

**THE HIGHLAND COUNCIL**

**NORTH PLANNING APPLICATIONS COMMITTEE**

**6 DECEMBER 2022, 10.30AM, COUNCIL CHAMBER, INVERESS**

**MINUTE / 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:**

Ms Sarah Atkin  
Mr Michael Baird  
Mr Raymond Bremner (remote)  
Mrs Isabelle Campbell  
Ms Tamala Collier (remote)  
Mr Richard Gale (except item 6.7 to 7.2)  
Ms Liz Kraft  
Ms Jan McEwan (remote) (except item 6.4 to 7.2)

Mr Drew Millar  
Ms Maxine Morley-Smith  
Mrs Margaret Paterson  
Mr Matthew Reiss  
Mr Alasdair Rhind  
Mr Karl Rosie  
Mr Ruraidh Stewart (except item 6.7)

**Non-Committee Members**

Mr Chris Balance  
Ms Marianne Hutchison  
Mr William MacKay  
Mr Thomas MacLennan  
Mr Paul Oldham

**Officers participating:**

Mr D Borland, Planner (DB)  
Mr M Clough, Roads (MC)  
Mr D Jones, Area Manager - North (DJ)  
Mr M Fitzpatrick, Planner (MF)  
Mr M Harvey, Planner (MH)  
Mr S Hindson, Team Leader (SH)  
Ms G Pearson, Planner (GM)  
Mr C Simms, Planner (CS)  
Ms L Stewart, Planner (LS)  
Ms R Banfro, Solicitor and Clerk  
MS K Lyons, Principal Solicitor and Clerk  
Ms R Ross, Committee Officer

<b>ITEM NO</b>	<b>DECISION</b>	<b>ACTION</b>
<b>1</b>	<b>Apologies for Absence Leisgeulan</b>  Ms Angela MacLean	
		<b>n/a</b>

2	<b>Declarations of Interest</b> <b>Foillseachaidhean Com-pàirt</b>  No Declarations of Interest	
		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 meetings of the Committee held on 18 October 2022 which were <b>APPROVED</b> .	n/a
4	<b>Major Development Update</b> <b>Iarrtasan Mòra</b>	
	There had been circulated Report No PLN/086/22 by the Area Planning Manager – North, providing an update on progress of all cases within the “Major” development category currently with the Infrastructure and Environment Service for determination.  Updates were provided as follows: <ul style="list-style-type: none"> <li>• 22/05178/FUL- Erection and operation of an anaerobic digestion plant and ancillary infrastructure at Land 350M South of Fearn Aerodrome, Fearn (had been submitted for an anaerobic digester and associated infrastructure. It is anticipated that Officers will come to a recommendation in respect of this application in Spring 2023.</li> <li>• 21/05591/S36- Erection and operation of Renewable Energy Development in perpetuity comprising 10 wind turbines with a ground to blade tip height of 149.9m, ground mounted solar arrays, battery energy storage system, access tracks, permanent met mast and LiDAR, two temporary met masts, up borrow pits and associated infrastructure. Following circulation to members an objection to this application has now been raised.</li> <li>• 19/04269/SCOP- 11 wind turbines with a blade to tip height of up to 180 metres and a generating capacity of up to 62 Megawatts (MW) at Land at Torr Leathann Strathory Ardross Alness. Following circulation to members this application was refused under delegated powers.</li> </ul> Clarification was sought and provided on: <ul style="list-style-type: none"> <li>• whether an extension to the 21 day period for submission of consultation responses could be provided for South of Fearn Aerodrome.</li> <li>• whether the application for South of Fearn Aerodrome could be carefully considered by the Roads Department and Transport Scotland.</li> <li>• the current position in relation to this application for Land East of Portree, Industrial Estate, Staffin Road, Portree application (13/03980PIP).</li> </ul> The Committee <b>NOTED</b> the current position with the applications.	SH
5	<b>Major Developments – Pre-application consultations</b> <b>Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b>	
5.1	<b>Description:</b> Creation of a solar farm (22/04895/PAN) (PLN/087/22) <b>Ward:</b> 05 <b>Applicant:</b> Simon Morrison and Co. <b>Site Address:</b> Easter Urray, Muir of Ord, IV6 7UL.	
	<b>NOTED</b> the application.	DJ

5.2	<p><b>Description:</b> Formation and operation of stone quarry (Spittal Quarry Extension) (22/04739/PAN) (PLN-088-22)</p> <p><b>Ward:</b> 3</p> <p><b>Applicant:</b> A and D Sutherland.</p> <p><b>Site Address:</b> Spittal Mains, Spittal, Wick.</p>	
	<p><b>NOTED</b> the application.</p>	<p><b>DJ</b></p>
6	<p><b>Planning Applications to be Determined</b> <b>Iarrtasan Dealbhaidh rin Dearbhadh</b></p>	
6.1	<p><b>Applicant:</b> Compass Building and Construction Services Ltd (22/00221/PIP) (PLN-088-22).</p> <p><b>Location:</b> Land 80M North Of 9 Storr Road, Portree (Ward 10).</p> <p><b>Nature of Development:</b> Masterplan for erection of 66 residential units</p> <p><b>Recommendation: GRANT</b></p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report and the following additional conditions:</p> <p>Any details pursuant to condition 22 shall include:</p> <p>a scheme for provision of a connected and <b>sealed surface</b> active travel network within the site connecting to the wider path network and providing safe routes to Portree Primary School, <b>Bun-sgoil Ghàidhlig Phort Rìgh</b> and Portree High School. <b>Such provision shall be designed in accordance with the guidelines contained within Transport Scotland's Cycling by Design 2021.</b> Thereafter, the scheme shall be implemented in full prior to the occupation of any residential unit in the phase or sub-phase it relates;</p> <p>a scheme for the design and implementation of path links to Storr Road, <b>Rathad na h-Airigh and linking Rathad na h-Airigh with Fladda Crescent</b>, to a minimum width of 3m inclusive of all surfacing details. The agreed scheme shall be implemented prior to occupation of any residential unit within the development. in line with the approved scheme.</p> <p>Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.</p>	<p><b>SH</b></p>
6.2	<p><b>Applicant:</b> Compass Building and Construction Services Ltd (21/05951/FUL) (PLN/090/22).</p> <p><b>Location:</b> Land 80M North Of 9 Storr Road Portree (Ward 10)</p> <p><b>Nature of Development:</b> Erection of 14 residential units and associated infrastructure - Phase 1 of Home Farm Development</p> <p><b>Recommendation: GRANT</b></p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report and the following additional conditions:</p> <p>any details pursuant to condition 19 shall include:</p> <p>a scheme for provision of a connected and <b>sealed surface</b> active travel network within the site connecting to the wider path network and providing safe routes to Portree Primary School, <b>Bun-sgoil Ghàidhlig Phort Rìgh</b> and Portree High School. <b>Such provision shall be designed in accordance with the guidelines contained within Transport Scotland's Cycling by Design 2021.</b> Thereafter, the scheme shall be implemented in full prior to the occupation of any residential unit in the phase or sub-phase it relates;</p>	<p><b>SH</b></p>

	<p>a scheme for the design and implementation of path links to Storr Road, <b>Rathad na h-Airigh and linking Rathad na h-Airigh with Fladda Crescent</b>, to a minimum width of 3m inclusive of all surfacing details. The agreed scheme shall be implemented prior to occupation of any residential unit within the development. in line with the approved scheme.</p> <p>Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.</p>	
6.3	<p><b>Applicant:</b> Mr Colin Smith (21/05563/FUL) (PLN-091-22)  <b>Location:</b> Land 30M SW Of Ocala, Oldwick, Wick (Ward 3).  <b>Nature of Development:</b> Erection of a block of single storey semi-detached houses  <b>Recommendation: REFUSE</b></p>	
	<p><b>Agreed:</b> to <b>REFUSE</b> planning permission for the reasons set out in section 11 of the report.</p>	<b>MF</b>
6.4	<p><b>Applicant:</b> ESB Asset Development UK Limited 22/01635/S36) (PLN-092-22)  <b>Location:</b> Land 2375M NW Of Keepers Cottage, Dalnessie, Lairg (Ward 01).  <b>Nature of Development:</b> Chleansaid Wind Farm - Erection and Operation of a Wind Farm comprising 16 turbines 12 turbines at 200 metres and 4 turbines at 180 metres, generating around 96MW and associated infrastructure (access tracks, borrow pits, substation, control building) and includes battery energy storage facility 20MW.  <b>Recommendation: RAISE NO OBJECTION</b></p>	
	<p><b>Agreed:</b> to <b>RAISE NO OBJECTION</b> for the reasons set out in section 11 of the report.</p>	<b>SH</b>
6.5	<p><b>Applicant:</b> Mrs Katie Beaton (22/02499/FUL) (PLN-093-22)  <b>Location:</b> Uist View, Gesto, Isle Of Skye (Ward 10).  <b>Nature of Development:</b> Erection of house, formation of access road and installation of septic tank and soakaway  <b>Recommendation: REFUSE</b></p> <p><b>Motion:</b> R Stewart, seconded by Mr M Morley-Smith, as follows:</p> <p>‘The siting and design of the proposed development are both considered to be acceptable in this location given that there already exists a dwelling house in an elevated position above the bay. The development has been assessed and is considered to accord with the aims and objectives of Policies 28, 36, 47, 57 and 61 of the Highland-wide Local Development Plan. I would seek a seconder to support this motion’.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions to be drafted by Planning officers in consultation with Mr Drew Millar and Mr Ruraidh Stewart as the Ward 10 Members of NPAC.</p>	<b>MH</b>
6.6	<p><b>Applicant:</b> Mr T Campbell (22/02879/FUL) (PLN/094/22)  <b>Location:</b> Windrill, Drumsmittal, North Kessock.  <b>Nature of Development:</b> Erection of extension, formation of integral self-contained unit, erection of shed and retrospective installation of skate park (ancillary use to main dwelling).  <b>Recommendation: GRANT</b></p> <p><b>Motion:</b> Ms S Atkin seconded by Mr R Stewart, as follows:</p> <p>The development is contrary to HwLDP Policy 28 as the siting within this Hinterland area is not in keeping with the local character of this area. The planning report states, ‘that it has been acknowledged that the skate park structure is inconsistent with the surrounding rural area.’ This development fails to demonstrate sensitive siting and fails to respect the local distinctiveness of the surrounding landscape contrary to Policy 29</p>	

