

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

7 June 2023, 10.30AM

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 S Atkin
Mr M Baird (except for item 7.8)
Mr R Bremner – (except item 7.9 & 7.8)
Mrs B Campbell
Mr R Gale
Ms L Kraft
Mrs A MacLean
Ms J MacEwan (except for item 7.8)
Mr D Millar
Mr M Reiss
Mr A Rhind
Mr K Rosie – (except item 5.1)
Mr R Stewart
Ms M Smith – (except item 5.1 & 5.2)

Non-Committee Members Present:

Ms L Johnston

Substitutes:

Mr S Kennedy

Apologies:

Ms T Collier
Mrs M Paterson

Officers participating:

Mr D Jones, Area Planning Manager – North (DM)
Mr M Fitzpatrick, Planner
Ms S Hadfield, Planner
Ms E MacArthur, Principal Planner
Ms L Stewart, Planner
Mr J Watson, Planner
Mr M Clough, Senior Engineer, Transport Planning (MC)
Ms R Banfro, Solicitor (Planning) and Clerk
Ms R, Ross, Committee Officer

ITEM NO	DECISION	ACTION
7.9	<p>In terms of Standing Order 9 the Committee AGREED to take item 7.9 at this time.</p> <p>Applicant: Mr and Mrs Innes (22/02645/FUL) (PLN/047/23) Location: Land 75M SW of Heights of Kilcoy, Muir of Ord (Ward 08). Nature of Development: Erection of three holiday lodges and associated shared facilities for short term let (tourist) holiday accommodation. Recommendation: GRANT</p> <p>The Committee AGREED to DEFER the application.</p>	LS
1	<p>Apologies for Absence Leisgeulan</p> <p>Apologies were intimated on behalf of Ms M Paterson with Mr S Kennedy substituting and also on behalf of Ms T Collier.</p>	
		n/a
2	<p>Declarations of Interest Foillseachaidhean Com-pàirt</p>	
	Item 7.8 – Mr M Baird	n/a
3	<p>Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais</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 19 April 2023 which was APPROVED.</p>	n/a
4	<p>Major Development Update Iarrtasan Mòra</p>	
	<p>There had been circulated Report No PLN/035/23 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>	DJ
	<p>The Committee NOTED the current position with the applications.</p>	
5	<p>Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</p>	
5.1	<p>Description: High voltage cable manufacturing plant (23/01272/PAN) (PLN/0036/23) Ward: 07 – Tain and Easter Ross Applicant: Global Energy Group Ltd Site Address: Land 500M North of Nigg Welding School</p> <p>During discussion it was emphasised that communities outside the ward were also affected by activities at Nigg with noise being a material consideration.</p>	GP
	<p>NOTED the application.</p>	
5.2	<p>Description: Installation of a battery storage development and associated infrastructure (22/06047/PAN) (PLN/0037/23) Ward: 6 – Cromarty Firth Applicant: Fig Power (subsidiary Of Hydrock) Site Address: Land 225M West of Drumore Cottage, Swordale Evanton</p>	DJ

