

THE HIGHLAND COUNCIL
SOUTH PLANNING APPLICATIONS
COMMITTEE

21 SEPTEMBER 2021, 9.30AM
MINUTE / 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 L Fraser
Mr B Boyd	Mr J Gray (in the Chair)
Mr J Bruce (from item 6.1)	Mr A Jarvie
Mrs C Caddick	Mr B Lobban
Mrs M Davidson (from item 6.1)	Mr N McLean
Mr D Fraser	

Non-Committee Members Present:

Mrs T Robertson, Mrs H Carmichael, Mr D Macpherson, Mr A Henderson

Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)
 Mr S Hindson, Team Leader (SH)
 Mr B Robertson, Team Leader (BR)
 Ms S MacMillan, Team Leader (SM)
 Ms C Farmer, Planner (CF)
 Mr M Clough, Senior Engineer, Transport Planning (MC)
 Ms K Lyons, Principal Solicitor (Planning)
 Ms F MacBain, Committee Administrator

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan Mr T Heggie, Mr B Thompson, Mr A Baxter, Ms E Roddick, Mr R MacWilliam.	
		n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt None.	
		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 8 August 2021 which was APPROVED .	n/a
4	Major Development Update Iarrtasan Mòra	
	<p>There had been circulated Report No PLS/062/21 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>A summary was provided of a further three major developments:</p> <p>Stratton Farm Development, East Inverness (16/02161/S42) – Following completion of the dualling of Barn Church Road, 550 properties have planning permission with 187 completions on the site. Work on the park has commenced and we are continuing to monitor compliance with conditions on the site.</p> <p>Inverness Airport Business Park (08/00215/OUTIN) – Over 4,200m² of business development has been permitted and constructed on site, a 3,600m² hotel has been built and is operational and airport services parking has been completed. Discussion is ongoing in relation to the adoption of Vallance Road to allow other projects within the site to progress. A recent application has been submitted to extend one of the units on the site.</p> <p>Tornagrain New Town (16/05275/S42) – 304 residential units have been consented and 169 residential units have now been occupied along with 3 retail units, a nursery, café and community facilities. There is an application under consideration for twin tracking of the access to the site from the A96 trunk road and an application has recently been submitted for 12 residential units to the south west of the new town.</p> <p>The Committee NOTED the current position with the applications.</p>	SH
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
5.1	<p>Description: Mixed Use Development Including Residential, Business, Retail, Community Facilities (Including a New School Site) and Associated Supporting Infrastructure (21/040006/PAN) (PLS/063/21)</p> <p>Ward: 18</p> <p>Applicant: Springfield Properties PLC</p> <p>Site Address: Land 5M East Of Nairn Pet Crematorium, Grigorhill Industrial Estate, Nairn.</p> <p>Matters raised by Members included requests for:</p> <ul style="list-style-type: none"> • a traffic impact study for the A96 through Nairn and Balmakeith Road; • a plan to address Auldearn Burn flooding and for the work to be carried out (flood impact assessment); • a footpath over the Auldearn Burn to Sainsburys; and • improved and more detailed plans to better inform the community what is proposed. 	

