

The Highland Council

South Planning Applications Committee

Council Chamber, HQ, 10 December, 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 Ballance
Mr M Cameron (remote)
Mr D Fraser
Mr L Fraser
Mr K Gowans
Mr A Graham
Mr R Jones
Mr B Lobban

Mrs I MacKenzie (remote)
Mr A MacKintosh
Mr T MacLennan (remote)
Mr Macpherson (remote)
Mr P Oldham (in the Chair)
Ms M Reid
Ms L Saggars

Non-Committee Members Present: Mr D McDonald (remote)

Substitutes: Ms K Willis for Ms S Fanet

Officers participating:

Mr D Mudie, Area Planning Manager – South (DM)
Mr P Wheelan, Strategic Projects Team Leader (PW)
Mr B Robertson, Team Leader (BR)
Ms C MacLeod, Planner (CMacL)
Mr M Clough, Senior Engineer, Transport Planning (MC)
Ms C McArthur, Principal Solicitor
Ms F MacBain, Senior Committee Officer

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan Ms S Fanet.	
		n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt There were none.	
		n/a
3	Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais	

	There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 19 November 2024 which was APPROVED .	n/a
4	Major Development Update Iarrtasan Mòra	
	There had been circulated Report No PLS/69/24 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	PW
5.1	Description: Ness Weir II project - Modify existing weir, raising the crest height of weir, creating a fish pass, installing outlet sluice in the form of a tilting weir (24/04644/PAN) (PLS/70/24) Ward: 12 Applicant: Statera Energy Limited Site Address: Land 150M SW Of Ferry Cottage, Scaniport, Inverness	
	AGREED to note the submission and ask that the following material issues be brought to the applicant's attention in addition to the material considerations referred to in the report: <ul style="list-style-type: none"> • a request for information on the minimum and maximum water levels in the loch, with regard to flooding risks, especially for the residential properties near the loch; • noting the number of existing and proposed pumped hydro schemes in the area, it was important all scenarios were considered; and • further detail was requested on the ecological impact downstream of both the river and the canal. 	PW
5.2	Description: Loch Lundie Substation - Proposed new substation and platform with control building, access, laydown/work compound area(s), associated landscaping, site drainage and ancillary works (National Development) (24/04649/PAN) (PLS/71/24) Ward: 12 Applicant: Scottish Hydro Electric Transmission Plc Site Address: Land 2240M NW Of Invergarry Power Station Invergarry	
	NOTED the submission.	PW
6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	Applicant: Whirlwind Energy Storage Ltd and Caulternich Farm (23/03113/FUL) (PLS/72/24) Location: Land 410m SW of Platchaig House, Kilmorack, Beaully (Ward 12). Nature of Development: Construction and operation of an energy storage facility with capacity of up to 49.9MW, comprising up to 36 energy storage modules, control building, electrical equipment, access, landscaping, fencing.	

	<p>Recommendation: Grant.</p> <p>In relation to representations that had been made directly to Members, the Clerk reminded the Committee to only take into consideration material planning considerations.</p>	
	<p>Agreed: to REFUSE planning permission for the following reasons:</p> <p>Whilst it is acknowledged that policy 11 of NPF4 encourages, promotes and facilitates renewable energy development, it doesn't give unqualified support. It is considered that this proposal will have a significant detrimental effect on the landscape and visual impacts, despite the amendments proposed to mitigate this. This is due to it being an industrial development on an open field on a rural hillside characterised by open farmland. The proposal is, therefore, contrary to Policy 28 of the Highland wide local Development plan as it fails to demonstrate sensitive siting and high quality design in keeping with the local character of the area.</p>	PW
6.2	<p>Applicant: TJ Morris Ltd (24/00796/FUL) (PLS/73/24) Location: Land 55M northwest of 115 Cranmore Drive, Cranmore Drive, Smithton, Inverness (Ward 17). Nature of Development: Erection of retail unit, ancillary cafe, outdoor sales area and allotment space, with associated parking, access, active travel routes, boundary treatments, landscaping and public realm. Recommendation: Grant</p> <p>The Clerk made reference to Members having received direct representation on the application, particularly in relation to the process the applicant used to demonstrate support for their proposal and the potential authenticity of these comments.</p> <p>In essence, a website allowed individuals to select pro forma responses in support of the application which then generated a response on their behalf. A draft email was created with their response from an individual's personal email address which they could then choose to submit to the Council.</p> <p>Home Bargains' privacy statement indicated that the PR agency would share personal data with Home Bargains and Highland Council for planning purposes. It also stated that these views would be registered against the planning application for the project on The Highland Council's publicly accessible planning portal. The privacy statement clarified that the form's contents would be forwarded to the Council in support of the application and be copied to Home Bargains.</p> <p>All applications received were accepted on the basis that the submitter acted in good faith. After submitting a representation, the Council sent correspondence confirming receipt and that the comment would be made public on the planning portal. Beyond this, it was unreasonable to expect each local authority to verify every representation from individuals both locally and from wider areas.</p> <p>It was deemed that the process used did follow procedure for submitting a representation.</p> <p>Motion: Mr P Oldham, seconded by Mr A MacKintosh, to approve the application as recommended, subject to the removal of Condition 7, and an</p>	

	<p>amended Condition 29 as follows:</p> <p>Notwithstanding the provisions of Class 1(A) of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended, or any Order revoking and re-enacting that Order, with or without modification, the permission hereby granted relates to the use of the premises solely for the purpose of the sale of food and non-food only (maximum 10% retail floorspace to be bulky goods sales) and for no other use or purpose including any other activity falling within Class 1A of the said Order, with the exception of the café shown on the approved plans, unless the express consent of the Planning Authority is otherwise obtained.</p> <p>Reason: In order to clarify the terms of the permission hereby granted</p> <p>Amendment: Mrs M Reid, seconded by Mr C Ballance, to refuse the application for the following reasons:</p> <p>Due to the prominent size and scale of the building and its close proximity to residential houses it will have a detrimental impact on individual and community residential amenity and, therefore, contrary to policy 28 of the Highland wide local Development plan.</p> <p>It is also not viewed that the proposal is compatible with policy 14 of NPF4 as the proposal is not designed to improve the quality of the area as it is not consistent with 6 qualities of successful places, in particular the qualities of 'pleasant' and 'distinctive'. This is due to the layout of the development, the scale and massing and design of the buildings and lack of enclosure which fails to create an attractive sense of place that would be expected within a town centre.</p> <p>On a vote being taken, there were 8 votes for the motion and 8 for the amendment, with no abstentions, and the Chair used his casting vote in favour of the MOTION, the votes having been cast as follows:</p> <p>For the Motion: Mr P Oldham, Mr A Graham, Mr K Gowans, Mr B Lobban, Ms L Saggars, Mr A MacKintosh, Mr M Cameron, Mr T MacLennan</p> <p>For the Amendment: Mr D Fraser, Mr L Fraser, Ms K Willis, Mr C Ballance, Mr R Jones, Ms M Reid, Mrs I MacKenzie, Mr D Macpherson</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report, an amended Condition 29, as detailed above and the removal of Condition 7.</p>	
7	<p>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division</p> <p>Co-dhùnadh mu Iartras do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</p>	
7.1	<p>Applicant: Intelligent Land Investments Group PLC (PPA-270-2301) (23/00497/FUL)</p> <p>Location: land 75 metres south east of Camas House, Fairways Business Park, Inverness, IV2 6AA (Ward 19)</p> <p>Nature of Development: Battery energy storage facility comprising access track, compound of battery and electrical equipment, meter buildings, stores, fencing, security cameras and associated landscaping.</p>	

	NOTED the decision of the Reporter appointed by the Scottish Ministers to dismiss the appeal and refuse planning permission.	
	The meeting ended at 2.30pm.	

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

12 March 2024, 9.30AM

MINUTE / ACTION NOTE

Listed below are the decisions taken by Committee at their virtual Microsoft Teams meeting and the actions that now require to be taken. The webcast of the meeting will be available within 48 hours of broadcast and will remain online for 12 months: <https://highland.public-i.tv/core/portal/home>

A separate memorandum will be issued if detailed or further instructions are required, or where the contents of the memorandum are confidential. Please arrange to take the required action based on this action note.