	<p>HwLDP Design Quality and Place-Making. Taking the planning application at face value, a structure of this scale and purpose would prove significantly detrimental to the local character and surrounding area.</p> <p><b>Amendment:</b> Mr D Millar seconded by Mr K Rosie to grant planning permission in accordance with the recommendation contained in the report.</p> <p>On a vote being taken, the results were as follows:</p> <p><b>Motion</b> – 9 (Ms S Atkin, Mr M Baird, Mrs I Campbell, Mr R Gale, Mr L Kraft, Ms M Smith, Ms M Paterson, Mr M Reiss, Mr R Stewart)  <b>Amendment</b> – 4 (Mr R Bremner, Ms T Collier, Mr D Millar Mr R Rosie)  <b>Abstentions</b> – 0  Motion carried 9 votes to 4</p>	
	<b>Agreed:</b> to <b>REFUSE</b> planning permission for the reasons given detailed above.	<b>LS</b>
6.7	<p><b>Applicant:</b> Mr P Tanzer (22/02986/FUL) (PLN/095/22)  <b>Location:</b> 10 Balnakeil Craft Village, Balnakeil, Durness (Ward 1).  <b>Nature of Development:</b> Erection of house and 3 holiday lets with on-site parking  <b>Recommendation:</b> <b>GRANT</b></p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>DB</b>
6.8	<p><b>Applicant:</b> Dunbeath &amp; District Centre per Oberlanders Architects (22/02997/FUL) (PLN/096/22)  <b>Location:</b> Land 20M SW Of 9 Neil Gunn Road, Dunbeath (Ward 3).  <b>Nature of Development:</b> Erection of Health and Wellbeing hub  <b>Recommendation:</b> <b>GRANT</b></p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report	<b>GP</b>
6.9	<p><b>Applicant:</b> Highland Wind Limited (22/03864/S36) (PLN/097/22)  <b>Location:</b> Development Site 9KM NW Of Dounreay Nuclear Research Establishment, Dounreay  <b>Nature of Development:</b> Pentland Offshore Floating Wind Farm - Erection and Operation of an offshore floating wind farm and associated offshore infrastructure comprising up to seven floating wind turbines of up to 300m to blade tip height, seven floating substructures with associated mooring lines and anchors / piles, inter-array cables, two export cables, landfall, and associated scour and cable protection measures.  <b>Recommendation:</b> <b>RAISE NO OBJECTION</b></p> <p><b>Motion:</b> Mr M Reiss seconded by Mr R Stewart to object to the application for the following reasons:</p> <p>This development should not be supported because, as the visualisations demonstrate, it is significantly detrimental in terms of the following criteria listed in policy 67 and policy 28 of the Highland-wide Local Development Plan:</p> <ul style="list-style-type: none"> <li>• It does not demonstrate sensitive siting (directly to the north of the village of Reay)</li> <li>• The impact of the development on individual and community residential amenity (residents of Reay and nearby surrounding areas)</li> </ul>	

	<ul style="list-style-type: none"> <li>Visual impact, both individually and in combination with consented wind farms, particularly the Limekilns/Limekilns Extension Wind Farm, and Baillie windfarm (residents of Reay, visitors and others using NC500).</li> </ul> <p><b>Amendment:</b> Mr D Millar seconded by Mr K Rosie to raise no objection in accordance with the recommendation contained in the report.</p> <p><b>Motion</b> – 4 (Mr M Baird, Mrs M Paterson, Mr M Reiss, Mr R Stewart)  <b>Amendment</b> – 8 (Ms S Atkin, Mr R Bremner, Mrs I Campbell, Ms T Collier, Ms L Kraft, Mr D Millar, Ms M Morley-Smith, Mr K Rosie)  <b>Abstentions</b> – 0  Amendment carried 8 votes to 4</p>	
	<b>Agreed:</b> to <b>RAISE NO OBJECTION</b>	<b>SH</b>
<b>6.10</b>	<p><b>Applicant:</b> Parkdean Holiday Parks Limited (22/03798/FUL) (PLN/098/22)  <b>Location:</b> Caravan Park, Grannies Heilan Hame, Embo, Dornoch, IV25 3QD (Ward 04).  <b>Nature of Development:</b> Change of use of land to form 21 no. static caravan stances for holiday use, and ancillary development  <b>Recommendation:</b> <b>GRANT</b></p>	
	Agreed: to <b>DEFER</b> the application to a future meeting of the Committee.	<b>LB</b>
<b>6.11</b>	<p><b>Applicant:</b> Mr and Mrs C. Paterson (22/03325/FUL) (PLN/099/22)  <b>Location:</b> Land 40M SW Of Migdale Hospital, Matheson Road, Bonar Bridge (Ward 01).  <b>Nature of Development:</b> Erection of house  <b>Recommendation:</b> <b>REFUSE</b></p> <p><b>Motion:</b> Mr D Millar seconded by Mr K Rosie to refuse planning permission in accordance with the recommendation contained in the report.</p> <p><b>Amendment:</b> Mr R Bremner seconded by Ms M Morley-Smith to grant planning permission subject to conditions (including a condition securing a slate roof) to be approved by the local member on NPAC (Mr M Baird) for the following reasons:</p> <p>It is considered that the settling of the B listed former Migdale Hospital will not be adversely affected such that Policy 28 of the Highland-wide Local Development Plan would be breached. The scale, height and glazing of the proposed development are not considered to be insensitive and, rather, are considered to be complementary to the listed building. In the overall assessment and taking into account that special regard is to be had to preserving the setting of the listed building, the application is considered to accord with polices 28, 29, 36, 57 and 61 of the Highland-wide Local Development Plan.</p> <p>Vote: Motion – 3 (Ms S Atkin, Mr D Millar, Mr K Rosie)  Amendment – 9 (Mr M Baird, Mr R Bremner, Mrs I Campbell, Ms T Collier, Ms L Kraft, Ms M Morley-Smith, Mrs M Paterson, Mr M Reiss, Mr R Stewart)  Abstentions – 0  Amendment carried 9 votes to 3</p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to conditions (including a condition securing a slate roof) to be approved by the local member on NPAC (Mr M Baird) and Chair for the reasons stated by Mr R Bremner.	<b>CS</b>
<b>7.1</b>	<p><b>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division</b>  <b>Co-dhùnadh mu Iarrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</b></p>	

	<p><b>Applicant:</b> Ossian Developments Limited (PPA-270-2268) (21/04108/FUL) (PLN-100-22)</p> <p><b>Location:</b> Land 50 metres north-west of Caberfeidh, Braes of Ullapool, IV26 2XJ Land 50 metres north-west of Caberfeidh, Braes of Ullapool, Ullapool, IV26 2XJ (Ward 05) (Ward 5)</p> <p><b>Nature of Development:</b> Siting of nine self-catering pods and two staff accommodation buildings</p>	
	<p><b>Agreed:</b> to <b>NOTE</b> the decision of the Reporter to dismiss the appeal and refuse planning permission for the reasons listed.</p>	
7.2	<p><b>Applicant:</b> Jacqueline Morrison (NA-270-005) (21/02619/FUL)</p> <p><b>Location:</b> Land 185M North of Unit 1C, Market Place, Portree (Ward 10)</p> <p><b>Nature of Development:</b> Siting of Catering Trailer</p>	
	<p><b>Agreed:</b> to <b>NOTE</b> the decision of the Scottish Ministers to grant planning permission subject to the conditions listed.</p>	
	<p>The meeting ended at 6.35pm.</p>	

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

**COUNCIL CHAMBER, HQ, 13 DECEMBER 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 (remote)	Mr B Lobban
Mr C Ballance	Mr A MacDonald
Mr M Cameron (remote)	Mrs I MacKenzie
Mr D Fraser	Mr A MacKintosh
Mr L Fraser (remote)	Mr T MacLennan ( <b>Chair</b> )
Mr K Gowans	Mr P Oldham
Mr A Graham	Ms M Reid
Mr R Jones (remote)	

**Non-Committee Members Present:**

Mr B Boyd  
Mrs T Robertson (remote)

**Substitutes:**

Mr J Grafton (for Mrs L Saggors)

