THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE

11 June 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 R Bremner
Ms B Campbell
Mr J Edmondson
Mr R Gale
Ms L Kraft
Mrs A MacLean
Ms J McEwan
Mr D Millar
Mr M Reiss
Mr K Rosie

Non-Committee Members Present:

Substitutes:
Mr S Kennedy
Mr H Morrison
Mrs M Ross

Apologies:
Ms T Collier
Ms L Dundas
Mrs M Paterson
Mr K Rosie

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 D Borland, Planner (DB)
Ms L MacDonald, Planner (LM)
Mr C Simms, Planner (CS)

Ms J Bridge, Senior Engineer (JB)
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** Mr M Reiss – item 6.3 Ms J McEwan-item 6.4 Ms S Atkin-item 6.4	**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 23 April 2025 which was **APPROVED.**	**n/a**
4	**Major Development Update** **Iarrtasan Mòra** There had been circulated Report No PLN/035/25 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. An update was sought and provided on the status of the Novar I windfarm extension. The Committee **NOTED** the current position with the applications.	**PW**
5	**Major Developments – Pre-application consultations** **Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais** There had been circulated Report No PLN/036/25 by the Area Planning Manager – North. The Committee is invited **NOTED** the current pre-application notices.	**PW**
6	**Planning Applications to be Determined** **Iarrtasan Dealbhaidh rin Dearbhadh**	
6.1	**Applicant:** GAA per Mr Gary Hull (24/03390/FUL) (PLN/037/25) **Location:** Land 115M NE Of Fuaran, 9 Columba Court, Laide (Ward 01).	**LM**

	Nature of Development: Siting of 3 glamping pods (as amended) **Recommendation: GRANT** **Motion** from Cllr Kraft seconded by Cllr Gale, to refuse planning permission for the following reasons:- While the revised layout mitigates the identified flood-risk issue, the proposed development is considered to represent a clear over-development of this severely constrained plot: the combined pod footprints and parking bays would blanket almost the entire site, producing a visually dominant enclave of built form and hard surfacing that is wholly out of keeping with the scale and character of the adjoining dwellinghouses. Consequently, the proposal is contrary to Policy 14 (a) and Policy 29(b). Attention was drawn to a correction to the report which should have stated that the application was in ward 5 rather that ward 1. **Amendment** from Cllr Bremner seconded by Cllr Millar to grant planning permission subject to the conditions in the report. There were **3** votes for the motion and **9** votes for the amendment, and **1** abstention, the votes having been cast as follows: For the motion:- Mr R Gale, Ms L Kraft, Mr M Reiss For the amendment:- Ms S Atkin, Mr R Bremner, Mrs I Campbell, Mr J Edmondson, Mrs A MacLean, Ms J McEwan, Mr D Millar, Mr H Morrison, Mrs M Ross Abstentions:- Mr S Kennedy The Committee **AGREED** to **GRANT** planning permission for the reasons detailed in the report.	
6.2	**Applicant:** Mr C Parrino (24/02000/FUL) (PLN/038/25) **Location:** Land 165M East Of Northern Lights Caravan Park, Badcaul, Dundonnell (Ward 05). **Nature of Development:** Erection of house, erection of wind turbine, formation of access, siting of 2no. cabins for holiday letting and erection of kayak shed and dock **Recommendation: GRANT** The Committee **AGREED** to **GRANT** planning permission subject to the conditions laid out in the report.	**LM**
6.3	**Applicant:** Scottish Hydro Electric Transmission Plc (25/00106/S37) (PLN/039/25) **Location:** Chleansaid Wind Farm, Dalnessie, Rogart (Ward 01). **Nature of Development:** Erection and operation of a 10.5km 132kV overhead electricity line, approximately 3 km to the north of Lairg between Chleansaid Wind Farm and Dalchork Substaion.	**PW**