Meeting on 12 March 2025

Committee Members Present:

Mr M Baird
Mr R Bremner
Ms B Campbell (remote)(not present during items 6.11 and 6.14)
Ms T Collier (remote) (not present during items 6.3 - 6.9)
Mr R Gale
Ms L Kraft
Mrs A MacLean
Ms J McEwan (not present during item 6.11)
Mr D Millar
Ms M Paterson
Mr M Reiss
Mr K Rosie
Ms M Smith

Non-Committee Members Present:

Mr S Coghill

Substitutes:

Ms M MacCallum
Mrs M Ross (remote)(not present during item 6.14)

Apologies:

Ms S Atkin
Mr R Bremner
Ms L Dundas
Mr C Munro

Officers participating:

Mr D Jones, Area Planning Manager – North (DJ)
Mr P Wheelan, Planning Team Leader (PW)
Ms C Farmer-McEwan, Principal Planner (CF)
Mr L Burnside, Planner (LB)
Ms J Bridge, Senior Engineer (JB)

Ms R Banfro, Solicitor (Planning) and Clerk
Ms R Ross, Committee Officer

Meeting on 18 March 2025

Committee Members Present:

Mr M Baird
Mr R Bremner (present for item 6.13, 7.1 and 7.2)
Ms B Campbell
Ms L Dundas (remote)
Mr R Gale
Ms L Kraft (remote)
Mrs A MacLean
Mr D Millar
Ms M Paterson
Mr K Rosie (remote)

Non-Committee Members Present:

Mr P Oldham

Apologies:

Ms S Atkin
Ms T Collier
Mr R Bremner
Mr C Munro
Mr M Reiss
Mrs M Smith

Officers participating:

Mr D Jones, Area Planning Manager – North (DJ)
Ms C Farmer-McEwan, Principal Planner (CF)
Ms J Bridge, Senior Engineer (JB)
Ms R Banfro, Solicitor (Planning) and Clerk
Ms R Ross, Committee Officer

Mr D Millar in the Chair

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan Apologies were intimated on behalf of Ms S Atkin, Mr R Bremner, Ms L Dundas and Mr C Munro on 12 March 2025 and Ms S Atkin, Ms T Collier, Mr R Bremner, Mr C Munro, Mr M Reiss and Mrs M Smith on 18 March 2025.	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt Ms J McEwan – 6.11	n/a
3	Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais	n/a

	There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 22 January 2025 which was APPROVED .	
4	<p>Major Development Update Iarrtas Mòra</p> <p>There had been circulated Report No PLN/001/23 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>The Committee NOTED the current position with the applications.</p>	DJ
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
5.1	<p>Description: Proposed temporary workers residential accommodation, including welfare facilities, associated infrastructure and other ancillary development (25/00174/PAN) (PLN/009/25)</p> <p>Ward: 10 - Eilean A' Cheò</p> <p>Applicant: Balfour Beatty</p> <p>Site Address: Land 450M East Of Crowlin, Ashaig, Breakish</p> <p>The Committee NOTED the report.</p>	DJ
5.2	<p>Description: Proposed installation of a Battery Energy Storage Scheme (BESS) capable of exporting up to 500 megawatts (MW) on land approximately 1.65 kilometres (km) southeast of Lower Dounreay (24/05329/PAN) (PLN/010/25)</p> <p>Ward: 02 Thurso And North West Caithness</p> <p>Applicant: Green Switch Capital</p> <p>Site Address: Land 415M SW Of Shean Cottage 10 Upper Dounreay Thurso.</p> <p>The Committee NOTED the report.</p>	DJ
6	<p>Planning Applications to be Determined Iarrtas Dealbhaidh rin Dearbhadh</p> <p>In terms of standing order 9 the Committee AGREED to alter the order of the Agenda as follows.</p>	
6.1	<p>Applicant: Offshore Wind Power Limited (OWPL) (23/04930/S36) (PLN/011/25)</p> <p>Location: Land 50KM NW Of Pennyland Primary School, Trostan Road, Thurso (Ward 02).</p> <p>Nature of Development: West of Orkney Wind Farm - Erection and operation of an offshore wind farm for a period of 30 years, comprising of 125 fixed bottom wind turbines with a maximum blade tip height of 360m, cabling and associated ancillary offshore infrastructure.</p> <p>Recommendation: RAISE NO OBJECTION</p> <p>Motion from Cllr Reiss seconded by Cllr Paterson to raise an objection for the following reasons:-</p> <p>While the revised layout of the proposed development and the increased distance of the offshore elements are acknowledged, they do not mitigate the</p>	PW

	<p>significant adverse effects on the landscapes of the Kyle of Tongue NSA and the North Coast. The impact of the development's horizontal extent and height on the landscape remains substantial.</p> <p>Furthermore, when considering the cumulative effects of the proposal, residents and road users around VP1 Faraid Head, VP6 Strathy Point, and VP9 A836 at Reay Kirk and Sandside Bay will experience significant visual impacts including from the consented Pentland Floating Windfarm near Reay. These effects are further exacerbated by the potential impact of the Melvich Wind Farm.</p> <p>Settlements such as Durness, Midfield to Midtown, Skullomie and Coldbackie, Bettyhill, Kirtomy, Armadale, Lednagullin, and Portskerra are also expected to be significantly affected by the scale of the development.</p> <p>Regarding the North Coast, the proposal is likely to have a significant adverse impact on those traveling the NC500 route, particularly on the A836—eastbound between Tongue and Coldbackie, and westbound between Melvich and west of Armadale Bay.</p> <p>These adverse effects are considered significant and outweigh the economic benefits of the development, making it inconsistent with Policy 4 (c) (ii) of NPF4.</p> <p>Amendment from Cllr Rosie seconded by Cllr MacLean to Raise no objection for the reasons detailed in the report.</p> <p>There were 5 votes for the motion and 9 votes for the amendment, with no abstentions, the votes having been cast as follows:</p> <p>For the motion:- Mr R Gale, Ms M MacCallum, Ms J McEwan, Mrs M Paterson, Mr M Reiss</p> <p>For the amendment:- Mr M Baird, Ms I Campbell, Ms T Collier, Ms L Kraft, Ms A MacLean, Mr D Millar, Mr K Rosie, Mrs M Ross, Ms M Smith</p> <p>The Committee AGREED to RAISE NO OBJECTION for the reasons detailed in the report and to grant delegated powers to officers to respond to the Marine Directorate in respect of any further environmental information where it does not</p> <ul style="list-style-type: none"> • materially increase the scale of the proposed development; and • result in any additional significant adverse environmental effects; and • does not undermine or remove mitigation which was secured within the Council <p>and to grant delegated powers in respect of the final wording of the conditions in consultation with the Chair and Vice Chair of NPAC.</p>	
6.2	<p>Applicant: Sallachy Wind Farm Limited (24/04118/S42) (PLN/012/25)</p> <p>Location: Land At Sallachy Estate, Lairg (Ward 01).</p>	PW

	<p>Nature of Development: Sallachy Wind Farm - Application under Section 42 for non-compliance with Conditions 15 (Construction Traffic Management Plan) and 25 (Removal of Redundant Turbines) and to amend wording of Conditions 1, 3(i) and 12 of planning permission 21/01615/FUL.</p> <p>Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application.</p>	
6.14	<p>Applicant: Port Of Cromarty Firth Development (25/00638/MAR) (PLN/023/25)</p> <p>Location: Site At Queens Dock, Shore Road, Invergordon (Ward 08).</p> <p>Nature of Development: Invergordon Service Base Phase 5 - Erection and operation of a 450m long berth, comprising land reclamation to create quayside and laydown space for a multiuse facility, targeting component storage, assembly, and pre-commissioning of fully integrated offshore wind turbines, with capacity to accommodate up to 3 wind turbines with a maximum blade tip height of 330m to blade tip above mean sea level, heavy load pad to facilitate a ring crane of up to 250m in height, crawler cranes, berth with Roll-on Roll-off capability, dredging and ancillary infrastructure including lighting.</p> <p>Recommendation: RAISE NO OBJECTION</p> <p>The Committee AGREED to RAISE NO OBJECTION and to grant delegated powers to officers to respond to the Marine Directorate in respect of any further environmental information which does not:</p> <ul style="list-style-type: none"> • materially increase the scale of the proposed development; and • result in any additional significant adverse environmental effects; • and does not undermine or remove mitigation to be secured within the Council's consultation response on the application; <p>and delegated powers to officers to respond all subsequent consultation responses that are received and to grant delegated powers in respect of the final wording of conditions.</p>	PW
6.11	<p>Applicant: Capstone Connect (23/05466/FUL) (PLN/020/25)</p> <p>Location: Land 190M East Of House Of Rosskeen, Invergordon (Ward 06).</p> <p>Nature of Development: Erection of 66 no dwelling houses comprising 2 storey, 2, 3, and 4 bed flats and villas with associated road, drainage and services with various landscaped recreation areas and retained woodland</p> <p>Recommendation: GRANT</p> <p>Cllr Collier moved to refuse planning permission for the following reasons:-</p> <ol style="list-style-type: none"> 1. Biodiversity Concerns (Policy 3b): Policy 3b mandates that development proposals must demonstrate that they will conserve, restore, and enhance biodiversity, ensuring that the state of biodiversity post-development is better than before. The biodiversity baseline survey was conducted in -2 conditions on a day of ice cover and fails to meet minimum professional standards, resulting in an artificially low baseline. The incorrect inclusion of invasive non-native species (INNS) removal in biodiversity net gain calculations in turn artificially inflated the net gain figure. When done correctly, the net result is a significant biodiversity loss. These failings render the biodiversity calculations and conclusion of any net gain invalid and unreliable. 2. Failure to Assess Ecological Impact on Irreplaceable Habitats (Policy 3b(i)): 	CF

Policy 3b(i) requires a clear understanding of the site's ecological characteristics, including the presence of irreplaceable habitats such as ancient woodland. The Report to Committee fails to address the loss of ancient woodland, the trees to be felled within it, and the disturbance to ancient woodland soils. There is no bespoke compensation measure provided for the loss of this irreplaceable habitat and the proposal fails to meet the biodiversity metric requirements in this regard.