**Officers participating:**

Mr D Mudie, Area Planning Manager – South (DM)  
Mr B Robertson, Team Leader (BR)  
Ms L Prins, Principal Planner (LP)  
Mr J Kelly, Principal Planner (JK)  
Ms C Farmer-McEwan, Planner (CF-M)  
Mr M Clough, Senior Engineer, Transport Planning  
Mr I Meredith, Solicitor and Clerk  
Ms F MacBain, Committee Administrator

<b>ITEM NO</b>	<b>DECISION</b>	<b>ACTION</b>
<b>1</b>	<b>Apologies for Absence</b>	



	<b>Leisgeulan</b> Mrs L Sagers	
		<b>n/a</b>
<b>2</b>	<b>Declarations of Interest Foillseachaidhean Com-pàirt</b>	
	Mr A Graham – Item 6.2 (Transparency Statement) and Item 8.3 (Declaration of Interest) Mr A MacDonald – Items 8.1 and 8.5 (Declarations of Interest)	<b>n/a</b>
<b>3</b>	<b>Confirmation of Minutes 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 1 November 2022 which was <b>APPROVED</b> .	<b>n/a</b>
<b>4</b>	<b>Appointment of Member to the Planning Review Body Cur Bhall an Dreuchd chun na Buidhne Ath-bhreithneachaidh Dealbhaidh</b>	
	Following a decision by the Highland Council on 8 December 2022 to increase the membership of the Council’s Planning Review Body (PRB) from 6 to 8 members, the Committee <b>AGREED</b> to appoint <b>Mr P Oldham</b> to the PRB.	
<b>5</b>	<b>Major Development Update Iartasan Mòra</b>	
	There had been circulated Report No PLS/88/22 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.  Two further updates were provided as follows:  <ul style="list-style-type: none"> <li>the Council had been consulted by the Scottish Government on the Tomcrasky Wind Farm; and</li> <li>the Cairn Duhie Wind Farm Inquiry would begin on 14 December 2022 and would be online rather than in person.</li> </ul> The Committee <b>NOTED</b> the current position with the applications.	<b>SH</b>
<b>6</b>	<b>Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b>	
6.1	<b>Description:</b> Erection of distillery, marketing suite and maturation warehouses with associated access, parking, infrastructure, and servicing (22/03622/PAN) (PLS/89/22) <b>Ward:</b> 20 <b>Applicant:</b> Wright Distillers Company Ltd <b>Site Address:</b> U220 250M South East Of Spey Dam, Laggan.	

	<b>NOTED</b> the proposal.	
6.2	<p><b>Transparency Statement: Mr A Graham declared that he was the Chair of the Stakeholder Group for the project, however as the item was for noting only, he did not consider that a Declaration of Interest was required but wished to make a Transparency Statement.</b></p> <p><b>Description:</b> Phased redevelopment of Charleston Academy comprising replacement of secondary school buildings, sports facilities and car parking, new Kinmylies Nursery and primary school accommodation. (22/04748/PAN) (PLS/90/22)  <b>Ward:</b> 13  <b>Applicant:</b> The Highland Council  <b>Site Address:</b> Charleston Academy, General Booth Road, Inverness, IV3 8ET.</p>	
	<b>NOTED</b> the proposal.	
6.3	<p><b>Description:</b> Replacement of existing Aigas Substation (22/04835/PAN) (PLS/91/22)  <b>Ward:</b> 12  <b>Applicant:</b> Scottish Hydro Electric Transmission plc  <b>Site Address:</b> Land 425M NE of Aigas Power Station.</p>	
	<b>NOTED</b> the proposal.	
6.4	<p><b>Description:</b> Replacement of existing Kilmorack Substation comprising: access track, fenced platform area (not exceeding 50x95m) incorporating control building, transformers, plant and infrastructure, associated ancillary facilities, temporary construction compound and laydown area(s), alongside drainage and landscaping requirements. (22/04837/PAN) (PLS/92/22)  <b>Ward:</b> 12  <b>Applicant:</b> Scottish Hydro Electric Transmission Plc  <b>Site Address:</b> Land 350M NE Of Kilmorack Power Station, Kilmorack, Beauly.</p>	
	<b>NOTED</b> the proposal.	
6.5	<p><b>Description:</b> Replacement of existing Culligran Substation comprising: access track, fenced platform area (not exceeding 50x95m) incorporating control building, transformers, plant and infrastructure, associated ancillary facilities, temporary construction compound and laydown area(s), alongside drainage and landscaping requirements. (22/04838/PAN) (PLS/93/22)  <b>Ward:</b> 12  <b>Applicant:</b> Scottish Hydro Electric Transmission Plc  <b>Site Address:</b> Culligran Power Station, Strathfarrar, Kiltarlity.</p>	
	<b>NOTED</b> the proposal.	
6.6	<p><b>Description:</b> Replacement of existing Deanie Substation comprising: access track, fenced platform area (not exceeding 50x95m) incorporating control building, transformers, plant and infrastructure, associated ancillary facilities, temporary construction compound and laydown area(s), alongside drainage and landscaping requirements. (22/04840/PAN) (PLS/94/22)  <b>Ward:</b> 12  <b>Applicant:</b> Scottish Hydro Electric Transmission Plc</p>	

	<b>Site Address:</b> Land 380M SW Of Deanie Power Station, Deanie, Strathfarrar, Kiltarlity.	
	<b>NOTED</b> the proposal.	
7.	<b>Continued Item</b> <b>Cuspairean a' Leantainn</b>	
7.1	<b>Applicant:</b> Scottish Hydro Electric Transmission Plc (21/04728/FUL) (PLS/95/22) <b>Location:</b> Land 1185M West of Knotty Wood Cottage, Farr. (Ward 12) <b>Nature of Development:</b> Construction of the tracks to access the Knocknagael -Tomatin 275kw Over Head Line (in retrospect). <b>Recommendation: Grant.</b>  Only Members present at the meeting on 1 November 2022 were entitled to participate.	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report, <i>with the following amendments:</i>  <i>i. Extend the required time period in Condition 4 to 3 years; and</i> <i>ii. Condition 5 is amended to facilitate the monitoring of the quality of water at the private water supply,</i>  <i>The final wording of these Conditions to be delegated to Planning officials in consultation with local Members</i>	<b>CF-M</b>
8.	<b>Planning Applications to be Determined</b> <b>Iartasan Dealbhaidh rin Dearbhadh</b>	
8.1	<b>Declaration of Interest: Mr A MacDonald declared an interest in this item as he had already made his view on it known, and he left the meeting for its duration.</b>  <b>Applicant:</b> The Highland Council (22/03479/MSC) (PLS/96/22) <b>Location:</b> Land 400M NE Of Blar Mhor Industrial Estate, Lochyside, Fort William. (Ward 11) <b>Nature of Development:</b> Erection of 122 residential units with associated work <b>Recommendation: Approve.</b>	
	<b>Agreed:</b> to <b>APPROVE</b> the application subject to the conditions recommended in the report.	<b>SH</b>
8.2	<b>Applicant:</b> Scottish & Southern Electricity Networks Transmission (22/04496/S37) (PLS/97/22) <b>Location:</b> Land At Carn Na Saobhaidhe, Gorthleck, Inverness. (Ward 12) <b>Nature of Development:</b> Corriegarh 2 Wind Farm Grid Connection - Erection and operation of overhead 132kv transmission line and associated access track. <b>Recommendation: Raise No Objection.</b>	
	<b>Agreed:</b> to <b>RAISE NO OBJECTION</b> , as detailed in the report, <i>and subject to a further condition to reduce the width of the access track after the construction period.</i>	<b>SH</b>

8.3	<p><b>Declaration of Interest: Mr A Graham declared an interest in this item as a member of the Levelling Up Fund Bught Park Project Board, and he left the meeting for its duration.</b></p> <p><b>Applicant:</b> The Highland Council (22/03916/FUL) (PLS/98/22)  <b>Location:</b> Bught Park, Bught Drive, Inverness. (Ward 13)  <b>Nature of Development:</b> Erection of pavilion, refurbishment of stadium, and replacement changing rooms.  <b>Recommendation: Grant.</b></p> <p>A late representation had been received from Fields in Trust advising that Council was not sole owner of Bught Park, but rather as a Trustee. The Council's legal advisors had confirmed that as the application form had been signed by the Council, as a Trustee of the Park, this met the relevant legal requirements and accordingly was not a material consideration in the determination of the application.</p> <p>During discussion, some Members expressed concern at the colour and finish of the exterior of the pavilion, and disappointment there was no balcony or solar panels including with the proposal.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report <i>and in relation to the condition regarding materials that this be delegated to Planning Officials in consultation with the Committee Chair and Ward 13 Local Members.</i></p>	<b>JK</b>
8.4	<p><b>Applicant:</b> NHS Highland (22/04645/FUL) (PLS/99/22)  <b>Location:</b> Raigmore Hospital, Old Perth Road, Inverness, IV2 3UJ (Ward 16)  <b>Nature of Development:</b> Erection of barrier-controlled bus and emergency service vehicle-only connection from Raigmore Hospital to the public road network at Churchill Road / Ashton Road.  <b>Recommendation: Grant</b></p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.</p>	<b>JK</b>
8.5	<p><b>Declaration of Interest: Mr A MacDonald declared an interest in this item as one of the objectors and left the meeting for its duration.</b></p> <p><b>Applicant:</b> Ms &amp; Mr Ellen, Sophie &amp; Adam Smith (22/03052/FUL) (PLS/100/22)  <b>Location:</b> Roshven Farm, Glenuig, Lochailort, PH38 4NB. (Ward 21)  <b>Nature of Development:</b> The erection of a dwelling house, incorporating the refurbishment and extension of the existing house.  <b>Recommendation: Grant</b></p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.</p>	<b>LP</b>
8.6	<p><b>Applicant:</b> Mr N McKenzie (21/04616/FUL) (PLS/101/22)  <b>Location:</b> Land 125m NE Mid Anagach, Grantown-on-Spey. (Ward 20)  <b>Nature of Development:</b> Erection of 4 glamping pods, service hut, solar panels, formation of parking area.  <b>Recommendation: Grant.</b></p> <p><b>Motion:</b> by Mr B Lobban, seconded by Mr R Jones, to refuse planning</p>	

