

Extract from Minutes of the Inverness, Nairn, Badenoch and Strathspey Planning Applications and Review Committee held on 11 August 2009.

Item 4.3

Erection of 64 Houses and associated roads and car parking, Resaurie, Smithton 09/00231/FULIN ([PLI-55-09](#))

The Committee **NOTED** that in terms of Standing Order 13.2 a Local Member Vote had been granted to Mrs G Sinclair and Mr J Ford.

The Area Planning and Building Standards Manager summarised the planning application and indicated that the report recommended that planning permission be granted subject to prior conclusion of a Section 75 Agreement for affordable housing, conditions and obtaining any necessary bat licence.

During discussion, a number of concerns were expressed that issues relating to the contamination of land, flooding and European Protected Species had not been fully addressed. In addition, concern was also expressed that the application was over development of the site and that the revised plans were not significantly different from the initial application which had been refused planning permission.

However, it was highlighted that the original application was for 107 units (47 houses and 60 flats) and that the revised application had been scaled down to 64 houses. It was acknowledged that development of the site would be difficult but any grant of planning permission would be subject to a number of conditions which would address the issues raised and in view of the need for housing in the area, particularly affordable housing, a number of Members supported the application.

Further concern was expressed that the plan did not identify where the affordable housing would be located and the report had suggested that this should be two clusters of eight rather than 16 together.

In response, the Area Planning and Building Standards Manager advised that he would undertake discussions with the Council's Head of Housing Development and Estates to establish the most appropriate cluster ratio and location of affordable housing. He proposed that, if the application was approved, that authority be delegated to himself and the Head of Housing Development and Estates, in consultation with the Chairman, to agree the final cluster ratio and location of affordable housing.

Mrs G Sinclair, seconded by Mr B Wynd, **MOVED** that the application be refused on the grounds of over development of the site which would have a significantly detrimental impact on the residential amenity of the residents of existing housing contrary to policy G2 of the Highland Structure Plan and requested a further survey on the European Protected Species.

As an **AMENDMENT**, Mr D Henderson, seconded by Mr A Christie moved that the application be approved subject to the removal of Condition 15 and that authority be delegated to the Area Planning and Building Standards Manager and Head of Housing Development and Estates, in consultation with the Chairman, to agree the final cluster ratio and location of affordable housing.

On a vote being taken, the **MOTION** received 7 votes and the **AMENDMENT** received 8 votes and the **AMENDMENT** was, therefore, CARRIED, the votes having been cast as follows:-

For the Motion:-

Mr R A C Balfour
Mr I Brown
Mr J Crawford

Mr J Holden
Mr B Wynd

Mrs G Sinclair
Mr J Ford

For the Amendment:-

Miss J Campbell
Mr A Christie
Mrs M C Davidson

Mr D Fallows
Provost J S Gray
Mr D Henderson

Mr D Kerr
Mr H Wood

There were no abstentions.