3. **Loss of Ancient Woodland (Policy 6b):**

The application wrongly concludes that it complies with Policy 6. Policy 6b states that development proposals that result in the loss of ancient woodlands, ancient and veteran trees, or negatively impact their ecological condition will not be supported. The application fails to acknowledge any loss of ancient woodland and has not provided the required assessment of the impact on it of the development. The Woodland Trust also confirms that loss of Roy Woodland cannot be offset. Therefore, the conclusion that there will be any net benefit from the proposal is invalid.

4. **Non-compliance with Greenfield Development Policy (Policy 9b):**

Policy 9b restricts proposals on greenfield sites unless the site is allocated for development or supported by other LDP policies. This site is not allocated for development in the LDP and is not explicitly supported by any other policies within the LDP. Scottish Ministers have made it clear that non-compliance with Policy 9b is a significant departure from policy. The application has not properly applied Policy 9b nor accurately assessed the significance of the proposal's departure from it .

5. **Failure to Submit a Competent Statement of Community Benefit (Policy 16b):**

NPF4 requires that proposals for 50 or more homes be accompanied by a Statement of Community Benefit. This application has not submitted the required Statement with the necessary level detail but instead only describes the development, and the Report to Committee fails to address or explain this lack of detail. Scottish Ministers have indicated that failure to comply with Policy 16b constitutes a significant departure from policy. The application has not properly applied Policy 16b nor accurately assessed the significance of the proposal's departure from it.

6. **Misinterpretation of the National Housing Emergency Policy:**

The proposal references the national housing emergency as a material consideration but misaligns with the Scottish Government's approach to it. Scottish Government's Housing Emergency Delivery Plan outlines NPF4's policies and explicitly references the move away from the past practice of developing on unallocated, greenfield sites to address housing. This application contradicts those strategic objectives and does not align with the Scottish Government's approach. As such, the housing emergency cannot be use as a material consideration to justify departure from policy when the Scottish Government approach to the emergency explicitly references avoiding development of this type.

Conclusion:

The multiple and significant policy failures outlined demonstrate the application's disregard for established planning policies, environmental protections and the public interest. The conclusion that the proposal is not a significant departure from policy is incorrect and the Scottish Government's position on approving development of this nature is clear.

	<p>The only reasonable and correct course of action today is to refuse the application.</p> <p>but was unable to find a seconder.</p> <p>The Committee AGREED to GRANT the application subject to the conclusion of a section 75 agreement and subject to the conditions laid out in the report.</p>	
6.3	<p>Applicant: Potencia Energy Limited (23/05424/FUL) (PLN/013/25) Location: Land 170m southeast of Mybster Croft, Spittal (Ward 03). Nature of Development: Erection and operation of a 47MW capacity battery energy storage facility, comprising containerized battery storage units, inverters, transformers, switch room, site access, landscaping, fencing and ancillary infrastructure. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report and subject to the revisal of condition 25 to include reference to the height of the bund situated on the western boundary to be 4.5 metres.</p>	DJ
6.4	<p>Applicant: Mr Ross Lambie (24/02890/MS) (PLN/014/25) Location: Land 90m SW Of Tigh Na Greine, Broadford (Ward 10). Nature of Development: Erection of house. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	DJ
6.5	<p>Applicant: Telefonica UK Limited (24/02818/FUL) (PLN/015/25) Location: Land 3025m NE of Heights Cottage, Incheril, Kinlochewe (Ward 05). Nature of Development: Installation of 25m high lattice tower with shared antennas, dish antennas, associated cabinets and ancillary apparatus and installation of "backup" generator within a fenced compound. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	DJ
6.6	<p>Applicant: Telefonica UK Limited (24/04147/FUL) (PLN/016/25) Location: Land 3.4Km SW of Aultdearg, Lochluichart, Garve (Ward 05). Nature of Development: Erection of a 25m tall lattice telecommunications tower, 2no. shared antennas, 4no. transmission dishes, with 3no. associated equipment cabinets, formation of access and off grid generator within a fenced compound and other associated ancillary apparatus and development thereto Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report and subject to the additional condition relating to landscaping.</p> <p>All landscaping works shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the development, unless otherwise stated in the approved scheme. Any trees or</p>	DJ

	<p>plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.</p> <p>Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.</p>	
6.7	<p>Applicant: Ecocel Energy (Storage) Ltd (24/00561/FUL) (PLN/017/25) Location: Land 500M East Of Glengolly Farmhouse, Thurso (Ward 02). Nature of Development: Proposed development of a battery energy storage system with a capacity of 49.9MW comprising storage containers, control building, transformers, fencing, CCTV, access, landscaping and associated works on land 500m east of Glengolly Farmhouse, Thurso, KW14 7XL. Recommendation: GRANT</p> <p>Motion from Cllr Reiss seconded by Cllr Rosie to refuse Planning permission for the following reasons:-</p> <p>Given that the application site is in close proximity to the Thurso River which is a Special Site of Scientific Interest and also a Special Area of Conservation it is considered that the site is not appropriate in respect of mitigation of the risk of contamination and the likely significant detrimental effect on the Atlantic Salmon. Therefore, it is also considered that this proposal is not compliant with HwLDP Policy 28 Sustainable Design as it is not considered that this is the right development in the right place.</p> <p>Amendment from Cllr Millar seconded by Cllr MacLean to grant the application for the reasons detailed in the report.</p> <p>There were 10 votes for the motion and 2 votes for the amendment, votes being cast as follows.</p> <p>For the motion:- Mr M Baird, Mr R Bremner, Ms I Campbell, Mr R Gale, Ms L Kraft, Ms M MacCallum, Mrs M Paterson, Mr M Reiss, Mr K Rosie, Mrs M Ross</p> <p>For the Amendment:- Mr D Millar, Ms A MacLean</p>	DJ
6.8	<p>Applicant: Fig Power Ltd (24/02827/FUL) (PLN/018/25) Location: Land 100M East Of Caithness Flagstone Limited, Spittal Mains Quarry, Spittal (Ward 03). Nature of Development: Erection and operation of battery energy storage system (BESS) up to 49.9MW, substations, control buildings, landscaping, fencing and ancillary infrastructure. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	DJ
6.9	<p>Applicant: Mr Gary Robinson (24/01710/FUL) (PLN/019/25) Location: Land 75M NW Of Pollbreac, Coldwell, North Kessock (Ward 09). Nature of Development: Erection of house and garage Recommendation: REFUSE</p>	

	The Committee AGREED to REFUSE the application for the reasons detailed in the report.	
6.10	<p>Applicant: Mr George Henderson (24/03303/FUL) (PLN/019/26) Location: Land 165M NE Of Northwood, Alcaig, Conon Bridge (Ward 09). Nature of Development: Erection of house. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to conditions with the drafting of the final wording of conditions relating to maintenance of visibility splays, drainage and a CTMP delegated to officers.</p>	
6.12	<p>Applicant: Mrs Michelle Schofield (23/00969/FUL) (PLN/021/25) Location: Land 30M East Of Willofield, Woodlands, Dingwall (Ward 06). Nature of Development: Siting of 6 modular buildings for workers accommodation (retrospective) Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	
6.13	<p>Applicant: Tulloch Homes Ltd (23/02245/MS) (PLN/022/25) Location: Land 150M West Of Wyndhill Industrial Estate, Muir Of Ord (Ward 06). Nature of Development: Erection of 60 residential units to Phase 1 (private and affordable) (discharge of Planning Conditions 1, 2, 3, 4, 7, 8, 9, 12, 13, 14 & 18 attached to planning permission ref. 19/00233/S42) Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	
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: Garvary Wind Farm Limited (21/01921/S36) (WIN-270-20) Location: Land 4600M NE Of Invershin Community Hall Invershin Nature of Development: Erection and Operation of a Wind Farm Comprising 25 Wind Turbines, Access Tracks, Up To 4 Borrow Pits, Substation, Battery Storage Compound, Control Building, 2 Meteorological Masts, And Ancillary Infrastructure.</p> <p>During discussion, disappointment was expressed in the decision following the Council's objection to this development.</p> <p>The Committee NOTED the decision of the Scottish Ministers to grant consent under s36 of the Electricity Act 1989 for the reasons indicated in the enclosed decision letter.</p>	
7.2	<p>Applicant: Energiekontor UK Ltd (WIN-270-18) (22/02717/S36) Location: Strath Oykel Forest, Situated on Land 1700M SW Of Oape Ardgay, IV27</p>	

	<p>Nature of Development: Application Under S36 Of the Electricity Act 1989 To Install and Operate Strath Oykel Wind Farm Comprising of Up To 11 Wind Turbines, With A Generation Capacity Likely To Be Up To Approximately 72.6 Mw, 5Mw Battery Storage And Associated Infrastructure</p> <p>The Committee NOTED the decision of the Scottish Ministers to grant consent under s36 of the Electricity Act 1989 for the reasons indicated in the enclosed decision letter.</p>	
	<p>The meeting ended at 3.30pm.</p>	

The Highland Council

South Planning Applications Committee

Council Chamber, HQ, 6 February 2025, 09.30am

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 Ballance
Mr M Cameron
Mr D Fraser
Mr L Fraser
Mr K Gowans
Mr A Graham
Mr R Jones
Mr B Lobban

