

**THE HIGHLAND COUNCIL**  
**SOUTH PLANNING APPLICATIONS**  
**COMMITTEE**

**COUNCIL CHAMBER, HQ, 1 NOVEMBER 2022, 10.30AM**

**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 C Aitken	Mr A MacDonald (remote)
Mr C Ballance	Mrs I MacKenzie
Mr M Cameron (remote)	Mr A MacKintosh
Mr D Fraser	Mr T MacLennan ( <b>in the Chair</b> )
Mr L Fraser (remote)	Mr P Oldham
Mr K Gowans	Ms M Reid
Mr A Graham	Ms L Siggers
Mr R Jones	

**Non-Committee Members Present:**

Mrs T Robertson (remote), Mr D Macpherson, Mr D Gregg (remote)

**Officers participating:**

Mr D Mudie, Area Planning Manager – South (DM)  
 Ms C Farmer-McEwan, Planner (CFM)  
 Ms C MacLeod, Planner (CM)  
 Ms C McArthur, Principal Solicitor  
 Ms F MacBain, Committee Administrator

ITEM NO	DECISION	ACTION
1	<b>Apologies for Absence</b> <b>Leisgeulan</b>  Mr B Lobban	
		n/a
2	<b>Declarations of Interest</b> <b>Foillseachaidhean Com-pàirt</b>  There were none.	
		n/a
3	<b>Confirmation of Minutes</b> <b>Dearbhadh a' Gheàrr-chunntais</b>	

	There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 4 October 2022 which was <b>APPROVED</b> .	n/a
<b>4</b>	<b>Major Development Update Iartasan Mòra</b>	
	There had been circulated Report No PLS/85/22 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.  The Committee <b>NOTED</b> the current position with the applications.	<b>DM</b>
<b>5</b>	<b>Planning Applications to be Determined Iartasan Dealbhaidh rin Dearbhadh</b>	
5.1	<b>Applicant:</b> Scottish Hydro Electric Transmission Plc (21/04728/FUL) (PLS/86/22) <b>Location:</b> Land 1185M West of Knotty Wood Cottage, Farr. (Ward 12) <b>Nature of Development:</b> Retrospective application for the construction of the tracks to access the Knocknagael - Tomatin 275kw Over Head Line. <b>Recommendation: Grant.</b>  An objection had been received from Strathnairn Community Council and should have been included in the Report of Handling, but had been submitted to the wrong email address. The details of the objection had been circulated to Members by email and included in the Committee presentation.  <b>Motion:</b> Mr D Fraser, seconded by Mr C Ballance, to defer to allow SEPA to respond on the risks associated with the deviation of Track 3 above Tower 18, with particular regard to the evidence provided by 3 <sup>rd</sup> parties in relation to the depth of the excavations.  There was no amendment.	
	<b>Agreed:</b> to <b>DEFER</b> the application for the reasons provided by Mr D Fraser.	<b>CFM</b>
5.2	<b>Applicant:</b> Springfield Properties PLC (22/01000/FUL) (PLS/87/22) <b>Location:</b> Land To Rear of Drakies House, Culcabock Avenue, Inverness. (Ward 16) <b>Nature of Development:</b> Erection of 12 houses, alterations to access road. <b>Recommendation: Grant.</b>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report together with an additional condition to address access issues.  Members further agreed to grant delegated powers to the Planning Case Officer to draft an appropriate condition on the boundary treatment, in particular the gate / fence that was to be erected at the end of Culcabock Avenue. in consultation with local ward Members.	
<b>6</b>	<b>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division</b>	<b>DM</b>

	<b>Co-dhùnadh mu larrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</b>	
6.1	<p><b>Applicant:</b> Esther Botha (PPA-270-2267) (21/05206/FUL)  <b>Location:</b> The Viewmount, East Terrace, Kingussie, PH21 1JS (Ward 20)  <b>Nature of Development:</b> landscape engineering works to form garden terrace</p>	
	<b>NOTED</b> the decision of the Reporter appointed by the Scottish Ministers to allow the appeal and grant planning permission subject to the two conditions listed at the end of the decision notice.	
6.2	<p><b>Applicant:</b> Esther Botha (PPA-270-2267) (ENA-270-2042)  <b>Location:</b> The Viewmount, East Terrace, Kingussie, PH21 1JS (Ward 20)  <b>Nature of Development:</b> Claim for expenses by Esther Botha against The Highland Council.</p>	
	<b>NOTED</b> the decision of the Reporter appointed by the Scottish Ministers that the council has not acted in an unreasonable manner resulting in liability for expenses and, in exercise of the powers delegated, declines to make any award.	
6.3	<p><b>Applicant:</b> Springfield Properties PLC (21/04582/PIP) (PPA-270-2265)  <b>Location:</b> Land 80 metres east of Balvonie Cottage, Inshes, Inverness, IV2 5JZ (Ward 19)  <b>Nature of Development:</b> Residential development with associated infrastructure.</p> <p>Members expressed concern and disappointment at the outcome of this appeal, and the Chair emphasised the importance of keeping control of applications whenever possible.</p>	
	<b>NOTED</b> the decision of the Reporter who is minded to grant planning permission subject to conditions and the prior conclusion of a planning obligation to secure the matters referred to in para 45 of the decision notice. The parties have 12 weeks from the date of the decision notice to complete and register the planning obligation.	
	<b>The meeting ended at 12.30pm.</b>	