	<p>permission for the following reasons:</p> <ul style="list-style-type: none"> <li>i. despite the beneficial impact on the tourist economy, this proposal is contrary to policy 3.3 of Cairngorm National Park Authority Local Development Plan 2021 as development is not sympathetic to the traditional character, local vernacular, and distinctiveness by way of its design, as detailed in CNPA response in section 5.6 of the report; and</li> <li>ii. in addition, an increase in traffic of at least 50% along the access road, will have a significant detrimental impact on the amenity of local residents and is contrary to policy 2.2 CNPA LDP.</li> </ul> <p>There was no amendment.</p>	
	<b>Agreed:</b> to <b>REFUSE</b> planning permission for the reasons provide by Mr Lobban.	<b>BR</b>
8.7	<p><b>Applicant:</b> Parklands Developments Ltd (22/04281/FUL) (PLS/102/22)  <b>Location:</b> Land 50M SW of Unit 4A, Leys Square, Inverness. (Ward 19)  <b>Nature of Development:</b> Erection of 24No. cottage flats for staff accommodation.  <b>Recommendation: Grant</b></p> <p><b>Motion:</b> Mr K Gowans, seconded by Mr B Lobban, to refuse planning permission for the following reasons:</p> <ul style="list-style-type: none"> <li>i. the development exceeds the proposed number of homes identified in IN59 of the Inner Moray Firth Local Development Plan, so is contrary to the Highland-wide Local Development Plan;</li> <li>ii. in addition, there is insufficient parking for residents on site, and the proposed mitigation of additional parking at the care home is deemed unacceptable, and so it is contrary to policy 28 of the HwLPD; and</li> <li>iii. the number, layout, and design of the units, in combination with the lack of parking and tight nature of parking spaces, results in a general lack of amenity and is overdevelopment of the site so is contrary to policy 28 and 29 of the HwLDP.</li> </ul> <p><b>Amendment:</b> Mr T MacLennan, seconded by Mr A MacDonald, to grant planning permission as recommended in the report.</p> <p><b>For the motion:</b> Mr K Gowans, Mr D Fraser, Mr B Lobban, Mr A Graham (4)  <b>For the amendment:</b> Mrs M Reid, Mr J Grafton, Mr A MacKintosh, Mrs I MacKenzie, Mr T MacLennan, Mr A MacDonald, Mr M Cameron, Mr C Aitken, Mr L Fraser (9)  <b>Abstention:</b> Mr P Oldham (1)</p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>BR</b>
<b>9</b>	<p><b>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division</b>  <b>Co-dhùnadh mu lartas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</b></p>	
9.1	<p><b>Applicant:</b> Mr Brian Rizza (PPA-270-2269) (21/00769/FUL), and (LBA-270-2012) (21/00770/LBC)  <b>Location:</b> Blairlomond, 11 Drummond Crescent, Inverness, IV2 4QW (Ward</p>	

	15) <b>Nature of Development:</b> Erection of extension to garage within curtilage of list	
	<b>NOTED</b> the decisions of the Reporter appointed by the Scottish Ministers to: <ul style="list-style-type: none"> <li>• dismiss the appeal and refuse planning permission; and</li> <li>• dismiss the appeal and refuse listed building consent.</li> </ul>	
9.2	<b>Applicant:</b> Mr G MacDonald (PPA-270-2274) (20/01442/PIP) <b>Location:</b> Land Between The Heights And El Palamino , Ladystone Bunchrew , Inverness, IV3 (Ward 12) <b>Nature of Development:</b> Formation Of House Plot (In Lieu Of Plot 2 (17/05112/PIP))	
	<b>NOTED</b> the decision of the Reporter who was minded to allow the appeal and grant planning permission in principle subject to conditions, following the revocation of planning permission in principle 17/05112/PIP.	
	<b>The meeting ended at 4.35pm.</b>	

## THE HIGHLAND COUNCIL

### NORTH PLANNING APPLICATIONS COMMITTEE

25 JANUARY 2023, 10.30AM, COUNCIL CHAMBER, INVERESS

#### 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 Michael Baird  
Mrs Isabelle Campbell  
Mr Richard Gale  
Ms Liz Kraft  
Mrs Angela MacLean  
Ms Jan McEwan **(except item 6.7 and 6.8)**

Mr Drew Millar **(in the Chair except Item 5.1 and 5.2)**  
Mr Alasdair Rhind **(except Item 6.4)**  
Mrs Margaret Paterson  
Mr Karl Rosie  
Mr Ruraidh Stewart **(except Item 6.4)**  
Mr Hugh Morrison **(except item 5.2 to 6.10)**

#### Substitutes

Mr Sean Kennedy **(except item 6.1 to 7.3)**  
Mr Struan Mackie **(except item 6.10, 7.1 and 7.2)**  
Ms Morven-May MacCallum **(except item 6.1 to 7.3)**

#### Non-Committee Members Present:

Marianne Hutchinson **(except item 6.4 to 7.3)**  
Duncan MacPherson **(except item 6.4 to 7.3)**

#### Officers participating:

Mr D Jones, Area Manager - North (DJ)  
Mr S Hindson, Team Leader (SH)  
Mr Liam Burnside (LB)  
Ms Claire Farmer (CF)  
Mr Craig Simms (CS)  
Mr Peter Wheelan (PW)  
Mr Jethro Watson (JW)  
Mr M Harvey, Planner (MH)  
Ms R Banfro, Solicitor and Clerk  
Ms Rachel Ross, Committee Administrator

ITEM NO	DECISION	ACTION
1	<p><b>Apologies for Absence</b> <b>Leisgeulan</b></p> <p>Ms S Atkin (substituted by Ms MM MacCallum) Mr R Bremner, Ms T Collier and Mr M Reiss (substituted by Mr S Mackie)</p>	
		n/a
2	<p><b>Declarations of Interest</b> <b>Foilseachaidhean Com-pàirt</b></p> <p>Item 6.10-Mr S Mackie Item 6.7 and 6.8 – Mr J McEwan</p>	
		n/a
3	<p><b>Confirmation of Minutes</b> <b>Dearbhadh a' Gheàrr-chunntais</b></p> <p>There had been submitted for confirmation as a correct record the action note and minute of the meetings of the Committee held on 6 December 2022 which were <b>APPROVED</b>.</p> <p>Clarification was sought by Mr R Stewart regarding the progress of issuing planning permission in respect of planning application 22/02499/FUL considered by the Committee on 6 December 2022.</p>	DJ
3a.	<p><b>Appointment of Member to the Planning Review Body</b> <b>Cur Bhall an Dreuchd chun na Buidhne Ath-bhreithneachaidh Dealbhaidh</b></p>	
	<p>The Committee agreed to appointment Mr R Gale to the Planning Review Body.</p>	n/a
4	<p><b>Major Development Update</b> <b>Iartasan Mòra</b></p>	
	<p>There had been circulated Report No PLN/001/23 by the Area Planning Manager – North, providing an update on progress of all cases within the “Major” development category currently with the Infrastructure and Environment Service for determination.</p> <p>The following large scale applications have been submitted since the report was published:</p> <ul style="list-style-type: none"> <li>• Extension of existing Broadford Substation, Isle of Skye;</li> <li>• Extension of existing Edinbain Substation of the Isle of Skye;</li> <li>• Extension to the Bettyhill Wind Farm on the North Coast of Sutherland; and</li> <li>• S36 Application for Kirkton Wind Farm on the Northwest Coast of Sutherland</li> </ul> <p>It is anticipated that these applications will be brought to Committee for determination in late summer 2023.</p> <p>The Committee <b>NOTED</b> the current position with the applications.</p>	SH



