

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

4 December 2024, 10.00AM

MINUTE / ACTION NOTE

Listed below are the decisions taken by Committee at their Microsoft Teams 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 (except item 5.6)
Mr M Baird
Ms B Campbell
Ms L Dundas - remotely
Mr R Gale
Ms L Kraft
Mrs A MacLean - remotely
Ms J McEwan – remotely (item 5.3, 5.5 & 5.5)
Mr D Millar
Mr C Munro - remotely
Ms M Paterson (from item 5.3 onwards)
Mr M Reiss
Mr K Rosie
Ms M Smith

Non-Committee Members Present:

Mr J Edmondson
Ms M Hutchison
Mr S Coghill

Substitutes:

Mr A Jarvie (from item 5.5 onwards)

Apologies:

Mr R Bremner
Ms T Collier

Officers participating:

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

Ms Karolina Slotwinska, Planner (KS)
 Mr M Clough, Senior Engineer, Transport Planning (MC)
 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 29 October 2024 which was APPROVED .	n/a
4	Major Development Update Iartasan Mòra There had been circulated Report No PLN/086/24 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 NOTED the current position with the applications.	PW
5	Planning Applications to be Determined Iartasan Dealbhaidh rin Dearbhadh	
5.1	Applicant: Mey Energy Storage Limited (24/02621/S36) (PLN/087/24) Location: Land 700M East Of Woodlands, Mey (Ward 03). Nature of Development: Installation of a battery energy storage system and associated infrastructure with a generating capacity of up 300mw located on land at Phillips Mains Farm. Recommendation: RAISE an OBJECTION The Committee AGREED to DEFER the application to allow further discussions between the Council, the Applicant and Energy Consents Unit.	LB
5.2	Applicant: Telefonica UK Ltd (24/02726/FUL) (PLN/088/24) Location: Land 1615m NE of Kernsary, Poolewe (Ward 05). Nature of Development: Installation of 20m high lattice mast and ancillary apparatus within a fenced compound. Recommendation: GRANT Members, attention was drawn to the following correction to the report.	David Borland

	<p>The reason for the recommendation should have read:-</p> <p>All relevant matters have been taken into account when appraising this application. It is considered that, subject to the conditions suggested below, the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	
5.3	<p>Applicant: EE (24/01220/FUL) (PLN/089/24) Location: Land 2960M NE of 1 Kylestrome, Scourie (Ward 01). Nature of Development: Installation of 20m high lattice telecommunications tower and ancillary development. Recommendation: GRANT</p> <p>Members, attention was drawn to the following correction to the report.</p> <p>The reason for the recommendation should have read:-</p> <p>All relevant matters have been taken into account when appraising this application. It is considered that, subject to the conditions suggested below, the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report</p>	David Borland
5.4	<p>Applicant: Lochalsh and Skye Housing Association (23/05538/PIP) (PLN/090/24) Location: Land 70M South of Lone Tree, Staffin Road, Portree, Isle Of Skye (Ward 10). Nature of Development: Erection of 34no. residential units and supporting infrastructure. Recommendation: GRANT</p> <p>Members' attention was drawn to the following corrections to the report:-</p> <ul style="list-style-type: none"> • in paragraph 8.32 (b) there should have been no reference to Q2,2022; • in terms of Appendix 2 and the Community Facilities Contributions reference should have been made to £53,312 and not £34,646; • the sum of £1,568 and not £1,019 should have been sought for each Residential Unit and indexation should refer to Q2, 2023 and not Q4,2023; and • on page 97 of the papers and in relation to the Appendix 2 for Road Improvements for the Portree Link Road, the sum of £4000 per Residential Unit should have been stated and there should have been no reference to indexation as detailed in the table. <p>The Committee AGREED to GRANT the application subject to the amendments in respect of the developer contributions, subject to a section 75</p>	Graham Sharp

	agreement being concluded prior to the granting of planning permission and subject to the conditions detailed in the report.	
5.5	<p>Applicant: Wickman Hotels Ltd (24/01941/FUL) (PLN/091/24) Location: Budhmor House, Budhmor Place, Portree, Isle Of Skye (Ward 10). Nature of Development: Partial demolition of care home, erection of extension, change of use to apart-hotel accommodation, landscaping and associated infrastructure. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to:-</p> <ul style="list-style-type: none"> • the conditions detailed in the report; • subject to the following additional condition: No development shall commence, including tree felling, site excavation or demolition, until a Tree Protection Plan and Arboricultural Method Statement has been submitted to and approved in writing by the planning authority, in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction). This report shall be prepared and subsequently supervised by a suitably qualified arboricultural consultant approved by the planning authority. Reason: To ensure the protection of retained trees during construction and thereafter; and • subject to conditions relating to pedestrian refuge the wording of which to be delegated to officers in consultation with the Chair and local NPAC Ward Members. 	KS
5.6	<p>Applicant: Mr & Mrs R & D Walker (23/05941/FUL) (PLN/092/24) Location: Land to South of Roth-Ach, Gallowhill, Avoch (Ward 09). Nature of Development: Erection of house Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	CF
5.7	<p>Applicant: Fig Power (23/02840/FUL) (PLN/093/24) Location: Land 225M East Of Drumore Cottage, Swordale, Evanton (Ward 06) Nature of Development: Development of 49.9Mw battery storage with associated transformers and sub-station. Recommendation: GRANT</p> <p>Members' attention was drawn to the Community Council's representation that had originally been received by the Planning Authority but due to an administrative error been allocated as a third party representation rather than a representation from the Community Council.</p> <p>Motion from Cllr D Millar, seconded by Cllr K Rosie, to grant planning permission with the proposed amendment to condition 13 (d) and the addition of condition 22.</p> <p>Amendment from Cllr Gale seconded by Cllr Paterson:- Policy 67 of the HwLDP stipulates that proposals for renewable energy development must be closely aligned with the primary renewable resources essential for their operation. After reviewing the contents of the report, it is</p>	CF

evident that the applicant has not adequately demonstrated that the proposed development is sufficiently connected to the source of the primary renewable resource necessary to justify its need. Consequently, I conclude that this development does not comply with Policy 67 of the HwLDP.

There were **9** votes for the motion and **5** votes for the amendment, with no abstentions, the votes having been cast as follows:

For the motion:-

Ms S Atkin, Ms I Campbell, Mr A Jarvie, Ms L Kraft, Ms A McLean, Mr D Millar, Mr C Munro, Mr K Rosie and Ms M Smith.

For the amendment: -

Mr M Baird, Ms L Dundas, Mr R Gale, Mrs M Paterson and Mr M Reiss.

The Committee **AGREED** to **GRANT** the application subject to:-

- the conditions detailed in the report;
- the amended condition 13 (d) – includes a restriction on HGV traffic to a maximum of 4 HGV movements in and out of the site per day during construction; and
- the addition of condition 22 – No development shall commence until a scheme has been submitted to, and approved by, the Planning Authority in conjunction with appropriate roads authority(s) identifying (and delivery) of all upgrades to the public road network to ensure that it is of a standard capable of accommodating construction-related traffic (including the formation and improvement of any junctions leading from the site to the public roads).

Reason

To increase the structural integrity of the road to ensure that it is adequate to serve this development and to address the cumulative change in character of the existing road network as a result of this development and in the interests of road safety.

The meeting ended at 2.15 pm.