

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

22 January 2025, 9.30AM

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
Ms B Campbell
Ms T Collier
Ms L Dundas
Mr R Gale
Ms L Kraft
Mrs A MacLean
Mr C Munro
Ms J McEwan
Mr M Reiss
Mr K Rosie
Ms M Smith

Non-Committee Members Present:

Mr S Coghill
Mr C Balance
Mr C Birt
Mr J Edmondson
Ms M Hutchison

Substitutes:

None

Apologies:

Mr R Bremner
Mr D Millar
Mrs M Paterson

Officers participating:

Mr D Jones, Area Planning Manager – North (DJ)
Mr P Wheelan-Strategic Projects Team Leader (PW)
Ms J Bridge-Senior Engineer (Roads) (JB)

Mr L Burnside, Planner (CS)
 Mr C Simms, Planner (CS)
 Ms R Banfro, Acting Principal Solicitor (Planning) and Clerk
 Ms R Ross, Committee Officer

Mr K Rosie in the Chair.

ITEM NO	DECISION	ACTION
1	<p>Apologies for Absence Leisgeulan</p> <p>Apologies were intimated on behalf of Mr R Bremner, Mr D Millar and Mrs M Paterson.</p>	n/a
2	<p>Declarations of Interest Foillseachaidhean Com-pàirt</p>	n/a
3	<p>Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais</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 12 December 2024 which was APPROVED.</p>	n/a
4	<p>Major Development Update Iartasan Mòra</p> <p>There had been circulated Report No PLN/001/25 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 it was the following points were raised:-</p> <ul style="list-style-type: none"> • it was clarified that the purpose of the Major Developments Report was to keep Members updated and allow them to raise any concerns that they may have; • in response to a question about the timescales for major developments it was confirmed that this depended on the availability of information requested from applicants and consultees; • an update was sought and provided on the decision of Scottish ministers concerning the Skye overhead line; • the need for community wealth building conditions in relation to major developments was emphasised; and • disappointment was expressed at the decision by Scottish Ministers to grant planning permission of the Strath Oykel Wind Farm. <p>The Committee NOTED the current position with the applications.</p>	PW

5	<p>Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</p> <p>Description: Achrugan Wind Farm - Proposal of Application Notice for the erection and operation of a wind farm comprising up to 14 turbines with maximum tip height of 200m, battery energy storage system (BESS), and ancillary infrastructure (24/05142/PAN) (PLN/001/25) Ward: 01 North, West And Central Sutherland Applicant: Statkraft Site Address: Land 1280M NW Of Bowside Lodge, Strathy</p> <p>The Committee NOTED the application.</p>	Ikram Ullah
6	<p>Continued Items Cuspairean a' Leantainn</p> <p>Applicant: Capstone Connect, (23/05466/FUL) (PLN/002/25) Location: Land 190m East of Rosskeen House, Invergordon (Ward 06). Nature of Development: Erection of 66 no dwelling houses comprising 2 storey, 2, 3, and 4 bed flats and villas with associated road, drainage and services with various landscaped recreation areas and retained woodland. Recommendation: GRANT</p> <p>The Committee AGREED to DEFER the application to a future meeting of the Committee.</p>	Claire Farmer-McEwan
7	<p>Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh</p>	
7.1	<p>Applicant: Three UK (24/01932/FUL) (PLN/007/25) Location: Glencalvie Forest, Glencalvie Estate, Ardgay. (Ward 01). Nature of Development: Installation of a 25m high lattice mast accommodating transmission dishes and ancillary development in a levelled compound surrounded by a deer fence. The proposed compound will also accommodate 4No outdoor equipment cabinets; 1No electrical meter cabinet; 1No Off-Grid Power Generator and ancillary development. Formation of 194m long ATV route (no physical ground works) from the existing ATV track lying to the northeast. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report and subject to the revisal of condition 6 being delegated to officers.</p>	David Borland
7.2	<p>Applicant: Tulloch Homes Ltd (23/02245/MS) (PLN/004/25) Location: Land 150M West Of Wyndhill Industrial Estate, Muir Of Ord (Ward08). Nature of Development: Erection of 60 residential units to Phase 1 (private and affordable) (discharge of Planning Conditions 1, 2, 3, 4, 7, 8, 9, 12, 13, 14 & 18 attached to planning permission ref. 19/00233/S42). Recommendation: GRANT</p>	Emma Forbes

	Following a request by the Applicant not to consider this application at Committee, the Committee AGREED to DEFER the application to a future meeting of the Committee.	
7.3	<p>Applicant: West Coast Estates Ltd (23/03666/FUL) (PLN/005/25) Location: Land 60M North Of, 23 Barclay Gardens, North Kessock (Ward 09). Nature of Development: Erection of EV charging station, retail unit and cafe/restaurant with associated infrastructure and amenity open space. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report and subject to a condition relating to covered cycle storage, the drafting of the final wording of the condition being delegated to officers in consultation with the Chair and NPAC Ward Members.</p>	Emma Forbes
7.4	<p>Applicant: Renewable Energy Systems Ltd. (23/05999/FUL) (PLN/006/25) Location: Land 420M SW Of SSE Alness Grid Sub Station, Mid Balnacraig, Alness (Ward 06). Nature of Development: Battery energy storage facility comprising a compound of battery and electrical equipment, access track, landscaping and ancillary works. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	LB
7.5	<p>Applicant: Reay Power Ltd (24/01669/FUL) (PLN/007/25) Location: Land 590M NE Of Isauld Cottage, Reay (Ward 02). Nature of Development: Erection and operation of a 34MW capacity battery energy storage facility (BESS) with ancillary infrastructure. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to:</p> <ol style="list-style-type: none"> i. the conditions detailed in the report; ii. amended condition 3 (Final layout, design and specification) iii. subject to the revisal of condition 20 (Screening Bund) being delegated to Officers in consultation with the Chair and NPAC Ward Members; and iv. the additional condition 21 (Construction Traffic Management Plan) 	CS
8	<p>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division Co-dhùnadh mu Iartas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</p> <p>Applicant: RWE Renewables UK Onshore Wind Ltd (23/05188/S36) (EC00003133) Location: Land 2040M NE Of Bulreanrob Lybster (Ward 03) Nature of Development: Goticlay Wind Farm Redesign - Erection and operation of a wind farm for a period of 35 years, comprising up to 13 wind turbines, 11 with a maximum blade tip height of 200m, 2 with a maximum blade tip height of 180m, access tracks, borrow pits, substation, control building, metrological mast, and ancillary infrastructure.</p> <p>The Committee NOTED the decision of the Reporter appointed by the Scottish Ministers to vary the consent granted under Section 36 of the Electricity Act</p>	

	1989 on 24 March 2021 subject to conditions.	
	The meeting ended at 11.55pm.	