5	<b>Continued Items</b> <b>Cuspairean a' Leantainn</b>	
5.1	<b>Applicant:</b> SSE Generation Limited (21/03695/S36) (PLN/002/23) <b>Location:</b> Land 2km NE Of Glencassley Castle, Rosehall (Ward 01). <b>Nature of Development:</b> Achany Extension Wind Farm - Erection and Operation of a Wind Farm for a period of 50 years, comprising of 20 Wind Turbines with a maximum blade tip height 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure. <b>Recommendation:</b> RAISE NO OBJECTION.	
	<b>Agreed to:</b> RAISE NO OBJECTION	SH
5.2	<b>Applicant:</b> Energiekontor UK Ltd (22/02717/S36) (PLN/003/23) <b>Location:</b> Land 1700M SW of Oape, Ardgay (Ward 01). <b>Nature of Development:</b> Application for section 36 consent for the proposed Strath Oykel Wind Farm and battery storage, 11 wind turbines of up to 200 metres and associated infrastructure. <b>Recommendation:</b> RAISE NO OBJECTION.	
	<p>Mr M Baird seconded by Mrs M Paterson agreed to RAISE AN OBJECTION for the following reasons:</p> <p>Having reviewed the report and having regard to NPF4, Members are of the view that there has been no significant material change, which would lead to the Committee's decision of 18 October 2022 being altered. It is Member's assessment that the objection in relation to this application be maintained for the following reasons which have been updated to reflect the content of National Planning Framework 4 and the Onshore Wind Energy Policy Statement 2022:</p> <p>Policy 67 (Renewable Energy) of the Highland-wide Local Development Plan indicates that the Council "will support proposals where it is satisfied that they are located, sited and designed such that they will not be significantly detrimental overall, either individually or cumulatively with other developments." In Members' assessment of the application, the development would have a significantly detrimental MK visual impact, both individually and cumulatively with existing consented and operational onshore wind energy developments including Lairg, Rosehall, Achany, leading to the perceived encirclement of properties within Strath Oykel, including the settlements of Rosehall and Altass, particularly as viewed by road users, including tourists, residents, and recreational users of the outdoors in the wider vicinity of the site due to the design, scale and location of the proposed development in this elevated location on the south of the strath. Given the significant localised impact of this proposal, members are of the view that the mitigation by design of the proposed development is not considered appropriate in accordance with Policy 11(e)(ii) and fails to mitigate the significant cumulative impacts contrary to Policy 11(e)(xiii) of NPF4.</p> <p>Policy 11(e)(i) of NPF4 indicates that proposals such as this Development will address project design and mitigation in relation to the impact on communities and individual dwellings, including residential amenity and visual impact. For the reasons above mentioned, Members were of the view that the development should be judged as being significantly detrimental and as such fails to accord with Policy 11(e)(i) of NPF4. The Committee does not</p>	SH

	<p>believe (i) that this is the right development in the right place and (ii) that the application will protect, enhance or promote the landscape and wider environment; and • Scotland's Land Use Strategy and Onshore Windfarm Energy Statement sets out that there needs to be a balance between the benefits of on-shore wind energy development and its impacts. In respect of this development, the Committee believes that this balance has not been appropriately struck</p> <p>In considering these impacts, Members have placed significant weight on the contribution of the proposal to renewable energy generation and addressing climate change in terms of Policy 1 of NPF4, however, in Member's assessment the adverse visual impacts of the development both individually and cumulatively, significantly outweigh the benefits offered by this application.</p>	
<b>6</b>	<b>Planning Applications to be Determined</b> <b>Iarrtasan Dealbhaidh rin Dearbhadh</b>	
<b>6.1</b>	<p>6.1 (pp 37 - 57) (Plans pp 1)</p> <p><b>Applicant:</b> Charles Sutherland Joinery &amp; Construction (22/03837/PIP) (PLN/004/23)</p> <p><b>Location:</b> Plot 1 Land 45M South of Clett Cottage, Brough, Dunnet (Ward 02).</p> <p><b>Nature of Development:</b> Erection of house with associated drainage system and formation of access</p> <p><b>Recommendation:</b> GRANT</p>	
	<b>Agreed to: GRANT</b> planning permission subject to the conditions recommended in the report.	<b>CS</b>
<b>6.2</b>	<p><b>Applicant:</b> Charles Sutherland Joinery &amp; Construction (22/03841/PIP) (PLN/005/23)</p> <p><b>Location:</b> Plot 2 Land 75M South of Clett Cottage, Brough, Dunnet (Ward 02).</p> <p><b>Nature of Development:</b> Erection of house with associated drainage system and formation of access.</p> <p><b>Recommendation:</b> GRANT</p>	
	<b>Agreed to: GRANT</b> planning permission subject to the conditions recommended in the report.	<b>CS</b>
<b>6.3</b>	<p><b>Applicant:</b> Bluebell Wind Limited (21/02985/FUL) (PLN/006/23)</p> <p><b>Location:</b> Land 1.9Km SW Of Aultguish Inn, Garve, IV23 2PQ (Ward 05).</p> <p><b>Nature of Development:</b> Lochluichart Wind Farm Extension II Redesign - Erection and Operation of a Wind Farm for a period of 40 years, comprising of 5 wind turbines with a maximum blade tip height 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.</p> <p><b>Recommendation:</b> GRANT</p>	
	<b>Agreed to: GRANT</b> planning permission subject to the conditions recommended in the report.	<b>PW</b>
<b>6.4</b>	<p><b>Applicant:</b> Raasay Development Trust (22/03917/FUL) (PLN/007/23)</p> <p><b>Location:</b> Raasay New Ferry Terminal, Battery Park, Isle of Raasay (Ward 10).</p>	

	<p><b>Nature of Development:</b> Proposed EV charging point, campervan hookup, chemical waste disposal and PV panels.</p> <p><b>Recommendation:</b> GRANT</p>	
	<p><b>Agreed to:</b> GRANT planning permission subject to the conditions recommended in the report.</p>	<b>JW</b>
<b>6.5</b>	<p><b>Applicant:</b> Highland Council (22/02739/FUL) (PLN/008/23)  <b>Location:</b> Land 70M South of Lone Tree, Staffin Road, Portree (Ward 10).  <b>Nature of Development:</b> Creation of a new link road.  <b>Recommendation:</b> GRANT</p>	
	<p><b>Agreed to:</b> GRANT planning permission subject to the conditions recommended in the report.</p>	<b>MH</b>
<b>6.6</b>	<p><b>Applicant:</b> Parkdean Holiday Parks Limited (22/03798/FUL) (PLN/009/23)  <b>Location:</b> Caravan Park, Grannies Heilan Hame, Embo, Dornoch, IV25 3QD (Ward 04).  <b>Nature of Development:</b> Change of use of land to form 21 no. static caravan stances for holiday use, and ancillary development.  <b>Recommendation:</b> GRANT</p>	
	<p><b>Agreed to:</b> GRANT planning permission subject to the conditions recommended in the report.</p>	<b>LB</b>
<b>6.7</b>	<p><b>Applicant:</b> Reay Farms Ltd (22/02675/PIP) (PLN/010/23)  <b>Location:</b> Land 65M SE Of Safari Croft, Reay (Ward 02).  <b>Nature of Development:</b> Erection of House  <b>Recommendation:</b> GRANT</p>	
	<p><b>Agreed to:</b> GRANT planning permission subject to the conditions recommended in the report.</p>	<b>CF</b>
<b>6.8</b>	<p><b>Applicant:</b> Reay Farms Ltd (22/02676/PIP) (PLN/011/23)  <b>Location:</b> Land 65M SE Of Safari Croft, Reay (Ward 02).  <b>Nature of Development:</b> Erection of House  <b>Recommendation:</b> GRANT</p>	
	<p><b>Agreed to:</b> GRANT planning permission subject to the conditions recommended in the report.</p>	<b>CF</b>
<b>6.9</b>	<p><b>Applicant:</b> SSE Renewables (22/03723/S42) (PLN/012/23)  <b>Location:</b> Land Approximately 15 Kilometres South of Strathy Village And 35 Kilometres South-west of The Settlement of Thurso (Ward 01).  <b>Nature of Development:</b> Application for non-compliance with conditions 10 (Aviation Lighting and Information) and Condition 30 (Noise) of deemed planning permission 20/03481/S36 (Strathy South Wind Farm Variation)  <b>Recommendation:</b> APPROVE</p>	
	<p><b>Agreed to:</b> APPROVE planning permission subject to the conditions recommended in the report</p>	<b>SH</b>
<b>6.10</b>	<p><b>Applicant:</b> Highland Wind Limited (22/04722/PIP) (PLN/013/23)  <b>Location:</b> Land at The Dounreay Coast in Caithness, Immediately Adjacent to The Western Boundary of The Vulcan Naval Reactor Test Establishment (Vulcan NRTE) (Ward 02).  <b>Nature of Development:</b> Erection and operation of Onshore Substation,</p>	

