

The Highland Council
South Planning Applications
Committee
Council Chamber, HQ, 12 December 2023, 10.30am

Minute / Action Note

Listed below are the decisions taken by Committee at their recent 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 R Jones
Mr C Ballance	Mrs I MacKenzie
Mr M Cameron (remote)	Mr A MacKintosh
Mr D Fraser	Mr T MacLennan
Mr L Fraser (remote) (except items 6.1-6.2)	Mr P Oldham
Mr K Gowans (except items 1-6.1)	Mrs M Reid (except item 6.2)
Mr A Graham (remote)	

Substitutes: Mr J Grafton (for Mrs L Saggars)

Non-Committee Members Present: Mr D Macpherson

Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)
 Mr P Wheelan, Strategic Projects Team Leader (PW)
 Mr B Robertson, Team Leader (BR)
 Mr J Kelly, Principal Planner (JK)
 Mr K Gibson, Principal Planner (KG)
 Ms S MacMillan, Team Leader (SMacM)
 Mr I Meredith, Acting Principal Solicitor
 Ms F MacBain, Senior Committee Office

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan Mrs L Saggars, Mr B Lobban.	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt Item 6.2 – Mrs M Reid.	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 22 November 2023 which was APPROVED .	n/a
4	Major Development Update Iarrtasan Mòra	
	There had been circulated Report No PLS/69/23 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. The Committee NOTED the current position with the applications.	PW
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
5.1	Description: Replacement of existing Kilmorack Substation comprising: access track, fenced platform area incorporating control building, transformers, plant and infrastructure, associated ancillary facilities, temporary construction compound and laydown area(s) (where required), alongside drainage and landscaping requirements (23/05130/PAN) (PLS/70/23) Ward: 12 Applicant: SSE Site Address: Land 100m NE of Caulternich, Kilmorack, Beauly.	
	NOTED the application.	DM
5.2	Description: Substation extension comprising; platform extension and erection of substation buildings, associated plant and infrastructure, associated ancillary development, drainage infrastructure, temporary construction compound and laydown area(s) as required, access improvements and landscape requirements (National Development) (23/05293/PAN) (PLS/71/23) Ward: 12 Applicant: SSE Site Address: Land 325m SW of Whitebridge Cottage, Auchterawe, Fort Augustus Attention was drawn to a drafting error in the report which stated the applicant was The Highland Council. The applicant was Scottish and Southern Energy.	
	NOTED the application and AGREED Members' comments on the importance of preserving native woodland would be provided to the applicant.	DM
6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	Applicant: The Highland Council (23/02722/FUL) (PLS/72/23) Location: Land 90m East of Recycling Centre, Ben Nevis Drive, Ben Nevis Inc Nature of Development: Construction of a waste transfer facility including steel Recommendation: Grant Members suggested that odour from the proposed centre would not be an issue as key activities took place inside, behind closed doors.	

	<p>There was discussion on the queuing on the existing road that took place at the recycling centre when the gates were closed to facilitate movement of skips. It was clarified that the proposed development would provide additional space to enable movement of skips and therefore might be able to manage the situation better.</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	SMacM
6.2	<p>Applicant: Hercules Unit Trust (23/03015/FUL) (PLS/73/23) Location: Everlast Fitness Club, Eastfield Way, Inverness (Ward 16). Nature of Development: Change of use of health and fitness centre to ten-pin bowling centre and indoor inflatable activity course with associated bar and dining facilities and amusements. Recommendation: Grant</p> <p>Declaration of Interest: Mrs M Reid declared an interest as a member of Everlast Fitness Club and left the chamber for this item.</p> <p>During discussion, Members raised the impact the loss of facilities could have on the health and wellbeing of the community and highlighted the need for facilities on this side of Inverness.</p> <p>Motion: Mr P Oldham, seconded by Mr T MacLennan, to grant the application as recommended.</p> <p>Amendment: Mr K Gowans, seconded by Mr C Ballance, to refuse the application on the grounds that it did not comply with policy 1 of the Highland Wide Local Development Plan (HwLDP), as the applicant had not satisfactorily evidenced that the use proposed could not be provided in the city centre and so the new proposed use would take footfall away from the city centre. The application was therefore contrary to policy 1 of the HwLDP and policy 27 (a) of NPF4 as the development did not enhance and improve the viability of the city centre.</p> <p>On a vote being taken there were 6 votes for the motion and 6 votes for the amendment, with no abstentions, and the Chair using his casting vote in favour of the motion, the votes being cast as follows:</p> <p>For the motion: Mr C Aitken, Mr M Cameron, Mr D Fraser, Mr T MacLennan, Mr P Oldham, Mr J Grafton For the amendment: Mr C Ballance, Mr K Gowans, Mr A Graham, Mr R Jones, Mrs I MacKenzie, Mr A MacKintosh</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report.</p>	JK
6.3	<p>Applicant: Springfield Properties PLC (23/00520/FUL) (PLS/74/23) Location: Land At Drum Farm South of Fire Station, Drumnadrochit (Ward 12). Nature of Development: Amended drainage strategy (in retrospect). Recommendation: Grant</p> <p>Motion: Mr T MacLennan, seconded by Mr A MacKintosh, to grant the application as recommended.</p>	