	NOTED the application.	
6	Continued Items Cuspairean a' Leantainn	
6.1	Applicant: Wester Ross Fisheries Ltd (Mowi) (22/06182/FUL) (PLN/038/23) Location: Fish Farm, Ardessie, Dundonnell (Ward 05). Nature of Development: Fish farm brood stock facility: including main production building, egg incubation building, staff welfare and shorebase building, offices, plant, car parking and landscaping on site of existing fish farm. Recommendation: GRANT	JW
	The Committee AGREED to GRANT the application subject to the conditions detailed in the report approved by the Committee on 19 April 2023 and to the conditions detailed in the report.	
7	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
7.1	Applicant: Conon Brae Farms (20/02232/FUL) (PLN/039/23) Location: Land 45m NW of Drummondreach Steading, Alcaig, Conon Bridge (Ward 09). Nature of Development: Erection of single house. Recommendation: GRANT	SH
	The Committee AGREED to GRANT the application subject to the conditions laid out in the report.	
7.2	Applicant: A&W Sinclair (22/01586/S42) (PLN/040/23) Location: Ruther Quarry, Watten, Wick (Ward 03). Nature of Development: Section 42 application to amend condition 1 of planning permission 09/00129/FULCA - to extend operational life of quarry. Recommendation: GRANT	LS
	The Committee AGREED to GRANT the application subject to the conditions detailed in the report.	
7.5	In terms of Standing order 9 the Committee AGREED to take items 7.5 and 7.6 at this time. Applicant: Munro Construction (Highland) Ltd (22/03414/S42) (PLN/043/23) Location: Land 500M NW of Kilmore House, Wester Lonvine, Invergordon (Ward 07). Nature of Development: Section 42 application to amend condition 1 of planning permission 05/00126/FULRC to extend operational life of quarry by 10 years. Recommendation: GRANT	LS
	The Committee AGREED to GRANT the application subject to the conclusion of a legal agreement prior to planning permission being issued and subject to the conditions detailed in the report.	
7.6	Applicant: Munro Construction (Highland) Ltd (22/03417/S42) (PLN/044/23) Location: Land 200M North of Rhicullen Farm, Invergordon (Ward 06). Nature of Development: Application under Section 42 to amend condition 2 of 04/00501/FULRC - extend sand and gravel workings by 10 years. Recommendation: GRANT	LS
	The Committee AGREED to GRANT the application subject to the conclusion of a legal agreement prior to planning permission being issued and subject to the conditions detailed in the report.	
7.3	Applicant: Cruive Ltd (22/03011/FUL) (PLN/041/23) Location: Land 600M NE Of Tralorn, Battery Road, Castletown (Ward 02). Nature of Development: Erection of 4no. bothies and office/service building and associated infrastructure.	DJ

	Recommendation: GRANT	
	The Committee AGREED to GRANT the application subject to the conditions, an additional condition in relation to a site management plan, with the drafting of the final wording of conditions being delegated to officers in consultation with NPAC ward members.	
7.4	<p>Applicant: Highland Alba Joinery Ltd (21/05231/FUL) (PLN/042/23) Location: Land North West Of Stafford Court, Dornoch (Ward 04). Nature of Development: Erection of 10 flats, formation of site access, car parking areas, landscaping, and ancillary works. Recommendation: GRANT</p>	DJ
	The Committee AGREED to GRANT the application subject to a section 75 agreement being concluded before planning permission is issued and subject to the conditions detailed in the report.	
7.7	<p>Applicant: Cromartie Estate (23/00896/S42) (PLN/045/23) Location: Land 160m West of Nutwood Strathpeffer (Ward 05). Nature of Development: Application under Section 42 to remove condition 1 of Planning Permission 18/01017/PIP Erection of 15 houses (renewal of 14/02773/PIP). Recommendation: GRANT</p> <p>During discussion concerns were raised that this development may not provide the type of housing needed in the area and that smaller, more affordable homes would be more welcome.</p>	EM
	The Committee AGREED to GRANT the application subject to a section 75 agreement being concluded before planning permission is issued and subject to the conditions detailed in the report	
7.8	<p>Declaration of Interest: Mr M Baird declared an interest in this item due to his previous connection with Struie Action Group and left the room during this item.</p> <p>Applicant: Garvary Wind Farm Limited, C/O Coriolis Energy (21/01921/S36) (PLN/046/23) Location: Land 4600M NE of Invershin Community Hall, Invershin. (Ward 01). Nature of Development: Garvary Wind Farm - Erection and operation of wind farm for a period of 30 years, comprising of 25 (as amended) wind turbines with maximum blade tip height of up to 180m, access tracks, up to 6 borrow pits, substation, battery storage compound, control building, 4 meteorological masts, and ancillary infrastructure. Recommendation: RAISE AN OBJECTION</p>	MF
	The Committee AGREED to RAISE AN OBJECTION to the application for the reasons stated in the report.	
	The meeting ended at 3.30 pm.	