	Underground Electricity Cables, Cable Landfall, Transition Joint Bay, Cable Joint Bays, construction compounds, new and upgraded access tracks and associated infrastructure. <b>Recommendation:</b> GRANT	
	<b>Agreed to:</b> <b>APPROVE</b> planning permission subject to the conditions recommended in the report, with delegated powers granted to Officers to amend Condition 2 and any subsequent consequential changes to conditions to address wording consistency.	<b>SH</b>
<b>7.1</b>	<b>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division</b> <b>Co-dhùnadh mu Iarrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</b>  <b>Applicant:</b> Kyle of Sutherland Development Trust (22/00337/FUL) (PLN/014/23) <b>Location:</b> Land 40 metres east of South Bonar Public Toilets, Ardgay, IV24 3AN (Ward 01) <b>Nature of Development:</b> Construction of shelter containing WC and shower facilities, provision of services to provide serviced overnight parking and camping site.	
	Agreed: to <b>NOTE</b> the decision of the Reporter to refuse planning permission for the construction of a shelter containing WC and shower facilities, provision of services to provide serviced overnight parking and camping site at land 40 metres east of South Bonar Public Toilets, Ardgay, IV24 3AN following notification to Scottish Ministers of the Committee's decision to grant the application.	
<b>7.2</b>	<b>Applicant:</b> MOWI Scotland Limited (21/05582/FUL) (PLN/015/23) <b>Location:</b> Loch Hourn, Arnisdale, PH41 (Ward 05) <b>Nature of Development:</b> modification to equipment and biomass. Reduction in number of pens from 12 x 120m circumference pens (and 1 x 100m circumference pen) to 8 x 160m circumference pens. Proposed biomass increase and relocation of existing feed barge.	
	<b>Agreed:</b> to <b>NOTE</b> the decision of the Reporter to allow the appeal and grant planning permission subject to the 11 conditions listed at the end of the decision notice.	
<b>7.3</b>	<b>Applicant:</b> South Kilbraur Wind Farm Limited (19/04826/FUL) (PLN/016/23) <b>Location:</b> land 1,645 metres south of 43 Farlary, Rogart, Sutherland IV28 (Ward 01) <b>Nature of Development:</b> installation of up to seven wind turbines of up to 149.9 metres in height and ancillary infrastructure.	
	<b>Agreed:</b> to <b>NOTE</b> the decision of the Reporter to dismiss the appeal and refuse planning permission.	
	<b>The meeting ended at 15:19.</b>	

# THE HIGHLAND COUNCIL

## SOUTH PLANNING APPLICATIONS COMMITTEE

COUNCIL CHAMBER, HQ, 8 FEBRUARY, 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 (remote)	Mr A MacDonald (except items 7.1 and 7.10)
Mr C Ballance (except item 6.1)	Mrs I MacKenzie (remote) (except items 7.6 and 7.7)
Mr M Cameron (remote)	Mr A MacKintosh
Mr D Fraser	Mr T MacLennan, <b>Chair, except item 7.1</b>
Mr L Fraser	Mr P Oldham, <b>Chair for item 7.1</b>
Mr K Gowans (except item 6.1)	Ms M Reid (remote pm)
Mr A Graham (except items 7.6 and 7.7)	Ms L Saggars (except item 7.2)
Mr R Jones (except item 7.11)	
Mr B Lobban (except item 6.1)	

#### Non-Committee Members Present:

Mr M Baird	Ms K MacLean
Mr J Grafton	Mr D Macpherson
Mrs B Jarvie	Mrs T Robertson

#### Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)  
Mr S Hindson, Team Leader (SH)  
Mr B Robertson, Team Leader (BR)  
Ms L Prins, Principal Planner (LP)  
Ms C Millard, Planner (CM)  
Mr R Dowell, Planner (RD)  
Mr N Brockie, Planner (NB)  
Ms L Neil, Planner (LN)  
Ms C McArthur, Principal Solicitor  
Ms F MacBain, Senior Committee Officer

ITEM NO	DECISION	ACTION
1	Apologies for Absence	

	<p><b>Leisgeulan</b></p> <p>There were none.</p>	
		<b>n/a</b>
<b>2</b>	<p><b>Declarations of Interest</b> <b>Foillseachaidhean Com-pàirt</b></p>	
	<p>Item 7.1- Mr T MacLennan and Mr A MacDonald Item 7.6 and 7.7 - Mr A Graham</p>	<b>n/a</b>
<b>3</b>	<p><b>Confirmation of Minutes</b> <b>Dearbhadh a' Gheàrr-chunntais</b></p>	
	<p>There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 13 December 2022 which was <b>APPROVED</b>.</p>	<b>n/a</b>
<b>4</b>	<p><b>Major Development Update</b> <b>Iarrtasan Mòra</b></p>	
	<p>There had been circulated Report No PLS/01/23 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>Cloiche Wind Farm had not been included on the major development appendix as a result of a technical error. It was anticipated that the application would be presented to committee in March 2022</p> <p>The Committee <b>NOTED</b> the current position with the applications.</p>	<b>SH</b>
<b>5</b>	<p><b>Major Developments – Pre-application consultations</b> <b>Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b></p>	<b>SH/DM</b>
5.1	<p><b>Description:</b> Erection and operation of new substation comprising platform area, associated plant and infrastructure, ancillary facilities, laydown area(s), access road and landscape works, and extension to existing Foyers switching station comprising platform area, associated plant and infrastructure, ancillary facilities, laydown area(s), access road and landscape works (22/04455/PAN) (PLS/02/23) <b>Ward:</b> 12 <b>Applicant:</b> Scottish Hydro Electric Transmission Plc <b>Site Address:</b> Land 265M North of Foyers Power Station, Foyer.</p>	
	<p><b>NOTED</b> the submission.</p>	
5.2	<p><b>Description:</b> Erection and operation of battery energy storage system with a storage capacity of up to 30MW and associated infrastructure (22/04463/PAN) (PLS/03/23) <b>Ward:</b> 18</p>	

	<p><b>Applicant:</b> Anesco  <b>Site Address:</b> Land South Of Blackpark House, Nairn.</p>	
	<p><b>NOTED</b> the submission.</p>	
5.3	<p><b>Description:</b> Erection and operation of extension to the Knocknagael Substation comprising new platform area, associated plant and infrastructure, ancillary facilities, laydown area(s), access roads and landscape works (22/05451/PAN) (PLS/04/23)  <b>Ward:</b> 15  <b>Applicant:</b> Scottish Hydro Electric Transmission Plc  <b>Site Address:</b> Knocknagael Substation, Essich Road, Inverness.</p>	
	<p><b>NOTED</b> the submission.</p>	
<b>6</b>	<p><b>Continued Item</b>  <b>Cuspairean a' Leantainn</b></p>	
6.1	<p><b>Applicant:</b> Corriegarth 2 Windfarm Ltd (21/00101/S36) (PLS/05/23)  <b>Location:</b> Land At Carn Na Saobhaidhe, Gorthleck, Inverness (Ward 12).  <b>Nature of Development:</b> Erection and Operation of a Wind Farm for a period of 30 years, comprising of 16 Wind Turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure.  <b>Recommendation:</b> Raise No Objection.</p> <p>Only Members present for this item on 18 August 2022 were eligible to participate.</p> <p>The members eligible and present were:  Mr C Aitken, Mr M Cameron, Mr D Fraser, Mr A Graham, Mr R Jones, Mr A MacDonald, Ms I MacKenzie, Mr A MacKintosh, Mr T MacLennan, Mr P Oldham, Ms M Reid and Ms L Sagers.</p>	
	<p><b>Agreed:</b> to <b>RAISE NO OBJECTION</b> subject to the conditions and reasons set out in the report to South Planning Applications Committee in August 2022.</p>	<b>SH</b>
<b>7</b>	<p><b>Planning Applications to be Determined</b>  <b>Iartasan Dealbhaidh rin Dearbhadh</b></p>	
7.1	<p><b>Applicant:</b> Mr R MacGregor (22/02939/FUL) (PLS/06/23)  <b>Location:</b> Land 230M NW Of Sealladh Na Coille, Achnabobane, Spean Bridge, PH34 4EX. (Ward 11)  <b>Nature of Development:</b> Erection of house and garage.  <b>Recommendation:</b> Refuse.</p> <p><b>Declaration of Interest – Mr T MacLennan and Mr A MacDonald declared an interest in this item and left the chamber for its duration. Mr P Oldham took the Chair for this item.</b></p> <p><b>Motion</b> by Mr B Lobban, seconded by Mr P Oldham, to proceed with the application  <b>Amendment</b> by Mr C Ballance, seconded by Mr M Cameron, to defer the</p>	

	<p>application until the next Committee date of 22 March 2023.</p> <p>The <b>MOTION</b> was passed by 7 votes to 6, the votes having been cast as follows:</p> <p>For the motion: Mr C Aitken, Mr D Fraser, Mr K Gowans, Mr B Lobban, Mrs M Reid, Mr R Jones, Mr P Oldham  For the amendment: Mr M Cameron, Mrs I MacKenzie, Mrs L Saggars, Mr C Ballance, Mr A Graham, Mr A MacKintosh</p>	
	<b>Agreed:</b> to <b>REFUSE</b> planning permission for the reasons detailed in the report.	<b>LP</b>
7.2	<p><b>Applicant:</b> Nan Clach Extension Limited (22/01732/S36) (PLS/07/23)  <b>Location:</b> Tom Nan Clach Wind Farm, Glenferness. (Ward 18)  <b>Nature of Development:</b> Erection and Operation of a Wind Farm for a period of 40 years, comprising of 7 Wind Turbines with a maximum blade tip height of 149.9m, access tracks, borrow pits, battery energy storage compound substation, control building, and ancillary infrastructure..  <b>Recommendation: Raise No Objection.</b></p>	
	<b>Agreed:</b> to <b>RAISE NO OBJECTION</b> as detailed in the report.	<b>SH</b>
7.3	<p><b>Applicant:</b> Places for People Developments Ltd (22/02825/MS) (PLS/08/23)  <b>Location:</b> Land North East Of Tornagrain, Dalcross. (Ward 17)  <b>Nature of Development:</b> Matters specified in conditions 2(b), 2(c), 2(d), 2(e), 2(f), 2(g), 2(h), 2(k), 2(l), 2(m), 2(o), 2(p), 2(q), 2(s), 2(t), 2(u), 3, 4, 8, 9, 10, 23, and 25 of planning permission in principle 16/05725/S42 - Erection of 68 residential units, associated landscaping, open space, infrastructure and services.  <b>Recommendation: Approve.</b></p>	
	<b>Agreed:</b> to <b>APPROVE</b> the application as detailed in the report together with the addition of also approving condition 25.	<b>SH</b>
7.4	<p><b>Applicant:</b> Whirlwind Energy Storage Limited (22/03638/FUL) (PLS/09/23)  <b>Location:</b> Land 300M SE Of Househill House, Househill, Nairn. (Ward 18)  <b>Nature of Development:</b> Construction and operation of a battery energy storage facility consisting of up to 50 containerised battery storage units, ancillary transformers and inverters, connection building, site office and store, fencing and landscaping.  <b>Recommendation: Grant.</b></p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>MF</b>
7.5	<p><b>Applicant:</b> Tarmac Caledonian Ltd (21/05886/FUL) (PLS/10/23)  <b>Location:</b> Park Quarry, Nairn. (Ward 18)  <b>Nature of Development:</b> Park Quarry Extension to allow the extraction, processing and dispatch of hard rock for a period of 30 years, restoration of the site and landscaping.  <b>Recommendation: Grant.</b></p>	