Mrs I MacKenzie
Mr A MacKintosh
Mr T MacLennan
Mr D Macpherson
Mr P Oldham (in the Chair)
Ms M Reid

Non-Committee Members Present:

Officers participating:

Mr D Mudie, Strategic Lead – Planning and Building Standards (DM)
Mr P Wheelan, Strategic Projects Team Leader (PW)
Mr B Robertson, Team Leader (BR)
Mr R Dowell, Principal Planner (RD)
Ms L Prins, Principal Planner (LP)
Ms J Mair, Planner (JM)
Mr M Clough, Senior Engineer, Transport Planning
Ms Z Skinner, Environmental Health Officer
Mr I Meredith, Acting Principal Solicitor
Ms F MacBain, Senior Committee Officer
Ms K Arnott, Committee Officer

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan There were none.	
		n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt There were none.	

		n/a
3	Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais	
	There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 10 December 2024 which was APPROVED .	n/a
4	Major Development Update Iarrtasan Mòra	
	There had been circulated Report No PLS/01/25 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	PW
5.1	Description: Platforming construction operation consisting of provision of access road; site remediation works; civil engineering works, including importation of materials (99,090m3 +/- 10,000m3); drainage works; services and utilities works (24/04873/PAN) (PLS/02/25) Ward: 16 Applicant: The Highland Council Site Address: Land at Longman Landfill Site, Stadium Road, Inverness.	
	NOTED the submission.	PW
5.2	Description: Formation of sand and gravel quarry (24/04561/PAN) (PLS/03/25) Ward: 12 Applicant: Pat Munro (Alness) Limited Site Address: Land 550m east of Farr Community Hall, Inverarnie, Farr, Inverness Members referred to an earlier discovery of over 130 Pictish cairns in the area and asked that due attention be paid to archaeology as there could be further remains in the area. Transport was also of concern.	
	NOTED the submission and AGREED Members' comments would be provided to the applicant.	PW
5.3	Description: Temporary workers residential accommodation, including welfare facilities, associated infrastructure and other ancillary development (24/04578/PAN) (PLS/04/25) Ward: 12 Applicant: Balfour Beatty Site Address: Land 350M North of Newtown, Invergarry. Members referred to the significant number of people to be accommodated and raised concerns about the night-time lighting and the colour of the proposed cabins.	

	NOTED the submission and AGREED Members' comments would be provided to the applicant.	PW
5.4	<p>Description: Extension to existing Foyers switching station comprising platform area, associated plant and infrastructure, ancillary facilities, laydown / work compound area(s), access road, drainage and landscape works; and extension to existing substation platform area at Foyers (24/04765/PAN) (PLS/05/25)</p> <p>Ward: 12 Applicant: Scottish Hydro Electric Transmission Plc Site Address: Land 940m NE of Foyers Power Station, Foyers</p> <p>Members referred to the planned tree felling in the area and that one existing pylon would remain exposed, spoiling views of the loch. It would be preferable if this pylon could be replaced with a short underground section for the overhead wires. The tree felling should be minimised and, due to the exposure of steep banking, might require road barriers.</p>	
	NOTED the submission and AGREED Members' comments would be provided to the applicant.	PW
5.5	<p>Description: Loch Fearna Pumped Storage Hydro Scheme - construction and operation of a pumped storage hydro scheme at Glen Garry with a generating capacity of 2000MW (24/05191/PAN) (PLS/06/25)</p> <p>Ward: 11 Applicant: Fearna PSH Ltd Site Address: Land 4390M NW Of Kingie Lodge, Invergarry</p> <p>Members sought assurance the applicants had been made aware of the Council's Social Value Charter and hoped they would make contact with the relevant team.</p>	
	NOTED the submission and AGREED Members' comments would be provided to the applicant.	PW
6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	<p>Applicant: Earba Limited (24/01056/S36) (PLS/07/25) Location: Land 4200m SE of Moy Lodge, Tulloch, Roy Bridge (Ward 20). Nature of Development: Construction and operation of a pumped storage hydroelectric scheme with a generating capacity of 1,800MW and a 40GWh storage capacity.</p> <p>Recommendation: Raise No Objection.</p> <p>Members expressed concern at the late delivery, that morning, of the printed visualisation packs provided by the applicants. This had been due to printing delays, but it was requested that applicants be asked to provide such packs in good time in future, and that consideration be given to the provision of packs to Members joining online. It was queried whether the provision of printed plans in the chamber was necessary if Members online were not provided with them, with reference made to the wastage of paper. It was clarified that the information in the printed plans was also contained in the presentation but that the printed plans were easier to scrutinise.</p>	

Issues raised as points of clarification included the following:

- community benefit;
- trunk road improvements and other transport issues;
- access for the general public and community liaison;
- electrical connectivity;
- wildlife and shore surveys;
- forestry, woodland, biodiversity and deer;
- public art;
- opportunity to create a tourist attraction;
- parking;
- the need for index-linking of financial benefits; and
- monitoring and evaluation of condition implementation.

During debate, the following issues were considered:

Several Members expressed support for the project but concern and disappointment at the situation with regards to community benefit. They noted that the applicant had been advised to sign up to the Council's Social Value Charter, but considered that the wording around this ought to be more stringent. It was felt that the Scottish Government should take steps to make the provision of community benefit for this type of development obligatory. The small level being offered was not considered acceptable given the significant and long-term impact the development would have on the local area. Specific other points raised included the following:

- the Transport Scotland response in relation to the trunk road was inadequate, as the trunk road varied widely in its width and suitability for the increased traffic that would be generated. The applicant's proposed mitigation of cutting vegetation and improving signage was inadequate;
- the development would require planning permission for further infrastructure in the future, notably a substation, and it was suggested such things should be made clear in advance;
- housing was required for the intended 46 full-time jobs that would be created on a permanent basis and it was strongly suggested that efforts be made, for the socio-economic benefit of the local area, to source applicants for those 46 jobs locally, including consideration of the development of apprenticeships in partnership with the Kingussie High School;
- the Highlands were providing infrastructure for a considerable amount of national energy creation but were rarely provided with adequate compensation and residents often paid more for energy than elsewhere in Scotland;
- dry stane dykes, interpretation panels, and benches, were not considered public art;
- concern was expressed that any plans to move any of the rare species of arctic char fish be done in the proper manner, with appropriate scientific advice;
- the use of concrete for the dam construction was not thought to be visually appealing and mitigation in the form of appropriate colouring or the use of materials that would encourage the growth of vegetation, to allow the dam to blend into the scenery, be utilised;
- the 0.5% developer contribution was considered insignificant and was not adequately aligned with the spirit of the Council's Social Value Charter, which developers were encouraged to sign up to, and which, it was felt,

	<p>should be made compulsory by the Scottish Government;</p> <ul style="list-style-type: none"> the development was of national importance and value, but the Highlands would bear the brunt of the detrimental impact on the landscape and local communities; the development might be a beneficial tourist opportunity but the road infrastructure required improvement; a modern version of the Highland endowment scheme was suggested; and the importance of maintaining access to land and mountains for the public was emphasised. <p>The Clerk reminded the Committee that some of the points raised were not material planning considerations but that the minutes of the discussion would be included with the Council's consultation response, which would be shared with Members prior to its submission.</p>	
	<p>Agreed: to RAISE NO OBJECTION as recommended in the report, and with the following additional points:</p> <ul style="list-style-type: none"> i. socio-economic benefit in condition 47 to include operational phase as well as construction phase; ii. notwithstanding the response from Transport Scotland, that the substandard sections of the A889/A86 be upgraded between the A9 and site access; iii. transfer of Arctic Char from upper loch to lower loch be done in consultation with expert advice to ensure they can survive in their new habitat; iv. precise wording of the amended conditions be delegated to the Area Planning Manager; and v. a minute of the debate be sent to the ECU along with notification of the Committee's decision. 	RD
6.2	<p>Applicant: Loch Liath Wind Farm Limited (23/02462/S36) (PLS/08/25) Location: Land 9000M SW Of Glenurquhart High School, Balmacraan Road, Drumnadrochit (Ward 12). Nature of Development: Erection and operation of a wind farm for a period of 35 years, comprising a total of 13 wind turbines with Turbines 2, 3, 4, 5, 8, 9, 10, 11, 12, and 13 having a maximum blade tip height of 200m, and Turbines 1, 6 and 7 having a maximum blade tip height of 180m, access tracks, borrow pit, substation, control building, anemometer mast, and ancillary infrastructure. Recommendation: Raise an Objection</p> <p>Officers advised that since publication of the report, NatureScot, as the government's technical advisors on such matters, had withdrawn their objection, therefore Reason 3 to raise an objection was recommended for removal from the Council's consultation response.</p>	
	<p>Agreed: to RAISE AN OBJECTION for the reasons detailed in the report, except Reason 3, which would be removed as detailed above.</p>	PW
6.3	<p>Applicant: Mrs Ann-Marie MacRae (24/00531/FUL) (PLS/09/25) Location: Land 40M East of Moidart, Badabrie, Banavie, Fort William (Ward 11). Nature of Development: Erection of house and detached garage, driveway, drainage scheme, package treatment plant and soakaway</p>	

