

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

23 April 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
Ms B Campbell
Ms L Dundas - remote
Mr R Gale
Mrs A MacLean (from item 5.1)
Ms J McEwan - remote
Mr D Millar
Ms M Paterson
Mr M Reiss
Mr K Rosie - remote
Ms M Smith (from item 6.1)

Non-Committee Members Present:

Mr M Cameron
Ms M Hutchison
Mr P Oldham
Mrs M Ross

Substitutes:

Mr A Jarvie (except item 6.8)

Apologies:

Mr M Baird
Mr R Bremner
Ms T Collier
Ms L Kraft
Mr C Munro

Officers participating:

Mr D Jones, Area Planning Manager – North (DJ)
Mr P Wheelan, Planning Team Leader (PW)
Mr M Fitzpatrick, Principal Planner (MF)
Ms S Hadfield, Planner (SH)

Mr R Strachan, Planner (RS)
 Mr A Fraser, Principal Engineer (AF)
 Ms R Banfro, Solicitor (Planning) and Clerk
 Ms R Ross, Committee Officer

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan	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 March 2025 and continued on 18 March 2025 which was APPROVED .	n/a
4	Major Development Update Iartasan Mòra There had been circulated Report No PLN/024/25 and Report No PLN/024A/25 PAN Update Report 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 During discussion, information was sought and provided on the reasons for some information appearing to be out of date. Members were advised that a 2024 report had been erroneously circulated, however an updated report had been sent to all Members, which may explain why some of the information appeared out of date. The Committee NOTED the current position with the applications.	PW
5	Continued Items Cuspairean a' Leantainn	
5.1	Applicant: Renantis (formerly Falck Renewables Wind Limited) (23/02998/S36) (PLN/025/25) Location: Land 1800M NE of 12 Upper Feorlig Dunvegan (Ward 10). Nature of Development: Ben Aketil Repowered and Extended Wind Farm - Decommissioning and removal of 12 existing turbines and related infrastructure, erection and operation of 9 turbines with a maximum blade tip height of 200m, up to 20MW Battery Energy Storage System, anemometer mast, access tracks, up to two borrow pits, and all associated infrastructure. Recommendation: Raise an Objection	MF

The Committee **AGREED** to continue to **RAISE AN OBJECTION**.

The Committee **AGREED** to the removal of Reason 1:

The application does not accord with the provisions of Section 36 of the Electricity Act 1989 by virtue of not demonstrating sufficient regard to the desirability of, and failing to reasonably mitigate effects detrimental to, conserving flora and physiographical features of special interest by virtue of failing to demonstrate that the mitigation hierarchy has been adequately applied in respect of national priority peatland habitats and therefore does not accord with the provisions NPF 4 Policy 5a) and HwLDP Policies 67 (Renewable Energy Developments), 28 (Sustainable Design) and 55 (Soils).

The removal of Reason 2 which is as follows:

The application does not accord with the provisions of Section 36 of the Electricity Act 1989 by virtue of not demonstrating sufficient regard to the desirability of, and failing to reasonably mitigate effects detrimental to, conserving flora and physiographical features of special interest by virtue of failing to demonstrate sufficient mitigation and enhancement measures to compensate for priority peatland habitat losses such that the proposal does not accord with NPF 4 Policy 3b), HwLDP Policies 67 (Renewable Energy Developments), Policy 60 (Other Important Habitats), and 28 (Sustainable Design).

the amendment of Reason 3 which is as follows:

The application does not accord with the provisions of Section 36 of the Electricity Act 1989 by virtue of not demonstrating sufficient regard to the desirability of, and failing to reasonably mitigate effects detrimental to, preserving natural beauty and conserving physiographical features of special interest because the proposal would result in Significantly detrimental landscape effects on Landscape Character Areas LCT 359 Upland Sloping Moorland, LCT 360 Stepped Moorland and LCT 357 Farmed and Settled Lowlands – Skye and Lochalsh, Significantly detrimental visual effects at 11 Viewpoints, leading to Significantly detrimental visual effects for residential, recreational, and road user receptors at several locations to the northeast, northwest, west, southwest, and south of the proposal site. The proposal would result in Significantly detrimental effects on the Dynamic Coastline Special Quality of the North West Skye Special Landscape Area that are not clearly outweighed by social, environmental, or economic benefits. Consequently, the proposal does not accord with NPF4 Policy 11 (Energy) at d) and e), Policy 4 (Natural Places) at d) and engages the provisions of NPF4 Policy 4a) as well as HwLDP Policies 67 (Renewable Energy Developments) and Onshore Wind Energy Supplementary Guidance, 28 (Sustainable Design), 57 (Natural, Cultural and Built Heritage), and 61 (Landscape).

and subject to Reason 4 which is as follows:

The application does not accord with the provisions of Section 36 of the Electricity Act 1989 by virtue of not demonstrating sufficient regard to the desirability of, and failing to reasonably mitigate effects detrimental to, protecting a site and building of architectural and historic interest because the proposal would Significantly adversely impact important views to, and

	adversely effects the integrity of the setting of, Dunvegan Castle Inventory Garden and Designed Landscape. Consequently, the application is contrary to NPF4 Policy 7 Part (i), NPF4 Policy 11 part (e) (vii), and Highland-wide Local Development Plan Policies 57 (Natural Built and Cultural Heritage), and 67 (Renewable Energy).	
5.2	<p>Applicant: Energiekontor UK Ltd. (24/02094/S36) (PLN/026/25) Location: Land 1150M SW Of Tigh An Alt, Acheilidh, Rogart (Ward 04). Nature of Development: Acheilidh Wind Farm - Erection and operation of a wind farm for a period of 35 years, comprising of 12 wind turbines with a maximum blade tip height of between 200m and 230m, battery energy storage system (BESS), access tracks, borrow pits, substation, control building, and ancillary infrastructure. Recommendation: Raise No Objection</p> <p>Motion from Mr R Gale, seconded by Ms J McEwan:-</p> <p>This Committee raises an objection to this development on the basis that the proposal gives rise to unacceptable landscape and visual effects, including cumulative effects, for landscape and visual receptors in the surrounding and wider area in particular as experienced from Struie Viewpoint and travellers along the B9176. This proposal is considered to be significantly adverse to the effects on Special Qualities of the Dornoch Firth NSA and is not outweighed by the economic or environmental benefits. Therefore, this proposal is considered to be contrary to policy 4(c)(ii) of NPF4.</p> <p>Amendment from Mr D Millar seconded by Mr K Rosie to Raise no Objection for the reasons detailed in the report.</p> <p>On a vote being taken there were 5 votes for the motion and 5 votes for the amendment with no abstentions, votes being cast as below:-</p> <p>For the Motion:- Ms L Dundas, Mr R Gale, Ms J McEwan, Mrs M Paterson, Mr M Reiss.</p> <p>For the Amendment:- Ms S Atkin, Ms B Campbell, Mrs A MacLean, Mr D Millar, Mr K Rosie.</p> <p>There being 5 votes for the motion and 5 votes for the amendment, the Chair used his casting vote in favour of the Amendment.</p> <p>The Committee AGREED to RAISE NO OBJECTION for the reasons detailed in the report.</p>	MF
6	Planning Applications to be Determined Iartasan Dealbhaidh rin Dearbhadh	
6.1	<p>Applicant: Lockett Agri-Environmental (25/00190/FUL) (PLN/027/25) Location: Land 110m North of Nsl Ltd, 6 Druimchat View, Business Park, Dingwall (Ward 08). Nature of Development: River Peffery flood management measures. Recommendation: GRANT</p>	SH

