

THE HIGHLAND COUNCIL
SOUTH PLANNING APPLICATIONS
COMMITTEE

10 MARCH 2020

MINUTES & 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:

Mr R Balfour, Mr A Baxter (excluding items 6.3-6.7), Mr J Bruce (excluding items 1-6.4) Ms C Caddick, Mr G Cruickshank, Mrs M Davidson (excluding items 1 – 6.1), Mr J Gray, Mr T Heggie, Mr A Jarvie, Mr B Lobban, Mr R MacWilliam, Mr B Thompson

Non-Committee Members Present:

Mr A Henderson (Item 6.2)

Substitutes:

None

Officers Present:

Mr D Mudie, Area Planning Manager – South (DM)
Mr S Hindson, Team Leader (SH)
Mrs S Macmillan, Team Leader (SM)
Mr B Robertson, Team Leader (BR)
Ms L Prins, Principal Planner (LP)
Ms L Stewart, Planner (LS)
Mr M Clough, Senior Engineer, Transport Planning (MC)
Mr G MacCormick, Senior Environmental Health Officer (GMcC)
Mr M Herron, Environmental Health Officer (MH)
Mr I Meredith, Solicitor - Regulatory Services (IM)
Ms F MacBain, Committee Administrator
Mrs A MacArthur, Administrative Assistant

Apologies:

Mr B Boyd, Mr L Fraser, Mr N McLean, Ms E Roddick

ITEM NO	<u>DECISION</u>	<u>ACTION</u>
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1	Apologies for Absence Leisgeulan	
	Apologies for absence were received from Mr B Boyd, Mr L Fraser, Ms E Roddick and Mr N McLean	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt	
	No declarations of interest were raised.	n/a
3	Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais	
	There had been submitted for confirmation as a correct record the minutes of the meeting of the Committee held on 28 January 2020 which was APPROVED .	n/a
4	Major Development Update Iartasan Mòra	
	<p>There had been circulated Report No PLS/014/20 by the Area Planning Manager - providing an update on progress of all cases within the “Major” development category currently with the Planning and Development Service for determination.</p> <p>Members were advised that decision notices had now been issued for:</p> <ul style="list-style-type: none"> • Phase 2 Ness Castle – matters specified in conditions (17/01189/MSC) Change of house types and layout of plots - 19/03054/MSC • Non-compliance with condition 1 of Planning Permission in Principle 17/03541/S42 to change the phasing of the development – 19/02780/S42 • Matters specified in conditions 4a, 4b, 4c, 4d, 4f, 4i, 5, 7, 13, 14, 18, and 19 of planning permission in principle 04/00585 – Erection of 180 no dwelling houses, Phase 3 – 19/01776/MSC <p>Members were advised that the following major applications had been submitted for:</p> <ul style="list-style-type: none"> • 20/00898/FUL – Conversion of buildings to form mixed used development comprising 6 commercial units and 53 flats at 7-17 Union Street, Inverness, by Forth Point Ltd • 20/01085/FUL – Demolition of existing building and erection of 162 bedroom hotel comprising commercial unit on ground floor at 122b Academy Street, Inverness, by Bricks Capital <p>The Committee NOTED the current position with these applications.</p>	SH
5	Major Developments – Pre-application consultations	

	Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
5.1	<p>Description: Phase 1 of proposed housing development comprising 30 private houses and 10 affordable units with associated road and drainage (20/00175/PAN) (PLS015/20) Ward: 20 Applicant: Cairngorm Residential LLP Site Address: Land 160M South of Baldow Cottage, Alvie Estate, Kinraig</p>	
	Agreed: to NOTE the submission.	PW
5.2	<p>Description: Proposed development of Cloiche Wind Farm, including up to 36 turbines, on site substation and ancillary infrastructure (20/0442/PAN) (PLS/0116/20) Ward: 12 Applicant: SSE Renewables Site address: Land 9400M SE of Glendoebeg, Upper Glendoe, Fort Augustus</p>	
	Agreed: to NOTE the submission	PW
5.3	<p>Description: New housing development for approximately 23no. detached houses with associated roads, infrastructure, and landscaping (20/00415/PAN) (PLS/017/20). Ward: 17 Applicant: Davall Developments Ltd Site address: Land to the North, East, and West of Dunbarry Terrace and Kerrow Drive, Kingussie</p>	
	Agreed: to NOTE the submission	RD
5.4	<p>Description: 29.9MW battery energy storage system comprising steel containers, GRP substation, fencing, new hedgerows, landscape bund, and associated works, Cannich (20/00578/PAN) (PLS/018/20) Ward: 12 Applicant: Intelligent Land Investments Group PLC Site address: Land 690M SW of Balnabruich, Kerrow Farm, Cannich</p>	
	Agreed: to NOTE the submission	SH
5.5	<p>Description: Battery energy storage system (29.9MW) comprising steel containers, GRP substation, fencing, Nairn (20/00842/PAN) (PLS/019/20) Ward: 18 Applicant: Intelligent Land Investments Group PLC Site address: Black Park Farm, Nairn IV12 5HY</p>	
	Agreed: to NOTE the submission	SH
6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	<p>Applicant: Ossian Developments Ltd (18/05357/FUL) (PLS/020/20) Location: Land 120M North of Burnside, Glenachulish (Ward 21) Nature of Development: Siting of four holiday pods, Dragon's Tooth Golf Course, Glenachulish Recommendation: Grant</p>	

