

THE HIGHLAND COUNCIL
SOUTH PLANNING APPLICATIONS
COMMITTEE

3 NOVEMBER 2020

MINUTES & ACTION NOTE

Listed below are the decisions taken by Committee at their virtual Microsoft Teams 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, Mrs C Caddick (excluding item 5.2), Mrs M Davidson (excluding Item 6.1), Mr L Fraser, Mr J Gray, Mr T Heggie, Mr A Jarvie, Mr B Lobban, Mr R MacWilliam, Mr M MacLean (excluding item 6.1), Ms E Roddick, Mr B Thompson

Non-Committee Members Present:

None

Substitutes:

None

Apologies:

Mr B Boyd, Mr J Bruce

Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)

Mr S Hindson, Team Leader (SH)

Mr Bob Robertson, Team Leader (BR)

Mr I Meredith, Solicitor, Regulatory Services (IM)

ITEM NO	<u>DECISION</u>	<u>ACTION</u>
1	Apologies for Absence Leisgeulan	
	Apologies for absence were received from Mr B Boyd and Mr J Bruce	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt	

	Mrs C Caddick declared a non-financial interest in item 5.2 as a director of Inverness Airport Business Park and indicated that she would leave the meeting for this item.	n/a
3	Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais	
	There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 9 October 2020 which was APPROVED .	n/a
4	Major Development Update Iarrtasan Mòra	
	<p>There had been circulated Report No PLS/050/20 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>Mr B Thompson asked if the final Coire Glas approval was the same as what was presented to the Committee. SH confirmed it was materially the same but the structure of the conditions was different.</p> <p>Mrs M Davidson queried what the next steps would be with the Coire Glas development. SH advised he would update members following a meeting with the applicant on 30 November 2020.</p> <p>Mr A Jarvie queried why the application for the Treetops development was not before this Committee. DM advised that it was due to a technical issue with the advertisement of the application and it would come before Committee at their next meeting on 8 December 2020.</p> <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>Applicant: Network Rail Infrastructure Ltd (20/03369/PAN) (PLS/051/20) Location: Land 685M South of Inverness Airport, Dalcross. Nature of Development: Construction of a double platform railway station including footbridge, lift, car/cycle parking, bus drop off zone, EV charging points, access road improvements, new pedestrian/cycle access ramp/steps, provision of a railway track loop including earthworks, removal of OB87 overbridge and regrading works, construction of SUDS/drainage works, landscaping, a permanent compound/railway access point, new access point onto the railway, works to provide a railway link into the Norbord factory and works to facilitate the closure of the Dalcross/Petty Level Crossing including the provision of a new stepped footbridge. Ward: 17</p>	
	Mr R Balfour stated that there were local concerns regarding the proposed closure of the level crossing and the impact of access to the local church	SH

	<p>and cemetery. He indicated that he would like to discuss options with other local members and the case officer.</p> <p>Agreed: to note the submission.</p>	
5.2	<p>Applicant: Drum Capital Projects Ltd (20/03930/PAN) (PLS/052/20) Location: Land at Inverness Airport Business Park, Vallance Road, Dalcross, Inverness Nature of Development: Erection of storage and distribution warehouse (Class 6) extending to approx. 7800sq.m GIFA, with ancillary offices, parking, van parking, accesses, access road, landscaping, engineering and infrastructure works including EV chargers and sub-station Ward: 17</p>	
	Agreed: to note the submission.	SH
6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	<p>Applicant: Scottish Water (20/02401/FUL) (PLS/053/20) Location: Wastewater Treatment Works Ardersier. (Ward 17) Nature of Development:, Retrospective application to amend planning permission 10/02007/FUL (as amended by planning permission 13/04590/S42) to allow increased heights of the Picket Fence Thickener Tank and inlet works and installation of electrical substation. Recommendation: Grant.</p>	
	<p>A number of queries were raised regarding the additional height of the structures and why the application was retrospective. Members expressed dissatisfaction regarding the applicant's lack of consultation with local residents and the council's planning service.</p> <p>Agreed: Members unanimously agreed to DEFER consideration of application to the meeting of SPAC on 3 February 2021 for the following reasons:</p> <ul style="list-style-type: none"> • To allow the applicant to meet with the Community Liaison Group to discuss what mitigation could be secured to address the local concerns regarding visibility and report the outcome of these discussions to the planning authority • To provide updated photos of the site as it currently stands, and visualisations of how mitigation could offset the visual impact of the development • To provide members with further details of the purpose of the alterations applied for, the reasons for the chosen design and whether any alternative designs were considered. 	BR
6.2	<p>Applicant: Rural Projects and Developments Ltd (20/00381/PIP & 20/00382/PIP) (PLS/054/20) Location: Land at Balmacaan Road, Drumnadrochit. (Ward 12) Nature of Development: Erection of house x 2 Recommendation: Grant.</p>	
	Mrs M Davidson raised a number of points regarding the conditions and asked that local members be consulted regarding conditions 6 and 10. She also requested that a condition be added to ensure that the path	BR

	<p>adjacent to the site, which is in the ownership of the landowner of the application site, be upgraded and maintained. Mrs M Davidson advised that whilst she was not happy that the land was to be built on, she accepted that it was allocated land within the Highland-wide Local Development Plan and would support the application.</p> <p>Mr B Thompson queried whether a condition could be used to prevent garages being turned into living accommodation. It was confirmed by the case officer that a condition could not achieve this but if a garage was converted into living accommodation for letting purposes, it would require further planning permission.</p> <p>Agreed: unanimously to GRANT planning permission subject to conditions and the following amendments:</p> <ul style="list-style-type: none"> • Condition 7 be amended to refer to plan detail “SDB3” rather than “SDB2” • An additional condition be added that the public footpath to the west of the site be upgraded and maintained. <p>and:</p> <ul style="list-style-type: none"> • The Landscape Plan referred to in Condition 6 and the Supplementary Plan referred to in Condition 10 be agreed in consultation with local members 	
7	<p>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division Co-dhùnadh mu lartas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</p>	
7.1	<p>Applicant: Mr Tim Sims (PPA-270-2228) Location: Achaderry Steading, Roy Bridge, PH31 4AN (Ward 11) Nature of Development: Proposed Clay Pigeon Shooting Club on existing agricultural land.</p>	
	<p>Mr B Thompson thanked officers for keeping local members updated regarding this appeal.</p> <p>The Committee NOTED the decision of the Reporter to dismiss the appeal and refuse to grant planning permission.</p>	LP
7.2	<p>Applicant: Ross MacGregor (ENA-270-2035) Location: Croft 4, Inverroy, Roy Bridge (Ward 11) Nature of Development: Alleged breach of planning control: excavation and reprofiling of land and formation/significant upgrade of a track without planning permission.</p>	
	<p>The Committee NOTED the decision of the Reporter to dismiss the appeal and direct that the enforcement notice dated 3 March 2020 be upheld and subject to the conditions and variations set out in the decision notice.</p>	AB
7.3	<p>Applicant: Mr Ryan Ireland (PPA-270-2229) Location: Invernairne Guest House, Thurlow Road, Nairn, IV12 4EZ (Ward 18)</p>	

	Nature of Development: Erection of self-contained accommodation annex	
	The Committee NOTED the decision of the Reporter to allow the appeal and grant planning permission subject to the six conditions listed at the end of the decision notice.	RD
	Meeting concluded at 12:45 PM	