	<p>Recommendation: Refuse</p> <p>Motion by Mrs L Saggars, seconded by Mr D Macpherson, to grant the application for the following reasons:</p> <ul style="list-style-type: none"> i. whilst it is accepted that the access driveway and drainage for the house requires engineering works, it is not significant in terms of its impacts on amenity or the visual quality of place. It is therefore complies with Policy 28, 29, 34 of HwLDP and NPF4 Policy 14; ii. whilst the driveway and drainage works extend out with the settlement development area and into the green network, the siting of the house is not and parts of the driveway will be screened by trees which will not be removed; iii. when reading the development plan as a whole, and subject to a condition to secure compensatory planting, the benefit to the area in seeing this site developed outweighs the loss of trees being removed; and iv. a condition is required to address the improvements required to the turning head, the wording of which is to be delegated to Area Planning Manager (South). <p>Amendment by Mr A MacKintosh, seconded by Mr C Ballance, to refuse the application as recommended in the report.</p> <p>On a vote being taken, there were 12 votes for the motion and 4 for the amendment, with no abstentions, and the MOTION was carried, the votes having been cast as follows:</p> <p>For the motion: Ms S Fanet, Mr D Fraser, Mr K Gowans, Mr A Graham, Mr M Gregson, Mr R Jones, Mr B Lobban, Mrs I MacKenzie, Mr D Macpherson, Mrs M Reid, Mrs L Saggars, Mr T MacLennan.</p> <p>For the amendment: Mr C Ballance, Mr L Fraser, Mr A MacKintosh, Mr P Oldham.</p>	
	<p>Agreed: to GRANT the application for the reasons provided by Mrs Saggars, above.</p>	LP
6.4	<p>Applicant: LG-B-50a Limited (24/01548/FUL) (PLS/10/25)</p> <p>Location: Land 340M SW Of Balblair Quarry, Balblair Beaully (Ward 12).</p> <p>Nature of Development: Erection and operation of battery energy storage system (BESS) up to 49.9MW, substations, switchgear and control buildings, landscaping, fencing and ancillary infrastructure</p> <p>Recommendation: Grant</p>	
	<p>Agreed: to GRANT planning permission subject to the following amendments to conditions:</p> <ul style="list-style-type: none"> i. condition 15 be amended, to refer to 26db, rather than 27db, include recording of a base noise level prior to construction, and ongoing noise monitoring; and ii. to include a condition requiring a secondary access to the site. Wording delegated to the Area Planning Manager. 	KG
6.5	<p>Applicant: Ms Yvonne Birrell (24/02815/FUL) (PLS/11/25)</p> <p>Location: Delmore Bungalow, Inverness, IV3 8RG (Ward 13).</p>	

	Nature of Development: Erection of house Recommendation: Grant	
	Agreed: to DEFER the application pending a flood risk assessment being undertaken.	DM/CM
6.6	Applicant: Dog Falls Brewing Co (24/03103/FUL) (PLS/12/25) Location: 23 Queensgate, Inverness, IV1 1DG (Ward 14). Nature of Development: Change of use from shop (Class 1A) to public house Recommendation: Grant	
	Agreed: to GRANT the application as recommended in the report.	JM
7	Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division Co-dhùnadh mu lartas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir The Area Planning Manager explained that a further appeal decision had been received since publication of the papers for this meeting and would be formally reported to the Committee's next meeting, as follows: The Committee's refusal of an application for the use of property as short-term letting unit and house at Taigh Abhainn, Station Road, Carrbridge, PH23 3AL, (24/01295/FUL), had been overturned on appeal and planning permission had been granted. The Committee NOTED the position.	
7.1	Applicant: Ms Lynn Sutherland (PPA-270-2306) (23/05049/FUL) Location: Ivy House, 91 High Street, Kingussie, PH21 1HX (Ward 20) Nature of Development: Change of use of dwelling to short-term let accommodation Members referred to paragraph 9 of the decision notice, which stated, 'I note that the proposed development does not raise any planning issues of general significance for the Cairngorms National Park Authority. As such, it did not consider it necessary to 'call-in' the application for its own determination'. Members pointed out that the CNPA's failure to call in an application did not imply that they approved of it, simply that they had not considered it. As such, it was considered that this should not be included as a reason in the Reporter's decision notice.	
	NOTED the appeal decision and AGREED the Area Planning Manager (South) liaise with legal colleagues with a view to bringing the CNPA's policies with regard to the handling of planning applications to the Reporter's attention.	DM
7.2	Applicant: Diana Saunders (PPA-270-2304) (24/01309/FUL) Location: 9 Creag A Ghreusaiche, Aviemore, PH22 1LD (Ward 20) Nature of Development: Short term holiday let	
	NOTED	DM

	The meeting ended at 3.55pm	
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THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

22 January 2025, 9.30AM

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
Ms B Campbell
Ms T Collier
Ms L Dundas
Mr R Gale
Ms L Kraft
Mrs A MacLean
Mr C Munro
Ms J McEwan
Mr M Reiss
Mr K Rosie
Ms M Smith

Non-Committee Members Present:

Mr S Coghill
Mr C Balance
Mr C Birt
Mr J Edmondson
Ms M Hutchison

Substitutes:

None

Apologies:

Mr R Bremner
Mr D Millar
Mrs M Paterson

Officers participating:

Mr D Jones, Area Planning Manager – North (DJ)
Mr P Wheelan-Strategic Projects Team Leader (PW)
Ms J Bridge-Senior Engineer (Roads) (JB)

Mr L Burnside, Planner (CS)
 Mr C Simms, Planner (CS)
 Ms R Banfro, Acting Principal Solicitor (Planning) and Clerk
 Ms R Ross, Committee Officer

Mr K Rosie in the Chair.

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan Apologies were intimated on behalf of Mr R Bremner, Mr D Millar and Mrs M Paterson.	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt	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 12 December 2024 which was APPROVED .	n/a
4	Major Development Update Iartasan Mòra There had been circulated Report No PLN/001/25 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. During discussion it was the following points were raised:- <ul style="list-style-type: none"> • it was clarified that the purpose of the Major Developments Report was to keep Members updated and allow them to raise any concerns that they may have; • in response to a question about the timescales for major developments it was confirmed that this depended on the availability of information requested from applicants and consultees; • an update was sought and provided on the decision of Scottish ministers concerning the Skye overhead line; • the need for community wealth building conditions in relation to major developments was emphasised; and • disappointment was expressed at the decision by Scottish Ministers to grant planning permission of the Strath Oykel Wind Farm. The Committee NOTED the current position with the applications.	PW

5	<p>Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</p> <p>Description: Achrugan Wind Farm - Proposal of Application Notice for the erection and operation of a wind farm comprising up to 14 turbines with maximum tip height of 200m, battery energy storage system (BESS), and ancillary infrastructure (24/05142/PAN) (PLN/001/25) Ward: 01 North, West And Central Sutherland Applicant: Statkraft Site Address: Land 1280M NW Of Bowside Lodge, Strathy</p> <p>The Committee NOTED the application.</p>	Ikram Ullah
6	<p>Continued Items Cuspairean a' Leantainn</p> <p>Applicant: Capstone Connect, (23/05466/FUL) (PLN/002/25) Location: Land 190m East of Rosskeen House, Invergordon (Ward 06). Nature of Development: Erection of 66 no dwelling houses comprising 2 storey, 2, 3, and 4 bed flats and villas with associated road, drainage and services with various landscaped recreation areas and retained woodland. Recommendation: GRANT</p> <p>The Committee AGREED to DEFER the application to a future meeting of the Committee.</p>	Claire Farmer-McEwan
7	<p>Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh</p>	
7.1	<p>Applicant: Three UK (24/01932/FUL) (PLN/007/25) Location: Glencalvie Forest, Glencalvie Estate, Ardgay. (Ward 01). Nature of Development: Installation of a 25m high lattice mast accommodating transmission dishes and ancillary development in a levelled compound surrounded by a deer fence. The proposed compound will also accommodate 4No outdoor equipment cabinets; 1No electrical meter cabinet; 1No Off-Grid Power Generator and ancillary development. Formation of 194m long ATV route (no physical ground works) from the existing ATV track lying to the northeast. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report and subject to the revisal of condition 6 being delegated to officers.</p>	David Borland
7.2	<p>Applicant: Tulloch Homes Ltd (23/02245/MSC) (PLN/004/25) Location: Land 150M West Of Wyndhill Industrial Estate, Muir Of Ord (Ward08). Nature of Development: Erection of 60 residential units to Phase 1 (private and affordable) (discharge of Planning Conditions 1, 2, 3, 4, 7, 8, 9, 12, 13, 14 & 18 attached to planning permission ref. 19/00233/S42). Recommendation: GRANT</p>	Emma Forbes