	NOTED the application and AGREED Members' comments would be provided to the applicant.	SH
6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	<p>Applicant: Robertson Homes Ltd (21/01895/MS) (PLS/064/21) Location: Torvean, Land South of Golf View Terrace, Inverness (Ward 13) Nature of Development: Submission of Matters specified in Condition 1 (Development in Accordance with Masterplan), 2 (Phasing Strategy), 3 (Design and Layout), 4 (Flood Risk), 5 (Drainage), 6 (Traffic Regulation Order), 7 (Protected Species), 8 (Surface Water Drainage), 9 (Connection to Public Water and Waste Water Network), 10 (Buffer to Watercourse), 11 (Landscaping), 12 (Maintenance), 13 (Archaeology), 14 (Car Parking), 15 (Cycle Parking), 17 (Great Glen Way), 18 (Construction Environment Management), 19 (Construction Traffic Management), 20 (Travel Plan), 21 (Street Lighting) & 22 (Occupation of Development) of Planning Permission in Principle 15/02422/PIP - Erection of 117 residential dwellings, landscaping and associated infrastructure. Recommendation: Approve.</p> <p>Issues raised during discussion included play park provision, for which there was a condition requiring the submission of a play park strategy, and safer routes to school, which had been addressed during phases 1 and 2. It was hoped the good communication with the public would continue and that consideration would be given to the formation of a residents' liaison group.</p>	
	Agreed: to APPROVE the Matters Specified in Conditions subject to the conditions recommended in the report.	CF
6.2	<p>Applicant: Tarmac Caledonian Ltd (21/02278/S42) (PLS/065/21) Location: Dunain Mains Quarry, Inverness. (Ward 12) Nature of Development: Application for non-compliance with conditions 4 (Operating Hours) and 5 (Extraction Limits) of Planning Permission 17/02898/FUL. Recommendation: Grant.</p>	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report and modification of the existing section 75 agreement.	SH
6.3	<p>Applicant: Tarmac Caledonian Ltd (21/03635/S42) (PLS/066/21) Location: Dunain Mains Quarry, Inverness. (Ward 12) Nature of Development: Application for non-compliance with Conditions 4 (Operating Hours) and 5 (Extraction Limits) of Planning Permission 17/02899/S42. Recommendation: Grant.</p>	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report and modification of the existing section 75 agreement.	SH
6.4	<p>Applicant: ALVANCE Aluminium Group Limited (21/02413/FUL) (PLS/067/21) Location: Lochaber Smelter, North Road, Fort William, PH33 6TH. (Ward 21)</p>	

	<p>Nature of Development: Construction of an aluminium recycling and billet casting facility, associated hardstanding, infrastructure and landscaping.</p> <p>Recommendation: Grant.</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report and a section 75 agreement securing a developer contribution towards active travel as detailed in the report.</p> <p>Also AGREED to encourage Transport Scotland to engage with the A830 Corpach Group in relation to concerns expressed by Members about the number of HGVs using the road.</p>	SM
6.5	<p>Applicant: Highland Housing Alliance (21/02124/FUL) (PLS/068/21)</p> <p>Location: Co-Operative Retail Services Ltd, Balmacaan Road, Drumnadrochit. (Ward 12)</p> <p>Nature of Development: Erection of 15. No 2 and 2 ½ storey blocks of 2-bedroom flats with associated parking and services.</p> <p>Recommendation: Grant.</p> <p>Mr D Fraser explained that, although he had been involved in pre-application discussions when he had been a Community Councillor, he had taken no part in any discussions since becoming a Highland Councillor in April 2021.</p> <p>During discussion, Members felt that, given this is a brownfield site, if the site could be adequately protected from wayward shinty balls from the adjacent playing field, development perhaps including affordable housing development, may be appropriate in this location. However, concerns expressed included the design and height of the building and its impact on the amenity of the surrounding area, the lack of outdoor green space, the lack of outside laundry drying facilities, inadequate cycle storage provision and insufficient protective fencing.</p> <p>Motion: Mr D Fraser, seconded by Mrs M Davidson, to refuse the application for the following reasons:</p> <p>What is proposed is not the appropriate design solution for this site. The height and massing of the proposed development would be overdevelopment: the flats would be both taller and closer to the carriageway than the shop that was located on the site until recently. With no backdrop to soften the development, the height of the flats would be incongruous and overbearing in this village location. The footprint of the flats, taken together with the associated car parking, would leave limited green space for use by future residents and I am concerned that, for the number of households, very few cycle stands are to be provided. While this element of the development may meet Council standards, the reality is that this is unlikely to be sufficient as people look to greener transport options. For these reasons, I am of the opinion that the proposed development is contrary to Policies 28 and 29 of the Highland-wide Local Development Plan and should be refused.</p> <p>There was no amendment, therefore Mr Fraser's motion was carried.</p>	
	<p>Agreed: to REFUSE planning permission for the reasons provided by Mr D Fraser.</p>	BR
	<p>The meeting ended at 12pm</p>	

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