	<p>Motion: by Mr Baxter seconded by Mr B Thompson to defer consideration of the application to allow the applicant to provide further detail regarding the access to the site.</p> <p>Amendment: No amendment</p> <p>Agreed: To DEFER consideration of the application to the meeting of South Planning Applications Committee on 28th April 2020 to allow the applicant to provide further detail regarding the access to the site in relation to the National Cycle Network.</p>	SM
6.2	<p>Applicant: Tim Sims (19/05322/FUL) (PLS/021/20) Location: Achaderry Steading, Roy Bridge PH31 4AN (Ward 11) Nature of Development: Change of use from agricultural land to clay pigeon shooting range (revised application) Recommendation: Grant</p>	
	<p>Motion: by Mr B Thompson, seconded by Mr A Jarvie to REFUSE the application for the following reasons:</p> <p>Due to a lack of a detailed assessment report, as previously requested from the applicant, on the levels, frequency, and character of noise impacting the receiving environment, the application does not comply with policies 28 and 72 of the Highland-wide Local Development Plan.</p> <p>Amendment: None</p> <p>Agreed: to REFUSE the application on the grounds that due to a lack of a detailed assessment report, as previously requested from the applicant, on the levels, frequency, and character of noise impacting the receiving environment, the application does not comply with policies 28 and 72 of the Highland-wide Local Development Plan.</p>	LP
6.3	<p>Applicant: Scottish Hydro Electric Transmission Plc (19/03244/S37) (PLS/022/20) Location: Land 835M SE of Dunmaglass Mains, Dunmaglass, Inverness (Ward 12) Nature of Development: Installation of 132kV overhead transmission line between Aberarder Estate and Dunmaglass Estate to connect to electricity network for Aberarder Wind Farm Recommendation: Raise No Objection</p>	
	<p>Members unanimously agreed to raise no objection to the application.</p> <p>Agreed: to RAISE NO OBJECTION to the application made under s.72 of the Electricity Act 1989 subject to the conditions in the report PLS-022-20 and securing of a s.75 agreement</p>	PW
6.4	<p>Applicant: The Highland Council (19/05203/FUL) (PLS/023/20) Location: Land to North of Torbreck, Inverness (Ward 15) Nature of Development: Erection of primary school and nurseery and formation of access, car park and MUGA sports pitch Recommendation: Grant</p>	

	<p>Motion: by Mr R McWilliam to grant planning permission subject to the conditions contained in the report and under exception of condition 11 which is re-worded to be read as indicated below</p> <p>Amendment: None</p> <p>Agreed: to GRANT the application subject to the conditions in the report PLS-023-20 under exception of condition 11 which is re-worded as follows:</p> <p>Amended condition 11:</p> <p>No development shall commence on each phase of the car park until a detailed scheme for the car parking spaces and drop off area has been submitted to and approved in writing by the Planning Authority in consultation with Local Members. The approved scheme shall be implemented prior to first occupation of the phase of development to which it relates, thereafter being maintained for this use in perpetuity.</p>	SH
6.5	<p>Applicant: Trustees of Richard Tyser's Overseas Settlement (19/05065/S42) (PLS/024/20)</p> <p>Location: Land to North of Torbreck, Inverness (Ward 15)</p> <p>Nature of Development: Non-compliance with Condition 17 of Planning Permission in Principle 17/03541/S42 (delivery of remote footpath/cycleway connection)</p> <p>Recommendation: Grant</p>	
	<p>Members unanimously agreed to grant the application</p> <p>Agreed: to GRANT the s.42 application for non-compliance with condition 17 of Planning Permission in Principle 17/03541/S42 subject to the conditions in the report PLS-024-20.</p>	SH
6.6	<p>Applicant: Springfield Properties Plc (19/04778/FUL) (PLS/025/20)</p> <p>Location: Land 123M SE of Rosebank, Kingsteps, Lochloy Road, Nairn (Ward 18)</p> <p>Nature of Development: Partial remix to provide 3 no. additional house types (amend to 2) at Meadow Lea Phase 3 (as per 17/05667/Ful); Land 123M SE of Rosebank, Kingsteps, Nairn</p> <p>Recommendation: Grant</p>	
	<p>Members unanimously agreed to grant the application</p> <p>Agreed: to GRANT the application for full planning permission subject to the conditions set out in the report PLS-025-20</p>	BR
6.7	<p>Applicant: Church of Jesus Christ of Latter-day Saints (19/04892/FUL) (PLS/026/20)</p> <p>Location: Church of Jesus Christ of Latter-day Saints, 13 Ness Walk, Inverness (Ward 13)</p> <p>Nature of Development: Installation of an Air Source Heat Pump (Retrospective)</p> <p>Recommendation: Grant</p>	
	<p>Members unanimously agreed to grant the application</p>	LS

	Agreed: to GRANT the application for planning permission for installation of an Air Sourced Heat Pump (Retrospective) subject to the conditions in the report PLS-026-20	
	The meeting concluded at 2:50pm	