	<p>Amendment: Mr D Fraser, seconded by Mr C Ballance, to defer the application to ask NatureScot, and the applicant, for further information regarding their mitigation against non-native seeds getting into the triple SI area and the basis for their confidence in the proposed scheme.</p> <p>On a vote being taken, there were 4 votes for the motion, and 10 for the amendment, with no abstentions, the votes having been cast as follows:</p> <p>For the motion: Mr A MacKintosh, Mr T MacLennan, Mrs M Reid, Mr J Grafton</p> <p>For the amendment: Mr C Aitken, Mr C Ballance, Mr M Cameron, Mr D Fraser, Mr L Fraser, Mr K Gowans, Mr A Graham, Mr R Jones, Mrs I MacKenzie, Mr P Oldham</p>	
	<p>Agreed: to DEFER planning permission for the reasons provided by Mr Fraser.</p>	KG
6.4	<p>Applicant: Springfield Properties PLC (23/00532/FUL and 23/00533/FUL) (PLS/75/23)</p> <p>Location: Land at Drum Farm, South of Fire Station, Drumnadrochit (Ward 12).</p> <p>Nature of Development: Remix house types (21/03612/FUL).</p> <p>Recommendation: Grant (both applications)</p> <p>During debate, Mr Fraser proposed a deferment and suggested the applicant used the time offered by the deferment to negotiate a solution which allowed the development to proceed in a manner that suited all relevant parties.</p> <p>Motion: Mr T MacLennan, seconded by Mr K Gowans, to grant planning permission as recommended.</p> <p>Amendment: Mr D Fraser, seconded by Mr C Ballance, to defer both applications to allow the applicant to bring forward further justification for why a change to the mix and rate of development is required, noting that the committee was not sufficiently convinced that the delivery of the commercial part of the development should be amended from the long-established phasing as originally agreed by the Scottish Ministers and subsequently confirmed in subsequent decision.</p> <p>On a vote being taken, there were 2 votes for the motion, and 12 for the amendment, with no abstentions, the votes having been cast as follows:</p> <p>For the motion: Mr K Gowans, Mr T MacLennan</p> <p>For the amendment: Mr C Aitken, Mr C Ballance, Mr M Cameron, Mr D Fraser, Mr L Fraser, Mr J Grafton, Mr A Graham, Mr R Jones, Mrs I MacKenzie, Mr A MacKintosh, Mr P Oldham, Mrs M Reid</p>	
	<p>Agreed: to DEFER the applications for the reasons provided by Mr Fraser.</p>	KG
7	<p>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division Co-dhùnadh mu larrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</p>	

7.1	<p>Applicant: Mr C Wares and Mrs D Wares (20/00967/FUL) (NOD-270-002) Location: land north-west of Kings Stable Cottage, Westhill, Inverness, IV2 5B Nature of Development: Erection of a farmhouse.</p> <p>NOTED the decision of Scottish Ministers to agree with the Reporter's recommendation and refuse planning permission, for the reasons summarised in the Reporter's report.</p>	
	<p>The meeting ended at 3.10pm.</p>	