	The Committee AGREED to GRANT the application subject to the conditions detailed in the report.	
6.2	<p>Applicant: Lockett Agri-Environmental (25/00191/FUL) (PLN/028/25) Location: and 210m NE of Dingwall Childrens Nursery, Fodderty Way, Business Park, Dingwall (Ward 08). Nature of Development: River Pefferey flood management measures. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report with the final wording of the condition relating to flood mitigations measures being delegated to officers.</p>	SH
6.3	<p>Applicant: Graham MacGregor Joinery Ltd (19/04687/FUL) (PLN/029/25) Location: 3a Inchroy Drive Dingwall Business Park (Ward 08). Nature of Development: Erection of commercial storage and office unit. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report with the final wording of the condition relating to flood mitigations measures being delegated to officers.</p>	SH
6.4	<p>Applicant: Fraser Electrical (20/01019/FUL) (PLN/030/25) Location: Land 110m NE of 3b Inchroy Drive, Dingwall (Ward 08). Nature of Development: Erection of office and workshop building. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report with the final wording of the condition relating to flood mitigations measures being delegated to officers.</p>	SH
6.5	<p>Applicant: Firth Plumbing Heating and Roofing Ltd (21/05232/PIP) (PLN/031/25) Location: 1 and 3 Blairnaparc Rd, Dingwall Business Park (Ward 08). Nature of Development: Installation of storage unit and associated parking arrangements . Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report with the final wording of the condition relating to flood mitigations measures being delegated to officers.</p>	SH
6.6	<p>Applicant: Church of Scotland (24/04988/FUL) (PLN/032/25) Location: Church Of Scotland, 24 High Street, Rosemarkie, Fortrose, IV10 8UF (Ward 09). Nature of Development: Installation of external heat pump, reinstatement of stone cross, installation of double-glazed windows and timber door including internal alterations . Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	RS

6.7	<p>Applicant: Church of Scotland (24/04990/LBC) (PLN/033/25) Location: Church Of Scotland, 24 High Street, Rosemarkie, Fortrose, IV10 8UF (Ward 09). Nature of Development: Installation of external heat pump, reinstatement of stone cross, installation of double-glazed windows and timber door including internal alterations. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT the application subject to the conditions detailed in the report.</p>	RS
6.8	<p>Applicant: Mey Energy Storage Limited (24/06261/S36) (PLN/034/25) Location: Land 700M East Of Woodlands, Mey (Ward 03). Nature of Development: Installation of a battery energy storage system and associated infrastructure with a generating capacity of up 300mw located on land at Phillips Mains Farm. Recommendation: RAISE NO OBJECTION</p> <p>Motion from Mr K Rosie seconded by Mr D Millar to RAISE NO OBJECTION subject to the reasons detailed in the report.</p> <p>Amendment from Mr R Gale seconded by Mr M Reiss:-</p> <p>This committee proposes an amendment to this application to lodge an objection on the grounds that the cumulative effect of this development along with nearby existing and proposed developments is contrary to Policy 57 of the Highland Wide Development plan and as such does not ensure the distinctive character of the rural area and the natural assets and cultural heritage are safeguarded and enhanced. specifically the close proximity of the Castle of Mey.</p> <p>On a vote being taken there were 4 votes for the motion and 7 votes for the amendment with no abstentions, votes being cast as below:-</p> <p>For the Motion:- Ms I Campbell, Mrs A MacLean, Mr D Millar, Mr K Rosie.</p> <p>For the Amendment:- Ms S Atkin, Ms L Dundas, Mr R Gale, Ms J McEwan, Ms M Smith, Mrs M Paterson, Mr M Reiss.</p> <p>The Committee AGREED to RAISE AN OBJECTION for the reasons set out in the amendment.</p>	Liam Burnside
7	<p>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division Co-dhùnadh mu Iartas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</p> <p>Applicant: Organic Sea Harvest Ltd Location: Land 1520 metres north-east of Bridge End Cottage, Trotternish, Isle of Skye, IV51 9XA</p>	

	<p>Nature of Development: Marine Fish Farm, Atlantic Salmon, Comprising 10 X 120 metre circumference pens with 14 by 14 metre Feed Barge and Ancillary Equipment</p> <p>The Committee NOTED the decision of the Scottish Ministers to allow the appeal and grant planning permission subject to the conditions detailed in the Decision Notice.</p>	
	<p>The meeting ended at 3.30pm.</p>	