

The Highland Council

Minutes of Meeting of the **Planning, Development and Infrastructure Committee** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Wednesday, 25 January 2017 at 10.30 am.

Present:

Mrs H Carmichael	Mrs I McCallum
Mr B Clark	Mr T Prag
Mr G Farlow	Mr M Rattray
Mr M Finlayson	Mr M Reiss
Mr J Gordon	Mr I Renwick
Mr J Gray	Mr G Rimell
Mr M Green	Mr R Saxon
Mr R Greene	Dr A Sinclair
Mr B Lobban	Mr J Stone (Substitute)
Mr T MacLennan	Mr H Wood

Non-Members also present:

Mrs B Campbell	Mrs M Paterson
Mr B Gormley	Mrs T Robertson
Mr D Mackay	

Officials in attendance:

Mr S Black, Director of Development and Infrastructure
Mr M MacLeod, Head of Planning and Environment
Mr C Howell, Head of Infrastructure
Mr A McCann, Economy and Regeneration Manager
Mr A Maguire, Head of Development and Regeneration
Mr S Dalgarno, Development Plans Manager
Mr R Gerring, Transport Planning Manager
Mr M Mitchell, Service Finance Manager
Mr A Puls, Principal Officer – Building Conservation and Environment
Mr K MacInnes, Principal Economy Officer
Mrs K Lyons, Principal Solicitor (Planning)
Mrs L Dunn, Principal Administrator
Mr A MacInnes, Administrative Assistant
Mr S Taylor, Administrative Assistant

Also in attendance:

Ms D McDowell, Deputy Head of Designations (Listings), Historic Environment Scotland (Item 3)
Mr D Parsons, Historic Environment Scotland (Item 3)
Mr A Johnston, Project Director - Science Skills Academy (Item 10)

An asterisk in the margin denotes a recommendation to the Council. All decisions with no marking in the margin are delegated to the Committee.

Dr A Sinclair in the Chair

Prior to the commencement of the formal business, the Chairman confirmed that this would be the last meeting of the Committee in the current term of the Council and thanked the members of the Committee for their contributions and also officers for their work and support to the Committee.

Business

1. Apologies for Absence Liesgeulan

Apologies for absence were intimated on behalf of Mrs C Caddick, Dr I Cockburn and Mr J Crawford.

2. Declarations of Interest Foillseachaidhean Com-pàirt

The Committee **NOTED** the following declarations of interest:-

Item 8 – Mr T Prag and Dr A Sinclair (both non-financial)
Item 14 – Mr R Saxon (non-financial)
Item 19 – Dr A Sinclair (non-financial)

Good News:

At this point in the meeting, the Chair, on behalf of the Committee, congratulated the winners from the Development and Infrastructure Service at the annual Highland Council Quality Awards:-

- The Carbon CLEVER Community Grant Fund project
- Lucy Melville, Senior Technician – Trainee of the Year

The Chair highlighted the recent launch of the HITRANS Thistle Assistance Card for Public Transport and encouraged Members to pick up an information leaflet.

This being the final meeting of the Committee prior to the end of the current Council, the Chair thanked the Director and his staff for their work during her time as Chair and thanked the Members of the Committee for their contributions.

3. Presentation – Historic Environment Scotland Taisbeanadh – Àrainneachd Eachdraidheil na h-Alba

A presentation was given by Ms Dawn McDowell, Deputy Head of Designations (Listing), Historic Environment Scotland (HES) and Mr Dara Parsons, Heritage Management Team Leader, HES, which provided information on the management of designations for listed buildings and the criteria used to determine whether a building was suitable for listing. It was highlighted that buildings proposed for either listing or de-listing were considered on a case-by-case basis and that whilst a building could meet the listing criteria, there were a number of circumstances which could prevent its listing, particularly in relation to development proposals and enforcement issues. Members were advised of the process for applying for a guarantee preventing the listing of a building for five years through a certificate of intention not to list and the process for appealing a listing or scheduling decision.

Information was also provided on recent legislation which enabled the exclusion of specific objects, features or structures from a listing. In concluding the presentation, attention was drawn to HES's "What's Your Heritage?" consultation and the opportunity it presented to help inform future national policies on criteria for designation of listed buildings.

