

**The Highland Council
South Planning Applications
Committee**

**Council Chamber, HQ, 19 November 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	Mrs I MacKenzie (remote)
Mr D Fraser	Mr A MacKintosh
Mr L Fraser	Mr T MacLennan (remote)
Mr K Gowans	Ms D Macpherson (item 8.3 to end)
Mr A Graham (item 8.3 to end)	Mr P Oldham
Mr R Jones	Ms M Reid (remote)
Mr B Lobban	

Non-Committee Members Present: Mr M Gregson, Mr D McDonald, Mr M Baird

Substitutes: Mr J Grafton (for Ms L Saggars), Ms K Willis (for Ms S Fanet)

Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)
Mr J Kelly, Principal Planner (JK)
Ms E Watt, Planner (EW)
Ms J 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	<p>Appointment of Chair Suidheachadh de Chathraiche</p> <p>AGREED to appoint Mr P Oldham as Chair, Mr R Jones as Vice Chair, and Mr A MacKintosh as a Committee representative for the Planning Review Body.</p>	
2	<p>Apologies for Absence Leisgeulan</p> <p>Mr M Cameron, Ms S Fanet, Ms L Saggars</p>	
		n/a
3	<p>Declarations of Interest Foillseachaidhean Com-pàirt</p>	

	None.	n/a
4	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 1 October 2024 which was APPROVED .	n/a
5	Major Development Update Iarrtasan Mòra	
	<p>There had been circulated Report No PLS/62/24 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>Members' attention was drawn to the consultation on Electricity Infrastructure Consenting in Scotland, which was due to close on 29 November 2024, and which would now be the subject of a report to full Council on 12 December 2024. This report would be considered by the SLG on 26 November and Members were invited to submit their comments to the Area Planning Manager by 22 November. The Convenor advised that following a request, the UK Government had indicated it would accept late submissions.</p> <p>The Committee NOTED the current position with the applications.</p>	DM
6	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
6.1	<p>Description: Development of pumped storage hydro with storage capacity of up to 30,000 megawatt hours with up to 2,000 megawatts installed electrical generation capacity. Water will be pumped, via proposed tunnels, into and from turbines located between Loch Ness and Loch nam Breac Dearga. (24/04410/PAN) (PLS/063/24)</p> <p>Ward: 12 Applicant: AECOM Site Address: Land 2700m West of Inchtellach, Bunloit, Drumnadrochit</p> <p>Matters raised by Members included the need to consider the cumulative impact of various similar applications. Assurance was sought that the process for the consideration of community benefit was being discussed, noting it was not a material planning consideration.</p>	
	NOTED the application.	
6.2	<p>Description: Erection and operation of battery energy storage system with a storage capacity of up to 30MW and associated infrastructure (24/03762/PAN) (PLS/064/24)</p> <p>Ward: 18 Applicant: Anesco Ltd Site Address: Land 100M South of Blackpark House Nairn</p> <p>Concern was expressed at the cumulative impact of several battery energy</p>	

	storage systems in the vicinity. Guidance was still awaited on this type of application, with particular reference to the environmental impact of fires.	
	NOTED the application.	
7	Continued Item Cuspairean a' Leantainn	
	<p>Applicant: GF Job Ltd (20/04784/S42) (PLS/065/24) Location: Alvie Moor Quarry, Dalraddy Estate, Alvie, Kinncraig (Ward 20). Nature of Development: Section 42 application to amend conditions 1 & 4 of planning permission 11/04428/FUL (extension of time). Recommendation: Grant.</p> <p>The Clerk explained that although this was a continued application, a significant amount of time had passed since it had previously been considered in June 2021, therefore it was being presented as a new application and no Members were excluded from participating.</p>	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report, including the amendment of Condition 1 to read 2030 rather than 2026.	JK
8	Planning Applications to be Determined Iartasan Dealbhaidh rin Dearbhadh	
8.1	<p>Applicant: GF Job Ltd (24/02574/S42) (PLS/66/24) Location: Land 180M SW of Easter Delfour, Alvie, Kinncraig (Ward 20). Nature of Development: Application under S42 to develop land without compliance with (00/00279/FULBS Winning and working of stone and aggregate) conditions 1 to 4 to extend quarry operations for a further 5 years to 2030, updated extraction and restoration plan. Recommendation: Grant</p>	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report, but with the deletion of Condition 6 in recognition that northbound traffic can utilise the new access with the A9, following completion of the dualling works at this location.	JK
8.2	<p>Applicant: The Highland Council (23/05335/FUL) (PLS/67/24) Location: Former Golf Course, General Booth Road, Inverness (Ward 13). Nature of Development: Erection of 118 residential units, infrastructure, road Recommendation: Grant</p>	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report.	EW
8.3	<p>Applicant: The Highland Council (24/00370/FUL) (PLS/68/24) Location: Site directly adjacent to St Valery Avenue, Inverness (Ward 14). Nature of Development: Erection of 8No. 2 bedroomed, semi-detached houses. Recommendation: Grant</p> <p>Local Member, Michael Gregson, drew attention to the importance of the preliminary ecological appraisal.</p>	

	Agreed: to GRANT planning permission subject to the conditions recommended in the report, and taking into consideration the additional plan that had been provided as part of the presentation.	JM
9	Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division Co-dhùnadh mu larrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir	
9.1	Applicant: Springfield Properties PLC (PPA-270-2299) (23/00533/FUL) Location: Land at Drum Farm South of Fire Station Drumnadrochit IV63 6AH (Ward 12) Nature of Development: remix house types on land at Drum Farm.	
	NOTED the decision of the Reporter appointed by the Scottish Ministers to allow the appeal and grant planning permission subject to the thirty one conditions and advisory notes as listed in Annex A.	
9.2	Applicant: Springfield Properties PLC (PPA-270-2299) (23/00533/FUL) Location: Land at Drum Farm South of Fire Station Drumnadrochit IV63 6AH (Ward 12) Nature of Development: Claim for expenses.	
	NOTED the decision of the Reporter appointed by the Scottish Ministers that the council has not acted in an unreasonable manner resulting in liability for expenses and, in exercise of the powers delegated to me, I decline to make any award.	
9.3	Applicant: Springfield Properties PLC (PPA-270-2298) (23/00532/FUL) Location: land at Drum Farm, South of Fire Station, Drumnadrochit IV63 6AH (Ward 12) Nature of Development: remix house types on land at Drum Farm.	
	NOTED the decision of the Reporter appointed by the Scottish Ministers to allow the appeal and grant planning permission subject to the thirty conditions and advisory notes as listed in Annex A.	
9.4	Applicant: Springfield Properties PLC (PPA-270-2298) (23/00532/FUL) Location: Land at Drum Farm South of Fire Station Drumnadrochit IV63 6AH (Ward 12) Nature of Development: Claim for expenses.	
	NOTED the decision of the Reporter appointed by the Scottish Ministers that the council has not acted in an unreasonable manner resulting in liability for expenses and, in exercise of the powers delegated to me, I decline to make any award.	
	Closing Remarks The Area Planning Manager informed the Committee that an application by Intelligent Land Investments Group Plc for a battery energy storage facility at Fairways Business Park, Inverness, had been refused on appeal by Scottish Ministers. The application had been considered by full Council following a Notice of Amendment, and the appeal would be reported to the next meeting of the Committee.	

	The Committee NOTED the position.	
	The meeting ended at 12pm.	