	Following a request by the Applicant not to consider this application at Committee, the Committee AGREED to DEFER the application to a future meeting of the Committee.	
7.3	<p>Applicant: West Coast Estates Ltd (23/03666/FUL) (PLN/005/25) Location: Land 60M North Of, 23 Barclay Gardens, North Kessock (Ward 09). Nature of Development: Erection of EV charging station, retail unit and cafe/restaurant with associated infrastructure and amenity open space. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report and subject to a condition relating to covered cycle storage, the drafting of the final wording of the condition being delegated to officers in consultation with the Chair and NPAC Ward Members.</p>	Emma Forbes
7.4	<p>Applicant: Renewable Energy Systems Ltd. (23/05999/FUL) (PLN/006/25) Location: Land 420M SW Of SSE Alness Grid Sub Station, Mid Balnacraig, Alness (Ward 06). Nature of Development: Battery energy storage facility comprising a compound of battery and electrical equipment, access track, landscaping and ancillary works. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	LB
7.5	<p>Applicant: Reay Power Ltd (24/01669/FUL) (PLN/007/25) Location: Land 590M NE Of Isauld Cottage, Reay (Ward 02). Nature of Development: Erection and operation of a 34MW capacity battery energy storage facility (BESS) with ancillary infrastructure. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to:</p> <ul style="list-style-type: none"> i. the conditions detailed in the report; ii. amended condition 3 (Final layout, design and specification) iii. subject to the revisal of condition 20 (Screening Bund) being delegated to Officers in consultation with the Chair and NPAC Ward Members; and iv. the additional condition 21 (Construction Traffic Management Plan) 	CS
8	<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> <p>Applicant: RWE Renewables UK Onshore Wind Ltd (23/05188/S36) (EC00003133) Location: Land 2040M NE Of Bulreanrob Lybster (Ward 03) Nature of Development: Goticlay Wind Farm Redesign - Erection and operation of a wind farm for a period of 35 years, comprising up to 13 wind turbines, 11 with a maximum blade tip height of 200m, 2 with a maximum blade tip height of 180m, access tracks, borrow pits, substation, control building, metrological mast, and ancillary infrastructure.</p> <p>The Committee NOTED the decision of the Reporter appointed by the Scottish Ministers to vary the consent granted under Section 36 of the Electricity Act</p>	

	1989 on 24 March 2021 subject to conditions.	
	The meeting ended at 11.55pm.	

The Highland Council
South Planning Applications
Committee

Council Chamber, HQ, Wednesday 2 April 2025, 9.30am

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 Ballance	Mrs I MacKenzie
Mr D Fraser	Mr A MacKintosh (except 6.7)
Mr L Fraser (except 6.4)	Mr D Macpherson
Mr A Graham (except 6.4)	Mr P Oldham (except 6.4) (in the Chair except item 6.4 and 7)
Mr M Gregson	Ms M Reid
Mr R Jones (in the Chair for items 6.4 and 7)	
Mr B Lobban	

Non-Committee Members Present:

Mrs T Robertson

Substitutes:

Ms K Willis for Ms S Fanet
Mr J Grafton for Ms L Saggars
Mr D MacDonald for Mr K Gowans

Officers participating:

Mr D Mudie, Strategic Lead - Planning and Building Standards (DM)
Mr P Wheelan, Strategic Projects Team Leader (PW)
Mr B Robertson, Acting Area Planning Manager – South (BR)
Mr R Dowell, Principal Planner (RD)
Ms C MacLeod, Planner (CMacL)
Ms C Millard, Planner (CM)
Ms S Tang, Graduate Planner (ST)
Mr R Cubey, Graduate Planner (RC)
Mr R Mcateer, Graduate Planner (RM)
Ms J Mair, Planner (JM)
Mr M Clough, Senior Engineer, Transport Planning (MC)
Mr I Meredith, Solicitor
Ms F MacBain, Senior Committee Administrator
Ms K Arnott, Committee Administrator

ITEM NO	DECISION	ACTION
	Preliminaries As the Chair had a declaration of interest for Item 6.4, the Committee AGREED to consider that item at the end of the agenda.	
1	Apologies for Absence Leisgeulan Ms S Fanet, Ms L Saggars, Mr K Gowans, Mr T MacLennan	
		n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt	
	Item 6.4 – Mr P Oldham, Mr L Fraser	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 06 February 2025 which was APPROVED , <i>subject to the addition of Mr M Gregson in place of Mr M Cameron in the sederunt.</i>	n/a
4	Major Development Update Iarrtasan Mòra	
	There had been circulated Report No PLS/13/25 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	DM
5.1	Description: Highlands & Islands Enterprise (25/00313/PAN) (PLS/14/25) Ward: 19 Applicant: Highlands & Islands Enterprise Site Address: Land 310M East of Inverness College UHI, 1 Inverness Campus Inverness	
	NOTED the application.	
5.2	Description: Coire Glas Hydro Pumped Storage Scheme - Construction of a tunnel, tunnel portal and associated portal apron (tunnel inclusive of passing places, turning niches and refuge areas) to accommodate the installation of 400kv export/import electricity cables to connect the Coire Glas generating station to the national grid, including new access tracks, temporary compounds to be used during construction for welfare, parking, plant, materials storage and materials processing, ancillary buildings and spoil storage areas (25/00618/PAN) (PLS/15/25) Ward: 11	

	<p>Applicant: Coire Glas Hydro Pumped Storage Limited</p> <p>Site Address: Land Circa North of Kilfinnan Farm, Spean Bridge, PH34 4EB</p>	
	NOTED the application.	
6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	<p>Applicant: SSE Electricity Sub Station (24/03150/FUL) (PLS/16/25)</p> <p>Location: Auchterawe, Fort Augustus (Ward 12).</p> <p>Nature of Development: Auchterawe Substation extension - comprising platform extension, erection of substation buildings, associated plant and infrastructure, associated ancillary development, drainage infrastructure, temporary construction compound and laydown area(s).</p> <p>Recommendation: GRANT</p> <p>The application was subject to a pre-determination hearing, the procedure for which had been circulated prior to the meeting.</p> <p>As part of the Hearing process, the applicants summarised their application during their allotted ten-minute slot, then responded to questions from Members on the following topics:</p> <ul style="list-style-type: none"> • the use of gas insulated switch gear, and processes for dealing with a gas leak; • the pro-active management of traffic and noise during the construction period, including the hours of operation, monitoring, the need for a fast resolution to any breaches, and the timescales for installation of an acoustic wall; • remedial and future work to manage woodland; • intentions for the achievement of net biodiversity gain • the protection of badger setts and any sites of historical interest in the vicinity; • the likelihood and management of any power outages; • the size of the substation expansion; and • the management of fire safety risks, including partnership working with the Scottish Fire and Rescue Service. <p>The Chair sought and received confirmation from the applicants that they were satisfied with the manner in which the Hearing had been conducted.</p> <p>Thereafter, the Planning Officers presented the application, and Members asked further questions on the following:</p> <ul style="list-style-type: none"> • any impact construction traffic might have on the Great Glen Way; • the possible activation of floodlight sensors by wildlife; • monitoring and enforcement of woodland management plans; • liaison with environmental groups and the need for net biodiversity gain; • the timescale for installation of the acoustic fence; and • the need for updates to the Council on tree growth at 5, 10 and 15 year periods. <p>During debate, Members called for additional and amended conditions, as detailed below.</p>	

	<p>Agreed: to GRANT planning permission subject to the conditions recommended in the report as amended by the Planning Officer as follows,</p> <p>Section 11.1 Action required before decision issued: No – legal agreement required within 18 months of commencement of development.</p> <p>2. Offsite Biodiversity Enhancement and Compensatory Planting (a) Prior to commencement Within 18 months of the commencement of development, the applicant shall (i) submit to the Council for written approval the details of a scheme for the delivery of offsite biodiversity enhancement and compensatory woodland planting, detail which must include full details of biodiversity enhancement, tree numbers, species mix, ground preparation, plant size, plant spacing and protection measures and a schedule of annual maintenance; and (ii) secure the details of the agreed scheme as a planning obligation registered in the Land Register of Scotland or recorded in the General Register of Sasines against the title of the relevant landholding pursuant to Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended); and (b) Prior to the date of first commissioning of the development the agreed scheme shall be implemented in in full, unless otherwise agreed in writing with the Planning Authority.</p> <p>Reason: In order to secure appropriate biodiversity enhancement and compensatory planting in appropriate locations and compliance with the relevant policies within the Development Plan.</p> <p>And consequential amendments relating to the implementation period for all other proposed biodiversity enhancement and compensatory planting conditions.</p> <p>And additional condition as follows:</p> <p>Road Design of Temporary Access No development shall commence until a plan detailing the design of the temporary construction access from the U1663 Auchteraw Road is submitted to and approved in writing by the Planning Authority, in consultation with the local Roads Authority, unless otherwise agreed. The application will need to specify the following:</p> <ul style="list-style-type: none"> • Suitability of the proposed layout; • Method of construction; • Drainage arrangements; • Visibility along the public road; and • Reinstatement measures. <p>Reason: In the interests of road safety and to ensure adequate road safety measure.</p> <p><i>and additional or amended conditions to cover lighting, traffic, noise, tree planting, and community liaison, the wording of these to be delegated to Planning Officers in consultation with local Members.</i></p>	RD
6.2	<p>Applicant: Springfield Properties plc (21/04895/PIP) (PLS/17/25) Location: Land 160M North of Glenelicht, Stratton Lodge, Inverness (Ward 17). Nature of Development: Residential development comprising up to 400</p>	