During discussion, Members made the following points:-

- whilst there was an eagerness to restore and retain historic buildings, the practical cost of this could be prohibitive due to a lack of available funding and it was suggested that early intervention was required to ensure their future use;
- in highlighting the work undertaken in relation to Inverness Castle and the advice previously received from Historic Scotland, the involvement of HES during consultation with the Inverness Castle Working Group regarding future development of the castle, in particular the internal features, was emphasised;
- the importance of working with HES and other agencies during discussion regarding the future use of Fort George barracks following the recent announcement of its closure by the Ministry of Defence was emphasised; and
- concern was expressed at the difficulties experienced when applying for planning permission to install new windows on listed buildings and that unnecessary pressure was being made on owners to retain the original style at significant cost.

The Chair having thanked Ms McDowell, and Mr Parsons for their attendance at the meeting and their presentation, the Committee then **NOTED** the presentation.

4. Revenue Budget Monitoring Statement to 31 December 2016 Aithris Sgrùdaidh Buidseat Teachd-a-steach gu 31 Dùbhlachd 2016

There had been circulated Report No. PDI/01/17 by the Director of Development and Infrastructure which provided information on the revenue monitoring position for the Planning and Development Service for the period to 31 December 2016 and the projected year end position.

During discussion, Members made the following points:-

- concern was expressed that whilst it had been reported that budgets were being managed by staff vacancies, this had inadvertently impacted on the level of income required to meet the budgeted surplus due to a number of staff vacancies;
- in emphasising the importance of retaining expertise within the Service to help generate income, reassurance was sought, and received, that the Service would seek to recruit into vacant posts where possible; and
- concern was expressed that savings which could assist Council renewable projects would not be achieved following changes to subsidy requirements.

Thereafter, the Committee **APPROVED** the report and the attached monitoring statements which showed the revenue position for the period 1 April 2016 to 31 December 2016, and the actions which had been put in place to manage the budget over the remainder of the financial year.

5. Capital Expenditure Monitoring to 31 December 2016 Sgrùdadh Caiteachais Chalpa gu 31 Dùbhlachd 2016

There had been circulated Report No PDI/02/17 by the Director of Development and Infrastructure which sought approval of the capital expenditure monitoring position for the period from 1 April 2016 to 31 December 2016 and the award of the next stage of the SCAPE contract to achieve programme delivery of berthing for the new ferry at Uig.

During discussion, Members made the following points:-

- the progression of works and the submission of a planning application in relation to White Bridge, Cawdor was welcomed;
- in welcoming the proposed improvements to Uig Ferry Terminal, clarity was sought and received that, in addition to the £1m allocated within the capital programme for works to the linkspan, discussions were currently ongoing as to whether the existing linkspan should be repaired or replaced in its entirety in anticipation of future traffic growth and that the Council would be asked to make either a contribution or a capital allocation towards construction costs;
- it was suggested that discussions with Ullapool Harbourmaster should be arranged to help identify any issues arising from the replacement of the Ullapool linkspan in order to prevent any similar issues occurring with Uig;
- with regard to Inverness West Link, reassurance was sought and received that the programme for completion of works would be in December 2017 and that no concerns had been raised regarding the budget for the project;
- the progression of the Kinnairdie Link Road project was welcomed; and
- in welcoming the progression of the new Muir of Ord Railway Bridge, appreciation was expressed at the timescale for delivery of the project and the courteous attitude of the workforce was commended.

The Committee **APPROVED**:-

- i. the capital expenditure monitoring position for the period 1 April 2016 to 31 December 2016; and
- ii. the award of the next stage of the SCAPE contract to achieve programme delivery of berthing for the new ferry at Uig.

6. Quarter 3 Performance Review Ath-bhreithneachadh Dèanadais Cairteil 3

There had been circulated Report No PDI/03/17 by the Director of Development and Infrastructure advising Members on the delivery of the Development Management, Building Standards, and the Development Plan services for the third Quarter of 2016/17. The report also sought homologation of the Council's response to the Scottish Government's recent consultation on increasing Building Warrant Fees and asked Members to agree an approach to be taken to the Scottish Government's Consultation on the Review of the Planning System.

