  <b>Recommendation: GRANT</b></p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> the application subject to the conditions detailed in the report and the revisal of condition number 7 being delegated to officers.</p>	<b>David Borland</b>
7.4	<p><b>Applicant:</b> VM02 UK Ltd (24/02266/FUL) (PLN/082/24)  <b>Location:</b> Land 220M NE of Heights Cottage, Incheril, Kinlochewe (Ward 05).  <b>Nature of Development:</b> Installation of 20m high lattice tower and ancillary development.  <b>Recommendation: GRANT</b></p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> the application subject to the conditions detailed in the report and the revisal of condition number 6 being delegated to officers.</p>	<b>David Borland</b>
7.5	<p><b>Applicant:</b> Mr Rupert Haig-Thomas (23/04397/FUL) (PLN/083/24)  <b>Location:</b> Land 220M NW Of Carbisdale Castle, Ardgay (Ward 01).  <b>Nature of Development:</b> Land 220M NW Of Carbisdale Castle, Ardgay  <b>Recommendation: REFUSE</b></p> <p><b>Mr M Baird left the meeting for the duration of this item.</b></p> <p>The Committee <b>AGREED</b> to <b>REFUSE</b> the application for the reasons detailed in the report and subject to the amendment of reason 4 of the reasons for refusal.</p>	<b>Liam Burnside</b>
7.6	<p><b>Applicant:</b> Miss Sarah Renwick (24/00894/MSC) (PLN/084/24)  <b>Location:</b> Land Adjacent to 3 Corntown Dairy, Conon Bridge (Ward 09).  <b>Nature of Development:</b> Application for matters specified in conditions 1-5 of 22/00132/PIP (Erection of house).  <b>Recommendation: GRANT</b></p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> the application subject to the conditions detailed in the report.</p>	<b>CF</b>
7.7	<p><b>Applicant:</b> Sutherland Spaceport Ltd (24/01091/FUL) (PLN/085/24)  <b>Location:</b> Land 2600M SW Of Dunbuie, Talmine (Ward 01).  <b>Nature of Development:</b> Construction and operation of a vertical launch spaceport with launch operations control centre, launch site integration facility, launch pad complex, antenna park, access road, fencing, services and associated infrastructure at land 2600m Southwest of Dunbuie Talmine and summit of Ben Tongue (adjacent to existing telecommunications mast)  <b>Recommendation: GRANT</b></p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> the application subject to the conditions detailed in the report and subject to the amended plans.</p>	<b>CF</b>

	<b>The meeting ended at 3.30pm.</b>	
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