	residential units and associated infrastructure Recommendation: GRANT	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report, <i>and further conditions on the establishment of a Community Liaison Group and the provision of a road layout to support potential future bus services, the wording of which to be delegated to Planning Officers in consultation with local Members.</i>	CMacL
6.3	Applicant: Morar Catering (24/04876/FUL) (PLS/18/25) Location: Layby off A82, 600m North of Letterfinlay Lodge Hotel, Letterfinlay, Spean Bridge (Ward 11). Nature of Development: Continued siting of snack van Recommendation: GRANT	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report, and additional <i>conditions on the van being removed from the site from the end of October to the beginning of April and the permission being reviewed after 2 years, in order to mitigate against the detrimental visual impact of the van, with the wording of the conditions to be finalised by Planning Officers in consultation with local Members.</i>	CM
6.5	Applicant: Shamrock Wellbeing (24/04408/FUL) (PLS/20/25) Location: Gun Lodge Hotel, High Street, Ardersier, IV2 7QB (Ward 17). Nature of Development: Alteration and extensions. Recommendation: GRANT	
	Agreed: to GRANT planning permission subject to the conditions recommended in the report.	RM
6.6	Applicant: Culduthel Woods Group (24/04228/FUL) (PLS/21/25) Location: Land 75M NE Of Culduthel Avenue, Inverness (Ward 15). Nature of Development: Entrance and path improvement works, pond habitat enhancement, stone walling, drainage works. Recommendation: GRANT	
	Agreed: to DEFER the application pending a Site Visit being undertaken.	RC
6.7	Applicant: Inverallan Church (25/00324/LBC) (PLS/22/25) Location: Inverallan Church, Grant Road, Grantown-On-Spey, PH26 3JH (Ward 20). Nature of Development: Installation solar PV panels Recommendation: REFUSE	
	Agreed: to GRANT the application as it does preserve the character of the building as the layout, siting, and design of the solar panels maintains the building for future use without adversely affecting historic character. The principal elevation of the building is not adversely affected by the development and accordingly it complies with s.14 of the Planning and (Listed Buildings and Conservation Areas)(Scotland) 1997.	JM
6.4	Mr P Oldham and Mr L Fraser declared an interest in relation to Item 6.4 due to having previously expressed to one of the objectors their clear opinions as to the future use of this site. They left the meeting and took no part in the determination of this application. Mr R Jones was in the Chair for Item 6.4 and 7	

	<p>Applicant: Space MGM LLP (24/03438/PIP) (PLS/19/25)</p> <p>Location: Land 125M SE of The Bungalow, Forres Road, Nairn (Ward 18).</p> <p>Nature of Development: Construction of 7no. starter industrial units (Class 5) and formation of access road.</p> <p>Recommendation: GRANT</p>	
	<p>Agreed: to GRANT planning permission subject to a condition on an <i>EV Charging Point being included as part of the proposal.</i></p>	ST
7	<p>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division</p> <p>Co-dhùnadh mu larrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</p>	
7.1	<p>Applicant: Jennie Slessor (PPA-270-2307) (24/01295/FUL)</p> <p>Location: Taigh Abhainn, Station Road, Carrbridge, PH23 3AL (Ward 20)</p> <p>Nature of Development: Use of property as short term letting unit and house.</p>	
	<p>NOTED the Notice of Intention from the Reporter appointed by the Scottish Ministers to allow the appeal and grant planning permission subject to the condition listed at the end of the decision notice. Attention is drawn to the two advisory notes at the end of the notice.</p>	n/a
	<p>The meeting ended at 2.26pm.</p>	

The Highland Council

Minutes of Meeting of the **Community Regeneration Fund Strategic Sub Group** held **Committee Room 1**, in the **Council Headquarters, Glenurquhart Road, Inverness** and **Remotely** on **Thursday 13 February 2025** at **3:30pm**.

Present:-

Mr I Brown
Mr J Finlayson
Mr K Gowans
Mr R Gale
Mr R Gunn

Ms L Johnston
Mr R Jones
Mrs I Campbell
Mr G MacKenzie

In attendance:-

Ms F Cameron, Project Manager – Community Regeneration
Ms M Gray, Programme Manager – Community Regeneration
Mr A Webster, Programme Manager (Growth and Investment)
Miss J MacLennan, Joint Democratic Services Manager
Mrs O Marsh, Committee Officer

Business

1. Apologies for Absence

Apologies for absence were intimated on behalf of Mr M Green and Ms K Willis.

2. Declarations of Interest/Transparency Statement

There were no Declarations of Interest/Transparency Statements.

3. Community Regeneration Fund Budget Monitoring & Progress update

There had been circulated Report No HCCF/01/25 by the Assistant Chief Executive - Place.

During discussion, the following comments were raised:-

- information was sought, and provided. on the financial value of the three projects within the 2022/33 allocation which had not yet started. The value was confirmed to be £77,000;
- regarding section 6.3 of the report, it was confirmed that there were a bank of live projects with financial shortfalls. These would form the priority projects for Members' consideration in the first instance, with supplementary projects to be considered as secondary. It was anticipated, however, that the strategic

pot would be oversubscribed with a number of potential projects available for selection;

- information was sought, and provided, on the rationale for why funding would need to be collated within the strategic account in the first place;
- regarding the list of projects referenced in Appendix 2, funding year 2022/23 had been identified as the primary source of balance for the strategic pot. This was attributed to the fact that only one open call had been issued for projects under the Community Led Local Development (CLLD) fund, with a very limited timeframe for allocation. Consequently, the agreed approach was to match CLLD funding with local area projects to maximise output. It was further noted that funding year 2023/24 had similarly focussed on local area projects and CLLD funding;
- Members were assured that there had been significant demand for strategic funding for projects;
- with regard to common factors contributing to project delays, it was confirmed that external contractors and incomplete project development processes, including failure to secure match funding or obtain all necessary consents prior to approval, had been identified as key issues;
- referring to Appendix 2 of the report, it was queried where the 179 projects, which appeared to be unaccounted for, had been allocated. In response, it was confirmed that these were 'live' projects, some of which had already claimed funding but had not yet submitted their final claim by the end of the project period;
- it was further queried whether uncommitted funds could be reallocated to ward discretionary funds so they could support local projects in that area. However, it was confirmed that this would not be feasible at this stage due to the financial year end being imminent;
- it was requested that additional details be provided on the available funds beyond the proposals outlined in section 6.3 of the report;
- in terms of recommendation iv, it was confirmed that the proposed process would expedite the management of funding, thereby reducing the risk of Scottish Government funding clawback and minimising project delays. In this regard, it was confirmed that local Members would be cited on actions in their area to ensure transparency and visibility. A full list of actions would be reported to the Committee at its meeting on 18 March 2025; and
- Members expressed their appreciation to officers for their hard work within the CRF.

The Sub Group **AGREED:-**

- i. to pool all uncommitted area funds (except for UKSP funding) into the strategic fund;
- ii. to pool all CRF grant funding that would not be drawn by applicants by 31 March 2025 into the strategic fund, except where a formal extension and reprofiling request had been agreed in writing with the Council;

- iii. that the CRF Strategic Sub Group meet in March 2025 to consider and agree investments as per the process set out in section 6.3 of the report to utilise the strategic fund;
- iv. to homologate an award of £62k from the uncommitted UKSP funds to RCGF 22-0050 Knoydart Bunkhouse; and
- v. to delegate authority to the Assistant Chief Executive – Place in consultation with the Chair and Vice Chair of Economy and Infrastructure to vary funding source allocations to projects to maximise expenditure of those funds at greatest risk. *Local Members would be cited on actions within their ward to ensure transparency and visibility, and a full list of actions would be presented at the next Committee meeting on 18 March 2025.*

4. Community Regeneration Fund – Policy and Operational Requirements and Allocation of Funding

There had been circulated Report No HCCF/02/25 by the Assistant Chief Executive - Place.

During discussion, the following comments were raised:-

- Members expressed their appreciation for the report and acknowledged the hard work of the team. In this regard, it was suggested that additional resources be considered to support the team in fulfilling all required communications with communities;
- it was felt that the expression of interest stage should be strengthened, as some of the projects presented were incomplete;
- whilst it was acknowledged that an open-call aspect for projects was beneficial, these should ideally be linked to the local plan. However, it was also expressed that the process should continue to encourage ambition and aspiration;
- concerns were raised regarding section 7.1 of the report, which outlined a directive approach. Applications were required to align with the local strategic vision and community groups needed a clear understanding of the relevant criteria, including timescales and requirements in advance. Officers were expected to assist in this process through effective communications and feedback; and
- whilst it was felt that the allocation of funding appeared to be unbalanced when comparing landlocked areas to coastal areas, it was confirmed that the funding allocation formula used was consistent with that applied by the Economy & Infrastructure Committee. In this regard it was further confirmed that Members would be included in future discussions regarding budget allocations and that areas could submit bids for additional allocation from the strategic pot of £389,021.40 subject to approval.

The Sub Group **AGREED**:-

- i. the Scottish Crown Estate Net Revenue allocation to Area Committees as set out in appendix 1 of the report;
- ii. the policy framework for investing the fund; and
- iii. the operational amendments in section 8 of the report.

The meeting concluded at 4:10pm.

The Highland Council

Minutes of Meeting of the **Community Regeneration Fund Strategic Sub Group** held **Committee Room 2**, in the **Council Headquarters, Glenurquhart Road, Inverness** and **Remotely** on **Tuesday 29 April 2025** at **2pm**.