In speaking to the report, the Head of Planning and Environment explained that responses to the Consultation on the Review of the Planning System were sought by April 2017; however, an opportunity for formal consideration of a Council response at Committee would not be possible due to the purdah period prior to the

Council election and it was suggested that a seminar be organised to enable Members to formally respond to the consultation. He further advised that Section 36 applications had not been looked at under the Consultation and he recommended that this should be raised as a significant issue for the Scottish Government to address given the significant cost to the Council of Public Local Inquiries. Members indicated that they were supportive of this but recognised that the detail of this and the Council's formal response could be finalised at a future seminar.

During discussion, Members made the following points:-

- it was suggested that Members who were unable to attend the seminar could be invited to E-mail their comments directly to the Head of Planning and Environment;
- creating “great spaces” could be difficult to achieve under existing planning regulations and it was emphasised that planning authorities required stronger powers to enable greater scrutiny of applications for buildings which were of average design;
- whilst proposals to increase the maximum planning fee level for major applications were welcomed by Members, caution was expressed that developers could try to reduce the scale of developments in order to avoid paying increased fees and therefore, it was important that masterplans were in place for large scale development sites;
- concern was expressed at the negative impact on the Service's budget as a result of the cost of Public Local Inquiries;
- in emphasising the need for new housing in remote and rural areas, it was highlighted that planning permission for high quality design buildings was sometimes difficult to obtain due to concerns regarding the inclement weather and the surrounding environment in these areas;
- whilst welcoming the review of building warrant fees, concern was expressed regarding the proposal to use an increase in fees to fund the running costs of the Scottish Government Buildings Standards Division and the view was expressed that this should be funded by the Scottish Government;
- it was suggested that the seminar should include some emphasis on the management of the marine environment and the role of planning in relation to onshore and offshore developments;
- the Council should continue to oppose any attempt to grant full planning powers to the Cairngorm National Park Authority and that these should be granted to the Council as the democratically elected authority within Badenoch and Strathspey; and
- there was a perception that the Council was losing money through the planning system due to the complexity and the number of major developments.

The Committee **NOTED** the performance updates across the Development Management, Building Standards and the Development Plans teams and **AGREED:-**

- i. that a seminar be scheduled to discuss the Council's response to the Consultation on the Review of the Planning System and that any Members unable to attend be invited to E-mail their comments directly to the Head of Planning and Environment;

- ii. the response to the Scottish Government welcoming the increase in planning fees, but encouraged commencement of a more fundamental review of fee structures to achieve cost recovery as quickly as possible; and
- iii. to **HOMOLOGATE** the Council's response to the consultation on Building Warrant fees at Appendix 4 to the report.

7. **Employability Services** **Seirbheisean Cosnaidh**

There had been circulated Report No PDI/04/17 by the Director of Development and Infrastructure which provided an update on activity to 31 December 2016 and delivery of the Employability Team Work Plan.

During discussion, Members made the following points:-

- it was highlighted that a significant amount of EU funding had been invested within the Highlands;
- the Employability Team was commended for the satisfactory outcome of external audits in relation to a number of projects and schemes;
- in highlighting recent building work on The Town House in Inverness and a lack of available skills within the building industry locally, it was suggested that there could be an opportunity to look at funding for traditional masonry apprenticeships and that this should be raised with local contractors and Historic Environment Scotland;
- in highlighting the development of Foundation and Advanced Apprenticeships by Skills Development Scotland, it was suggested that dialogue should take place with the major communications and electricity companies regarding the potential for apprenticeships in local areas as engineers were having to be sourced from outwith the Highlands;
- confirmation was sought, and received, that the use of apprentices through the Council's shared apprenticeship programme for building projects lasting over nine months was recommended to contractors under the Community Benefit Policy;
- in highlighting the creation of new jobs following the sale of the aluminium smelter in Fort William to the Liberty House Group, concern was expressed that it was difficult to attract skilled staff to the area and it was suggested that a joined up approach with other agencies would help the employability team identify the skills required by employers in Lochaber. In response, the Director of Development and Infrastructure confirmed that a local response team would be set-up with the involvement of Liberty, Skills Development Scotland, Highlands and Islands Enterprise, HiTrans and the University of the Highlands and Islands; and
- concern was expressed regarding the recent announcement by Johnson and Johnson of a review into its operations and the potential effect this could have on 80 jobs at LifeScan in Inverness. In response, the Director of Development and Infrastructure confirmed that arrangements were being made for a meeting to be held between the Council, Highlands and Islands Enterprise and LifeScan to gain a better understanding of the roles under threat and future prospects for the business.

