

**Extract from Minutes of Inverness, Nairn, Badenoch and Strathspey Planning Applications and Review Committee held on Tuesday 14 April 2009.**

**4.4 Demolition of existing premises (08/00740/CONIN) and erection of hotel (08/00723/FULIN) for Ardmuir Developments at 19-21 Huntly Street, Inverness (PLI-23/09)**

As Miss J Campbell had not been present at the start of this item she did not take part in the discussion or decision of this application.

Ms N Drummond summarised the report and recommended that the applicant be granted permission to demolish the current premises and planning permission for the hotel.

Local Member Mrs B McAllister and other members expressed their support for the development commenting that this type of development should be encouraged and was needed in the City Centre.

Members against the application commented that:

- the building was out of character with other buildings on Huntly Street and would not blend in;
- the design would spoil the riverscape on that side of the river; and
- the building was too high in relation to other buildings on the street.

In response to some Members concerns about specific design elements of the new building, Officers were able to confirm that:-

- the colour of the glazed frontage was not fixed and could be changed if required;
- the stepped design was a result of the Conservation Officer's concerns to try to minimise the bulk impact on the frontage;
- it was possible that the height of water tower at the rear of the building could be reduced;
- the number of allocated car park spaces was based on research from hotels in other city centre locations;
- local sandstone, from Hopeman, would be used on the frontage; and
- Architecture and Design Scotland had been invited to make comment on this application but had chosen not to.

Provost J Gray, seconded by Mrs B McAllister, **MOVED** that planning permission be granted subject to the conditions listed in the report and that permission to demolish the current building be granted subject to referral to Historic Scotland.

Mr H Wood, seconded by Mr R Balfour, moved as an **AMENDMENT** that the planning permission be refused on the grounds that the development does not protect or enhance the character of the Conservation Area.

**On a vote being taken by roll call the MOTION received 9 votes and the AMENDMENT received 6 votes. The MOTION was therefore carried, the votes having been cast as follows:-**

**For the Motion:**

**Provost J Gray  
Mr I Brown  
Mrs M Davidson  
Mr J Finnie  
Mr D Henderson  
Mrs B McAllister  
Ms L MacDonald  
Mr S Park  
Mr B Wynd**

**For the Amendment:**

**Mr R Balfour  
Mr S Black  
Mr J Crawford  
Mr D Fallows  
Mr J Holden  
Mr H Wood**