Present:-

Mr I Brown
Mr J Finlayson

Mr K Gowans
Mr R Gale (remote)

Mr M Green
Mrs I Campbell (remote)
Ms K Willis (remote)

In attendance:-

Ms F Cameron, Project Manager – Community Regeneration
Ms M Gray, Programme Manager – Community Regeneration
Miss J MacLennan, Joint Democratic Services Manager
Mrs O Marsh, Committee Officer

Business

1. Apologies for Absence

Apologies for absence were intimated on behalf of Mr A Jarvie, Ms L Johnston, Mr R Jones and Mr G MacKenzie.

2. Declarations of Interest/Transparency Statement

There were no Declarations of Interest/Transparency Statements.

3. Community Regeneration Fund Allocation of Funding: HCCF Tranche 6

There had been circulated Report No HCCF/03/25 by the Assistant Chief Executive - Place.

The Sub Group **AGREED:-**

- i. the Scottish Crown Estate Net Revenue allocation to Area Committees as set out in Appendix 1 to the report; and
- ii. to combine tranche 5 and 6 for investment in 2025-26.

4. Community Regeneration Fund Approval of Funding: HCCF Strategic Fund

There had been circulated Report No HCCF/04/25 by the Assistant Chief Executive - Place.

It was confirmed that all previously unallocated funds had been allocated to projects.

The Sub Group:-

- i. **AGREED** the transfer of £65,980.07 unallocated 2024/25 PBIP funding from Area Committees to the strategic pot as per the detail in 6.1 of the report; and
- ii. **APPROVED** top up funding to the following live CRF projects:
 - a) RCGF 23-0048 Glen Urquhart Public Hall - £87,687;
 - b) CRF 1018 Balmacara Old Mill renovation - £99,818.70;
 - c) CRF 2250 ICT Community Hub - £97,196.73; and
 - d) CRF 2217 Fort William Car Park toilets - £74,292.21.

5. Community Regeneration Fund Allocation of Funding: Place Based Investment Programme (PBIP)

There had been circulated Report No HCCF/05/25 by the Assistant Chief Executive - Place.

During discussion it was confirmed that the allocation for HCCF Tranche 6 of Coastal Communities had been identified within the table at item 3 of the report. As the current funding was set to end at the conclusion of the 2025/26 financial year, it was proposed that for future year budgeting, it be added to the Economy & Infrastructure committee agenda to discuss and create a formula for allocating place-based investment funds. Members were informed that the previous formula for allocating place based investment funds were itemised within the September 2021 Economy & Infrastructure Committee papers. In this regard Members supported amending the weighting to ensure smaller rural communities received funding allocations.

The Sub Group **AGREED:-**

- i. in principle, the percentage split of the PBIP allocation to Area Committees as set out in Appendix 1 of the report; and
- ii. that amendments to the future year funding formula be added to the agenda for discussion at an upcoming Economy & Infrastructure Committee meeting.

The meeting ended at 2:10 pm

The Highland Council

Minutes of Meeting of the **Harbours Management Board** held in the **Nairn Chamber, The Courthouse, High Street, Nairn** and **remotely** on **Friday, 28 February 2025** at **10.30am**.

Present:-

Mr I Brown

Mr M Green (Chair)

Ms J McEwan (remote)

Mr H Morrison

In attendance:-

Ms T Urry, Head of Roads & Infrastructure

Mr J MacKay, Acting Harbours Manager

Mr A MacIver, Principal Engineer

Ms F MacBain, Senior Committee Officer

1. **Apologies for Absence**

Apologies for absence were intimated on behalf of Mrs T Robertson, Mr R Stewart, Mr C Munro, Ms LA Niven and Ms M Hutchison.

2. **Declarations of Interest/Transparency Statement**

There were no declarations of interest/transparency statements.

3. **Minutes of Last Meeting**

The Board **NOTED** the Minutes of Meeting of the Harbours Management Board held on the 15 November 2024.

4. **Harbour Dues – Schedule of Rates and Dues for 2025/26**

There had been circulated Report No HMB/1/25 by the Assistant Chief Executive – Place.

The Board:-

- i. **NOTED** the contents of the draft Schedule of Rates and dues, inclusive of inflationary uplift, applied at 5%; and
- ii. **AGREED TO RECOMMEND** to the Environmental and Infrastructure Committee to approve the publication of Schedule of Rates and Dues for Highland Council Harbours for the financial year 2025/26.

5. **Kyle of Lochalsh New Fuel Pump Update**

There had been circulated Report No HMB/02/25 by the Assistant Chief Executive – Place.

During discussion, Members welcomed the project and suggested it would also be of benefit in Lochinver.

The Board **NOTED** the contents of the report.

6. Kinlochbervie Fish Landings

There had been circulated Report No HMB/03/25 by the Assistant Chief Executive – Place.

During discussion, Members raised the following main points:-

- the total value of landings in 2024 being up by 21% compared to 2023 was welcomed, and information was provided on the means by which this had been achieved;
- information was sought and provided on the monitoring and setting of fuel prices, as well as the process for purchasing and storing fuel, and the need to remain competitive. The benefits of possible future use of sea tankers was highlighted;
- with regard to the increasing numbers of off-shore wind farms, and the benefits of the future use of sea tankers, a cost-benefit analysis / business case for a dual purpose berthing structure at Kinlochbervie was proposed, noting the potential income this could provide. The importance of regular dredging at Kinlochbervie was emphasised;
- the harbour building windows and roof at Kinlochbervie required attention; and
- the importance of future proofing and remaining competitive was emphasised.

The Board **NOTED** the contents of the report, focusing in particular on Kinlochbervie Harbour, and **AGREED** a report be provided to the next meeting of the Board on the preparation of a business case for a dual-purpose berthing structure at Kinlochbervie.

7. Uig Harbour Redevelopment Update

There had been circulated Report No HMB/04/25 by the Assistant Chief Executive – Place.

A presentation was provided covering the new terminal building, the new vessels, storm damage, community council issues, and infrastructure works updates.

During discussion, Members raised the following main points:-

- concern was expressed about the storm damage to the covered walkway, and the importance of the walkway was emphasised. Current negotiations with the contractor on its repair and future maintenance were summarised, as were plans for the forthcoming meeting on these issue;

- information was sought and provided on the extended delivery dates for the new vessels; and
- the disabled changing area in the new harbour building was welcomed.

The Board **NOTED** the current position.

Meeting ended at 11.25am.

The Highland Council

Minutes of Meeting of the **City Region Deal Monitoring Group** held remotely on Thursday 24 April 2025 at 2.00pm.

Present:

Mr I Brown

Mrs M Reid

Mr A Christie

Mrs T Robertson

Mr D Fraser

Mr R Stewart

Mr K Gowans (Chair)

Officials in attendance:

Mr M Bailey, Programme Manager (City Region Deal)

Ms F MacBain, Senior Committee Officer

Ms K Arnott, Committee Officer

1. Apologies for Absence

Apologies for absence were intimated on behalf of Mr M Green, Mr J Bruce and Ms L Niven.

2. Declarations of Interest/Transparency Statements

There were no declarations of interest or transparency statements.

3. Minutes of Previous Meeting

There had been circulated the Minutes of the City Region Deal Monitoring Group held on 04 February 2025, the terms of which were **NOTED**.

4. UK Shared Prosperity Fund – Delivery Plan Progress Update

There was circulated Report No. CRD/03/25 by the Assistant Chief Executive - Place which provided the latest update on the UK Shared Prosperity Fund (UKSPF) Delivery Plan.

The Group **NOTED** the UKSPF Delivery Plan progress update.

5. Inverness & Highland City Region Deal Programme Report - 2024/25 Quarter 4

There was circulated Report No. CRD/04/25 by the Assistant Chief Executive – Place which provided the 24/25 Quarter 4 update for the Inverness & Highland City Region Deal (IHCRD).

During discussion, with reference to the amount of new housing being given planning permission in the area, clarification was sought on progress with the A9/A96 Inshes to Smithton Scheme, particularly regarding the timescale. Efforts to obtain timescales from Transport Scotland were proving challenging and it was suggested the Council Leader, or similar senior Member, write to the Transport Scotland about this. It was further suggested that the matter first be escalated to the Economy and Infrastructure Committee, ideally to the next meeting, but acknowledging this might not be possible due to timeframes for reports.

Information was also sought and provided on the extent to which flood risk mitigation work could impact on planned work at the Inshes Junction

The Group **NOTED** the 2024/25 Quarter 4 update for the Inverness & Highland City Region Deal and **AGREED** the challenges and concerns being faced by Transport Scotland's progress on Smithton to Inshes link road and the impact on the progression of Inshes Roundabout, with particular reference to the impact of new housing developments, be highlighted at the next appropriate meeting of the Economy and Infrastructure Committee, to be determined by the Chair following consultation with officers.

6. Inverness & Highland City Region Deal Key Risks, Challenges & Opportunities

The Programme Manager gave a verbal update on the Inverness & Highland City Region Deal Key Risks, Challenges & Opportunities.

During discussion, clarification was sought and provided on the process for deciding which transformational projects were taken forward for the Highland Investment Prospectus.

Thereafter, the Group **NOTED** the update.

The meeting concluded at 2:25pm.