The Committee **NOTED** performance to date and delivery of the Employability Team Work Plan.

8. Business Development Leasachadh Gnothachais

Declarations of Interest

As Directors of the Board of Highland Opportunity Ltd and the Board of Highland Opportunity (Investments) Ltd, Mr T Prag and Dr A Sinclair each declared a non-financial interest in this item but, having applied the test outlined in Paragraphs 5.2 and 5.3 of the Councillors' Code of Conduct, each concluded that their interest did not preclude them from taking part in the discussion.

There had been circulated Report No PDI/05/17 by the Director of Development and Infrastructure which provided an update on performance with the Business Development Service for Quarter 3, 2016/17.

During discussion, Members made the following points:-

- concern was expressed regarding the performance of Highland Opportunity Investment Limited's loan funds and that it was difficult for interested businesses to make enquiries as contact details were difficult to locate on the Council's website;
- confirmation was sought, and received, that individual area performance reports on business development were being submitted to Local Committees;
- comment was expressed regarding the perceived lack of awareness of the Business Gateway service following its incorporation within the Council's Business Development Service and it was suggested that greater emphasis could be made on the opportunities available to businesses through promotion of the service by both Members and staff; and
- reassurance was sought, and received that the Council was working closely with Highlands and Islands Enterprise (HIE) regarding future working arrangements with the HIE Board to ensure continued business growth in the area.

The Committee **NOTED** performance of the Business Development Service for the third quarter of 2016/17.

9. Inverness and Highland City-Region Deal – Governance Arrangements Cùmhnant Baile-Roinne Inbhir Nis agus na Gàidhealtachd – Ullachaidhean Riaghlaidh

There had been circulated Report No PDI/06/17 by the Director of Development and Infrastructure which provided an update on the proposed Inverness and Highland City-Region Deal governance arrangements and in particular invited Members to agree to the request by the UK and Scottish Governments that all funding was routed through the Highland Council.

During discussion, Members emphasised the importance of the City-Region Deal to all towns and regions in the Highlands, and that investment in town centres should be taken in to consideration.

The Committee **AGREED** the updated governance framework as set out in the report.

10. Science Skills Academy Update Fios às Ùr mu Acadamaidh nan Sgilean Saidheans

There had been circulated Report No PDI/07/17 by the Director of Development and Infrastructure which provided an update on the Science Skills Academy project in the context of the Inverness and Highland City-Region Deal.

A presentation was given by Mr A Johnston, Project Director, which provided information on the development of the Science Skills Academy and outlined the business case for the project.

During discussion, Members made the following points:-

- improving links between education and employers in remote and rural communities could help reverse the trend for young people leaving the area to find employment;
- consideration should be given to including Wester Ross, Skye and Wick as potential locations for the Newton Rooms;
- in highlighting the work undertaken at the STEM hub at An Lochran, it was emphasised that by having this type of facility in the area, young people studying science and engineering could be encouraged to move to the Highlands and develop their own small businesses within this field;
- the potential for young children to get involved in science through the organisation of Codeclubs outside of the formal education setting was highlighted;
- in highlighting the link between the sparsely populated areas in the Highlands, particularly within the North West Highlands Geopark, and Scandanavia, a request was made for further information on the link between the Science Skills Academy and First Scandinavia. In response, Members were advised that First Scandinavia was a not for profit organisation based in Bodø, Norway that had initially been set up to address concerns regarding the flow of young people to more central parts of Norway and to illustrate the job opportunities with technology and aquaculture companies available in sparsely populated areas; and
- the potential for local businesses to establish early working relationships with future employees through sponsorship of the Newton Rooms was highlighted and a request was made that discussion be held with interested companies on this opportunity. In response, the Chair emphasised that it would be for the Science Skills Academy Board to identify suitable firms who were willing to put forward money to assist in running costs of the facilities.

The Chair having thanked Mr Johnston for his attendance at the meeting and his presentation, the Committee **NOTED** the progress of the Science Skills Academy and the potential for funding through the Inverness and Highland City-Region Deal.

At this point the meeting adjourned for lunch at 1.05 pm and the meeting resumed at 1.45 p.m.

**11. 2017 Development Plan Newsletter
Cuairt-litir Plana Leasachaidh 2017**

There had been circulated Report No PDI/08/17 by the Director of Development and Infrastructure which presented the 2017 Development Plans Newsletter for approval.