	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report and the prior conclusion of a bond or other financial provision to secure site restoration measures.	<b>PW</b>
7.6	<p><b>Applicant:</b> The Highland Council (22/03954/FUL) (PLS/11/23)  <b>Location:</b> Northern Meeting Park, Ardross Street, Inverness. (Ward 13)  <b>Nature of Development:</b> Erection of community pavilion and refurbishment of existing grandstand.  <b>Recommendation:</b> Grant.</p> <p><b>Declaration of Interest:</b> Mr A Graham declared an interest as a member of the Levelling Up Fund Northern Meeting Park Project Board and left the meeting for the duration of this item.</p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>NB</b>
7.7	<p><b>Applicant:</b> The Highland Council (22/03958/LBC) (PLS/12/23)  <b>Location:</b> Northern Meeting Park, Ardross Street, Inverness. (Ward 13)  <b>Nature of Development:</b> Refurbishment of grandstand, internal alterations, demolition of toilet block extension and kitchen.  <b>Recommendation:</b> Grant.</p> <p><b>Declaration of Interest:</b> Mr A Graham declared an interest as a member of the Levelling Up Fund Northern Meeting Park Project Board and left the meeting for the duration of this item.</p> <p>Members discussed the need for consideration to be given to the possibility of the inclusion of alterations to the existing building to accommodate covered and raised all accessibility measures, in consultation with the Inverness disability access panel, the possibility of photovoltaic/solar panels on the pavilion roof and clarification of what arrangements could be made for the continued use of sports facilities whilst the work was being undertaken, albeit recognising that this was not in front of them for determination and may not be achievable. It was <b>agreed</b> to pass this information to the applicant for further discussion.</p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>NB</b>
7.8	<p><b>Applicant:</b> The Highland Council (22/03922/FUL) (PLS/13/23)  <b>Location:</b> Town House car park, Castle Street, Inverness (Ward 14)  <b>Nature of Development:</b> Change of use and alteration of former public toilet building to form Sustainable Energy Centre, with associated improvement of adjacent public realm.  <b>Recommendation:</b> Grant.</p>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>NB</b>

7.9	<p><b>Applicant:</b> Mrs A Findlay and Mrs C Scott (22/00433/FUL) (PLS/14/23)  <b>Location:</b> Balvattan Beag, Boat of Garten, PH24 3BX. (Ward 20)  <b>Nature of Development:</b> Erection of holiday accommodation annex.  <b>Recommendation:</b> Grant.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.</p>	<b>RD</b>
7.10	<p><b>Applicant:</b> Rural House Ltd (22/05047/FUL) (PLS/15/23)  <b>Location:</b> Land 120M East Of 125 Balmacaan Road, Drumnadrochit. (Ward 12)  <b>Nature of Development:</b> Erection of house.  <b>Recommendation:</b> Grant.</p> <p>Members requested that Condition 2 be amended to ensure a minimum width of the planned buffer zone be specified, and Condition 3 be amended to ensure works to the path between Balmacaan Road and West Lewiston were started before work on the main construction began, rather than prior to occupation of the house.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report with further amendments to be made to condition 2 and condition 3 to address concerns of the extent of the buffer zone and timing of the works on the path development.</p> <p>Members agreed to grant delegated powers to the Case Officer to draft appropriate amendments to both conditions, in consultation with the local members.</p>	<b>LN</b>
7.11	<p><b>Applicant:</b> Sir James Horlick (22/01289/PIP) (PLS/16/23)  <b>Location:</b> Land 80M South of Achnagonalin, Inchmore, Kirkhill. (Ward 12)  <b>Nature of Development:</b> Erection of up to 16No. residential units, drainage, access.  <b>Recommendation:</b> Grant.</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report and the prior conclusion of a section 75 legal agreement securing the developer contributions.</p>	<b>BR</b>
	<p><b>The meeting ended at 3.05pm.</b></p>	

**THE HIGHLAND COUNCIL**  
**NORTH PLANNING APPLICATIONS**  
**COMMITTEE**

**7 March 2023, 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:**

Ms S Atkin  
Mr M Baird  
Mr R Bremner **(except item 5.2)**  
Mrs B Campbell  
Mr R Gale  
Ms L Kraft  
Mrs A MacLean  
Ms J McEwan  
Mr D Millar **(except item 6.5)**  
Mrs M Paterson  
Mr M Reiss  
Mr A Rhind **(except item 6.4)**  
Mr K Rosie  
Ms M Smith  
Mr R Stewart

**Non-Committee Members Present:**

**Substitutes:**

**Apologies:**

Ms T Collier

**Officers participating:**

Mr D Jones, Area Planning Manager – North (DJ)  
Mr L Burnside, Planner (LB)  
Mr M Kordas, Planner (MK)  
Ms L Stewart, Planner (LS)  
Mr J Watson, Planner (JW)  
Mr M Clough, Senior Engineer, Transport Planning (MC)  
Mr A Puls, Acting Environment Manager / Conservation Officer  
Ms R Banfro, Solicitor (Planning) and Clerk  
Ms R Ross, Committee Officer

ITEM NO	DECISION	ACTION
1	<b>Apologies for Absence</b> <b>Leisgeulan</b>	
	Apologies were intimated on behalf of Ms T Collier	n/a
2	<b>Declarations of Interest</b> <b>Foillseachaidhean Com-pàirt</b>	
	Cllr D Millar – 6.5 declaration of interest as his daughter is one of the objectors.	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 25 January 2023 which was <b>APPROVED</b> .	n/a
4	<b>Major Development Update</b> <b>Iarrtasan Mòra</b>	
	<p>There had been circulated Report No PLN/017/22 by the Area Planning Manager - North, providing an update on progress of all cases within the “Major” development category currently with the Infrastructure and Environment Service for determination.</p> <p>The Committee were advised of the current position in respect of the following appeals:</p> <ul style="list-style-type: none"> <li>• In relation to Kirkan Wind Farm and Kintradwell Wind Farm, evidence was given in January.</li> <li>• In relation to Meall Buidhe wind farm five procedure notices had been received. One had been responded to by the Council’s Legal Services. Responses were being prepared in relation to the others. With specific reference to the procedure notice on NPF4 an extension of time had been sought however this had been declined.</li> <li>• An appeal for Strathrory Wind Farm Re-Design had been lodged by the applicant and will be progressed.</li> </ul> <p>An update was requested on the proposed development at Barbraville (ref 08/00253/OUTSUL. A verbal update was provided by the Area Planning Manager.</p> <p>The Committee <b>NOTED</b> the current position with the applications.</p>	DJ
5	<b>Major Developments – Pre-application consultations</b> <b>Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b>	
5.1	<b>Description:</b> West of Orkney Wind Farm - Provision of onshore transmission infrastructure, including approximately 22km of underground cabling, a substation and associated infrastructure (22/05500/PAN) (PLN/018/23)	

	<p><b>Ward:</b> 03 - Wick and East Caithness  <b>Applicant:</b> Offshore Wind Power Limited  <b>Site Address:</b> AC Site Spittal Sub Station, Halkirk, KW12 6XA.</p> <p>During discussion attention was drawn to the number of cultural and archaeological sites and core paths in the area. Members were made aware that at this stage the applicant was obliged to identify designated interests and features within the proximity. The onus would be on the applicant to address those components as part of any subsequent submission.</p>	
	<b>NOTED</b> the application.	<b>DJ</b>
5.2	<p><b>Description:</b> Toftingall Wind Farm - Erection and operation of a wind farm comprising up to two wind turbines, battery energy storage system, access track and associated infrastructure (22/06046/PAN) (PLN/019/23)  <b>Ward:</b> 03 - Wick and East Caithness  <b>Applicant:</b> Toftingall Wind Limited  <b>Site Address:</b> Land 1180M SE Of Mybster Inn Farm, Watten.</p> <p>During discussion a request was made that members receive a briefing on new technologies.</p>	
	<b>NOTED</b> the application.	<b>DJ</b>
5.3	<p><b>Description:</b> Removal of existing perimeter bund and replacement with perimeter defence structure. (22/06013/PAN) (PLN/020/23)  <b>Ward:</b> 08, Dingwall and Seaforth  <b>Applicant:</b> Highlands &amp; Islands Enterprise  <b>Site Address:</b> Dingwall Business Park, Dingwall.</p> <p>During discussion the following points were raised:-</p> <ul style="list-style-type: none"> <li>• the development was welcomed as it would hopefully allow business developments that had previously been recommended for approval and were currently with Scottish Ministers for consideration would then be able to proceed; and</li> <li>• Confirmation was sought that the bund would be sufficient without the further River Peffrey flood protection works.</li> </ul>	
	<b>NOTED</b> the application.	<b>DJ</b>
<b>6</b>	<b>Planning Applications to be Determined</b> <b>Iartasan Dealbhaidh rin Dearbhadh</b>	
	In terms of Standing Order 9, the Committee <b>AGREED</b> to consider item 6.5 and 6.6 at this stage.	
6.5	<p><b>Applicant:</b> Mr Calum Nicolson (22/02851/FUL) (PLN/025/23)  <b>Location:</b> Land 310M SE Of Ballinclash, 8 Hedgefield Road, Portree (Ward10).  <b>Nature of Development:</b> Siting of 8 pods and ancillary buildings and infrastructure.  <b>Recommendation:</b> <b>GRANT</b></p> <p><b>Declaration of Interest – Mr D Millar</b>  <b>Mr K Rosie took the Chair for this item.</b></p>	