	Recommendation: Raise No Objection **Declaration of Interest – Mr M Reiss, as he had previously publicly expressed his views on continued renewable energy production, left the meeting for this item.** The Committee to **RAISE NO OBJECTION** planning permission subject to the conditions detailed in the report.	
6.4	**Applicant:** The Highland Council - Housing (23/05598/MSC) (PLN/040/25) **Location:** Land 370M NE Of Cromlet House, Cromlet Drive, Invergordon (Ward 06). **Nature of Development**: Phase 02 erection of 57 dwellings and associated infrastructure at Cromlet Drive, Invergordon (application for matters specified in conditions 1, 2, 4, 6, 8, 11, 13, 14, 16, 23, 24 and 25 of 21/03683/PIP) **Recommendation: APPROVE** **Declaration of Interest – Ms J McEwan, as the presenting officer was a close family member. Ms S Atkin as the Vice-Chair of the Housing and Property Committee. Both Members left the meeting for this item.** The Committee **AGREED** to **GRANT** planning permission subject to the conditions detailed in the report.	**CF**
6.5	**Applicant:** Three UK (24/01014/FUL) (PLN/041/25) **Location:** Land 3935M SE Of Tigh Annag, Glencalvie, Ardgay (Ward 01). **Nature of Development:** Installation of 25m high tower with ancillary development, formation of access track. **Recommendation: GRANT** The Committee **AGREED** to **GRANT** planning permission subject to the conditions detailed in the report.	**LB**
6.6	**Applicant:** Mr D and Mrs W McConnachie (25/00778/FUL and 25/00785/CON) (PLN/042/25) **Location:** An Cardach, Gilchrist Square, Dornoch, IV25 3HG (Ward 04). **Nature of Development:** Demolition of house and erection of replacement house. **Recommendation: GRANT** The Committee **AGREED** to **GRANT** planning permission subject to the conditions detailed in the report.	**DB**
6.7	**Applicant:** Mr Marcus MacKay (25/00235/FUL) (PLN/043/25) **Location:** Land 60M South Of Helmie Autoshine Glebe Terrace Helmsdale (Ward 04). **Nature of Development:** Establishment of a Commercial Garage Workshop. **Recommendation: GRANT**	**Aiden Brennan**

	The Committee **AGREED** to **GRANT** planning permission subject to the conditions detailed in the report.	
6.8	**Applicant:** Cairngorm Properties Ltd (24/00865/PIP) (PLN/044/25) **Location:** Land At Knockbreck Farm And Burgage Farm Knockbreck Road, Tain (Ward 07). **Nature of Development:** Erection of up to 250 houses, associated community uses, open space and business/tourist related uses. **Recommendation: GRANT** The Committee **AGREED** to **GRANT** planning permission subject to the conditions detailed in the report.	**CS**
7	**Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division** **Co-dhùnadh mu Iarrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir** **Applicant:** Acorn Bioenergy **Location:** land 350m south of Fearn Aerodrome, Fearn IV20 1XY **Nature of Development:** Erection and operation of an anaerobic digestion plant and ancillary infrastructure The Committee is **NOTED** the decision of the Scottish Ministers to allow the appeal and grant planning permission subject to the conditions detailed in the Decision Notice.	
8.	**Additional Urgent Item - Skye Reinforcement Section 37 Determination** The additional urgent item had been added to advise the Committee of the decision of the Scottish Ministers which was of regional interest and issued to the planning authority following the publication of the agenda. During discussion the following main points were raised:- • disappointment was expressed at the decision not to go to a public enquiry: • information was sought and provided regarding the possibility of a judicial review; • on the point being raised, it was explained that the recent update to the Scheme of Delegation would allow timeous holding objections to be submitted going forward; • it was queried what implications this decision would have on the community in Skye; • a summary of the decision to help Members explain it to the public was requested; and • the need to accept the decision and not undermine the Councils planning service was emphasised. 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.	

	The meeting ended at 1.20 pm.	