It was explained that the Newsletter required to be amended to include text in the 'Where we are Now' box to show work being undertaken to update the Action Programme for the Inner Moray Firth Local Development Plan.

The consultation process for Development Plan documents was commended and the diligent work by Officials was acknowledged.

A view was expressed that the Caithness and Sutherland area as shown on the Development Plan map was a huge area most of which was empty land with no plans for development and it was used as the carbon sink for the rest of the UK with little investment received in return. It was explained that the Development Plan maps were purely illustrative and were not reflective of the content on the Local Development Plans which did address the issues of each area in Highland.

It was queried if consideration was given to the Cairngorm National Park Local Plan as it covered a considerable area. It was confirmed that the Council did work closely with the Cairngorm National Park Authority in the preparation of its development plans and monitoring procedures.

The Committee:-

- i. **APPROVED** the 2017 Development Plans Newsletter at Appendix 1 to the report for publication, subject to an amendment to include text in the 'Where we are Now' box to show work being undertaken to update the Action Programme for the Inner Moray Firth Local Development Plan; and thereafter, submission to Scottish Ministers as the Council's 2017 Development Plan Scheme; and
- ii. **NOTED** the timescales for Member and community input to documents that might be relevant or of interest to the communities and areas that they covered.

**12. Section 11, Land Reform (Scotland) Act 2003: Application for Order to Exempt Land from Access Rights: Gorteneorn, Ardnamurchan
Earrann 11, Achd Ath-leasachaidh an Fhearainn (Alba) 2003: Iarrtas airson Òrdugh gus Fearann a Shaoradh o Chòirichean Cothruim: An Goirtean Eòrna, Àird nam Murchan**

There had been circulated Report No PDI/09/17 by the Director of Development and Infrastructure which presented an application to exempt land from access rights, 2.4km² at Gorteneorn – Ardnamurchan Estate.

The applicant had developed and delivered a TV series based upon a genuine wilderness experience. It was advised that most local people were in support of the filming project and from the Community Council representation, the project had been, in the main, a benefit to the local economy given the presence of the technical team on site.

The Committee **AGREED** that the draft order contained in Appendix A to the report be made and thereafter forwarded to the Scottish Ministers for confirmation.

13. A96 Dualling – Response to the Publication of Draft Orders
Dùblachadh A96: Foillseachadh Dhreachd Òrdughan – Freagairt na Comhairle

There had been circulated Report No PDI/10/17 by the Director of Development and Infrastructure which provided an update on the A96 Dualling of the 31km section between Inverness and Nairn, including a Nairn Bypass. A draft response was provided for the Committee to consider and, subject to any comments or additions, to approve for submission to Transport Scotland before the deadline (originally 31 January 2017) which had subsequently been extended until following the Community Services Committee on 15 February 2017.

In discussion, the following points were raised:-

- the investment into the A96, the improvements this would bring and the prospect of delivering a Nairn Bypass road at the earliest phase of the project were all welcomed by Members;
- the existing A96 was to be detrunked and reclassified as a local road. This would add 48 kilometres of road to the List of Public Roads under the responsibility of the Council. It was advised that the Council would require to spend £167m to bring existing local roads to the required standard and therefore it was essential that any substantial remedial defects and any programmed maintenance works were completed on the 48 kilometres to be adopted by the Council before handover. Therefore, a schedule of dilapidations for the road to be adopted should be served on Transport Scotland before handover. It was confirmed that the draft response included asset condition information being required for the entire existing asset that was to be transferred to the Council. Therefore dilapidation surveys would form part of the ongoing dialogue with Transport Scotland.
- it was noted that the proposed start date on the A96 Dualling project was in 2019 and it would make sense to tie this project into the Inverness East Link Road project although it was noted that the latter project was still in the design phase of a ten year programme;
- the residents of Balloch and Culloden still had concerns about the route being so close to their areas and the widespread noise impact in these areas. They also requested the Balloch junction be moved further east to minimise the impact on residents in Balloch. Further, it was necessary to provide access for residents in South Culloden and it was proposed that the road at Stratton be widened to allow this. This would leave a path that could continue to be used for walking and cycling. In addition the residents at Croy had suggested that the road that accessed the A96 was insufficient for the predicted volume of traffic; and
- it was advised that the Stratton Road proposals were acceptable to Officers, however the response could be amended to make reference to the need for the detailed proposals to come back to the Council for consideration and further consultation. In terms of noise levels, there would be a slightly negative impact to some properties, but some other properties would have a reduction to current noise levels under the proposals. Officers had no concerns over the noise assessments at present. In terms of the Balloch Junction, because of archaeological interest and other factors the proposal

for the Balloch Junction was acceptable in principal to Officers. In terms of the Croy residents request for future infrastructure improvements to allow them improved road access onto the A96, it was advised that there were no concerns over the current proposals.