	<b>Agreed:</b> to <b>DEFER</b> the item to allow the applicant to prepare a Roads safety plan in consultation with the Roads Safety Team, Transport Planning, Safer Routes to School Team and the Parent Council in Portree.	<b>MK</b>
6.6	<b>Applicant:</b> EE Ltd (22/05679/FUL) (PLN/026/23) <b>Location:</b> Forest Land, Millbuie Forest, Avoch (Ward 09). <b>Nature of Development:</b> Installation of 40m communications mast, antennas, ground-based apparatus and ancillary development <b>Recommendation:</b> <b>GRANT</b>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report and the additional condition that no development or work (including site clearance) shall commence until a programme of work for the survey, evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.	<b>MK</b>
6.1	<b>Applicant:</b> Dornoch Community Council (22/01452/FUL) (PLN/021/23) <b>Location:</b> Land 85m SW of Tullochard, Elizabeth Crescent, Dornoch (Ward 04). <b>Nature of Development:</b> Roads and site services for 6. No plots. <b>Recommendation:</b> <b>GRANT</b>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the developer contributions being secured prior to planning permission being issued and subject to the conditions recommended in the report.	<b>LS</b>
6.2	<b>Applicant:</b> Highland Council (22/03972/FUL) (PLN/022/23) <b>Location:</b> Land 95m South of Kildonan House, Swordale Road, Evanton (Ward 06). <b>Nature of Development:</b> Erection of 32 dwellings. <b>Recommendation:</b> <b>GRANT</b>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>LS</b>
6.3	<b>Applicant:</b> Wester Ross Fisheries Ltd (22/03020/S42) (PLN/023/23) <b>Location:</b> Site At Loch Kanaird, Isle Martin, Ullapool (Ward 05). <b>Nature of Development:</b> Application under Section 42 to continue to operate sea farm with removal of condition 1 of planning permission 13/01494/FUL. <b>Recommendation:</b> <b>GRANT</b>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>JW</b>
6.4	<b>Applicant:</b> Mr Danny Stasi (22/04488/FUL) (PLN/024/23) <b>Location:</b> Former Shop, Wallace Street, Dornoch, IV25 3PE (Ward 04). <b>Nature of Development:</b> Change of use from shop to domestic accommodation and external alterations. <b>Recommendation:</b> <b>GRANT</b>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	<b>LB</b>

## The Highland Council

Minutes of Meeting of the **Harbours Management Board** held in **Kinlochbervie Harbour Office, Kinlochbervie** on Wednesday 29 March 2023 at 1:00 pm.

### **Present:-**

Mr I Brown

Mr M Green (Chair)

Ms M Hutchison

Ms J McEwan

Mr R Stewart

### **In attendance:-**

Ms T Urry, Interim Executive Chief Officer Infrastructure & Environment

Mr T Usher, Harbours Manager, Community Services

Mr A MacIver, Principal Engineer, Project Design Unit

Mrs O Bayon, Committee Officer, Performance and Governance Service

### **1. Apologies for Absence**

Apologies for absence were intimated on behalf of Mr C Munro, Ms L Niven, Mr K Rosie and Mrs T Robertson.

### **2. Declarations of Interest**

The Committee **NOTED** the following Transparency Statement:-

Item 7: Ms M Hutchison

### **3. Minutes of Last Meeting**

There had been circulated Minutes of Meeting of the Harbours Management Board held on the 9 December 2022 which were **NOTED**.

### **4. Uig Harbour Redevelopment Update**

There had been circulated Report No HMB/1/23 dated 15 March 2023 by the Interim Depute Chief Executive.

During discussion Members raised the following comments:-

- disappointment was expressed that the concrete repairs to the old pierhead had been deferred from the project. It was felt that these works were still essential as it brought in local income and provided employment opportunities within the community;
- clarification was sought, and provided, regarding who would lead to secure budget and undertake the tendering exercise to eventually carry out the pier refurbishment works. In this regard it was confirmed that the PDU (Project Design Unit) would take the lead and it was anticipated that funding would still be available in the capital budget;

- it was confirmed that the deferred concrete repair works to the old pierhead of the harbour redevelopment project would be considered for inclusion in the 2023/24 capital programme which required a business plan as part of the appraisal process;
- in response to a query it was confirmed that any contractual overrun of works would be discussed in line with the section within the contract regarding delay damage clauses and reviewed with the contractor; and
- it was requested that a paper be presented to the next Harbours Management Board meeting outlining ownership and maintenance of the new electric ferry charging infrastructure.

The Board **NOTED** the position and **AGREED** to bring a report on the maintenance of new Electric Ferry charging infrastructure to the next Harbours Management Board meeting.

## 5. **Competitive Procurement of Marine Gas Oil at Kinlochberive Harbour**

There had been circulated Report No HMB/2/23 dated 17 March 2023 by the Interim Depute Chief Executive.

During discussion Members raised the following comments:-

- it was queried if there were other various factors than just fuel prices as to why some boats were not fuelling at Kinlochberive (KLB). In response, it was suggested that Ullapool harbour might be closer to their area of operations to purchase fuel and that KLB harbour might be too shallow for the bigger vessels. Whilst dredging could be considered to resolve the latter issue this would cost between £200-£300k;
- regarding the purchase of fuel for KLB harbour, it was queried if each harbour bought individually or was fuel collectively purchased in bulk;
- it was queried if fuel could be bought cheaper in Lochinver and if KLB could purchase directly from them. In this regard it was confirmed that road tankers were not available to transport the fuel;
- in response to a query, it was confirmed that KLB updated and published the fuel price list every day, although often the price was negotiated against other known coast prices; and
- Members welcomed the outcome of the recent audit report into the management of harbours, including the sale of fuel. This provided reasonable assurance and confidence on the operation of Harbours.

The Board **NOTED** the position.

## 6. **Disposal of Colbost Jetty**

There had been circulated Report No HMB/3/23 dated 15 March 2023 by the Interim Depute Chief Executive.

Members queried if consideration had been given to subleasing the Jetty to other businesses to generate additional income. In this regard it was confirmed that



outgoing costs to repair and maintain the jetty would likely not make this a cost-effective option especially as the Highland Council did not own the jetty.

The Board **AGREED to RECOMMEND** to the Economy and Infrastructure Committee the assignation of the seabed lease for Colbost Jetty to the Husabost Water Company.

## 7. Financial Performance 1 April 2022 to 28 February 2023

**Transparency Statement: Ms M Hutchison made a Transparency Statement in respect of this as a relative was the Harbour Master at Lochinver. However, having applied the objective test, reviewed her position in relation to the Item, she did not consider that she had an interest to declare.**

There had been circulated Report No HMB/4/23 dated 15 March 2023 by the Interim Depute Chief Executive.

Congratulations were expressed to the Harbours Management Team as the budget target figure had been exceeded. In terms of repeat custom, it was expected that aquacultural vessels would return on a cycle basis and utilise highland harbours for competitive fuel prices, and the good customer service. In addition, as the Highland Council harbour day rates were dearer for ad-hoc berthing, businesses were encouraged to sign up to the competitive 3, 6 or annual berthage rates.

The Board **NOTED** the financial position to 28 February 2023.

## 8. Schedule of Rates and Dues for 2023/24

There had been circulated Report No HMB/5/23 dated 15 March 2023 by the Interim Depute Chief Executive.

Appendix 1 section E Miscellaneous of the report contained the passenger and vehicle price list, however it was confirmed that the majority of ferries now operated with a lump sum payment solution. The individual price list was still relevant for a small number of operational ferries. In addition, as windfarm goods were regarded as complex cargo, they were charged on a separate individual basis.

The Board:-

- i. **NOTED** the contents of the Scheduled of Rates and Dues, inclusive of the annual inflationary uplift, applied at 10%; and

**AGREED to RECOMMEND** to the Economy and Infrastructure Committee:-

- ii. the publication Schedules of Rates and Dues for Highland Council Harbours for the financial year 2023/24; and
- iii. the amalgamation of the Nairn Dues into the Main Schedule.

The meeting ended at: 2:20 pm