Thereafter, the Committee:-

- i. **NOTED** the background to the A96 Dualling Scheme, the publication of Draft Orders and the consultation deadline of 31 January 2017, which had been extended until after the Community Services Committee on 15 February, 2017;
- ii. **NOTED** that a further report would be submitted to the Community Services Committee on 15 February 2017;
- iii. **APPROVED** the proposed response to Transport Scotland, subject to comments/additions raised at the meeting; and
- iv. **AGREED** the submission of the response, including any changes requested by the Committee, be delegated to the Director of Development and Infrastructure.

**14. Caithness and North Sutherland Regeneration Forum – Minutes
Fòram Ath-bheothachaidh Ghallaibh agus Chataibh a Tuath – Geàrr-
chunntas**

Declaration of Interest – As a Member of the Caithness and North Sutherland Regeneration Partnership Advisory Board, Mr R Saxon declared a non-financial interest in this item but, having applied the test outlined in Paragraphs 5.2 and 5.3 of the Councillors’ Code of Conduct, concluded that his interest did not preclude him from taking part in the discussion.

There had been circulated Minutes of the Caithness and North Sutherland Regeneration Partnership Advisory Board held on 21 June 2016, the terms of which were **NOTED**.

**15. Minutes
Geàrr-chunntas**

There had been circulated separately in Booklet A for noting Minutes of the Planning Applications Committees (PAC) for:-

- i. South PAC – 27 September 2016
- ii. North PAC – 18 October 2016
- iii. North PAC – 29 November 2016
- iv. South PAC – 13 December 2016

The Committee **NOTED** the terms of the Minutes as presented.

**16. Exclusion of the Public
Às-dùnadh a’ Phobail**

The Committee **RESOLVED** that, under Section 50A(4) of the Local Government (Scotland) Act 1973, the public be excluded from the meeting for the following items on the grounds that they involved the likely disclosure of exempt information as defined in Paragraphs 6 and 9 of Part 1 of Schedule 7A of the Act.

**17. Property Transactions Monitoring Report
Aithisg Sgrùdaidh Ghnothachasan Seilbhe**

There had been circulated to Members only Report No PDI/11/17 by the Director of Development and Infrastructure which provided details of the General Fund and Property Account transactions approved by the Head of Development and Regeneration, and Corporate Property Asset Manager under delegated authority. The report also advised Members on sales concluded and sales targeted for completion within the financial year 2016/17 and the status of sales for 2017/18 onwards.

The Committee **APPROVED** the monitoring statements for the General Fund and Property Account transactions approved by the Head of Development and Regeneration and Corporate Property Asset Manager under delegated authority, Budgeted Sales for 2016/17 and Future Years Sales.

**18. Land and Property Report
Talamh agus Cuid-seilbh**

There had been circulated to Members only Report No PDI/12/17 by the Director of Development and Infrastructure which sought approval for the purchase of an area of residential land and to agree to the transfer to the Highland Council of an additional area at nil value to enable the provision of a new primary school.

Following consideration, the Committee **APPROVED** the recommendations as set out in the report.

**19. Housing Development Investment
Tasgadh ann an Leasachadh Taigheadais**

Declaration of Interest – Dr A Sinclair declared a non-financial interest in this item as a member of the Highlands Small Communities Housing Trust but, having applied the test outlined in Paragraphs 5.2 and 5.3 of the Councillors’ Code of Conduct, concluded that her interest did not preclude her from taking part in the discussion.

There had been circulated Report No PDI/13/17 by the Director of Development and Infrastructure which sought approval to purchase land and to offer a loan to a developer, both of which would assist in the delivery of affordable housing in Grantown-on-Spey.

Following consideration, the Committee **APPROVED** the recommendations as set out in the report.

The meeting concluded at 2.40 pm.