



COMHAIRLE NAN EILEAN SIAR PLANNING APPLICATIONS BOARD

Minute of Meeting held in Council Chamber,
Council Offices, Stornoway on Tuesday, 6 May
2025 at 2.00pm.

PRESENT

Mr Ranald Fraser (Chair)	Mr Robert Mackenzie
Mr John A Maciver (Vice-Chair)	Mr John Norman Macleod
Mr Iain A MacNeil	Mr Iain M Macaulay
Mr Iain M Macleod	Mr George Murray
Mr Mustapha Hocine	
Mr Paul Finnegan	

APOLOGIES

Mr Finlay M Stewart

MEMBERS IN ATTENDANCE

Mr Gordon Murray

OFFICERS IN ATTENDANCE

Mr John Cunningham	Mr Allan MacDonald
Mrs Morag Ferguson	Mr Derek Mackay
Mrs Mairi Maciver	Mrs Fiona Maciver
Mrs Helen MacDonald	Mrs Katie Macaskill
Ms Anne Napier	Mrs Shona Hadwen
Mr Iain Macleod	

MINUTES

Minute of Meeting of 11 February 2025	1	The Minute of Meeting of 11 February 2025 was approved .
Declaration of Interest	2	There were no declarations of interest.

PLANNING

24/00283/PPD – Formation of access track, Miavaig, Uig, Isle of Lewis	3	The Chief Planning Officer submitted a Report concerning a planning application for the formation of an access track to service existing Scottish Water infrastructure at Miavaig, Uig, Isle of Lewis. The Report indicated that the application had been subject to more than six representations and therefore, in accordance with the Scheme of Delegation, was referred to the Board for determination. The Report gave background information, a planning assessment and set out a reasoned conclusion on the application. The Report recommended that the application be approved subject to conditions.
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Mr Ranald Fraser, seconded by Mr John A Maciver, moved the following amendment:

“That the planning application be refused on the basis that the proposed development does not demonstrate a satisfactory quality of place-making, siting, scale and design that respect and reflect positive local characteristics and will compliment or enhance the surrounding natural environment, contrary to Policy PD1 of the Outer Hebrides Local Development Plan and the impact on neighbouring amenity in respect of the risk of flooding and landslide adds weight to this consideration.”

It was agreed to approve the amendment.

24/00175/FULTEL – 4
Erect a 20-metre
lattice
telecommunication
s tower with
antennas, dishes,
enclosures,
cabinets, vsat dish
and erect 2 no wind
turbines 17.4 metre
to tip height and
install a solar array.
erect 1.8m deer
fence and single
access gate at
Sgalabhal Hilltop
Mast, Morsgail,
Uig, Isle of Lewis

The Chief Planning Officer submitted a Report concerning a planning application to erect a 20-metre-high steel lattice telecommunications tower with transmission equipment, related compound with an off-grid generator, two wind turbines, with a tip height of 17.41m, to be sited either side of the mast compound and a frame mounted solar panel array comprised of 42 panels with total plan area of approximately 25m x 4.5 and a maximum height of 2.5m at Sgalabhal Hilltop Mast, Morsgail, Uig, Isle of Lewis. The Report indicated that the planning application had been the subject to a formal objection from NatureScot, a Government Agency, and therefore under the terms of the Scheme of Delegation was presented to the Board for determination. The Report gave background information, a planning assessment and set out a reasoned conclusion on the application. The Report recommended that the application be refused for the reasons outlined in Appendix 1 to the Report.

Mr Ranald Fraser, seconded by Mr John A Maciver, moved the recommendation in the Report namely, that the planning application be refused for the reasons set out at Appendix 1 to the Report.

Mr Iain M Macaulay, seconded by Mr John N Macleod moved the following amendment:

“As the planning application could be supported on policy grounds, in particularly due the benefits of digital connectivity, including resilience and safety, it is proportionate to defer the determination for the applicant to produce an Environmental Impact Assessment Report and any other required supporting documentation to inform the future determination of the application by the Board.”

The Board proceeded to vote on the matter by roll call as follows:

MOTION	AMENDMENT
Mr Ranald Fraser	Mr John N Macleod
Mr John A Maciver	Mr Iain M Macaulay
Mr Iain A Macneil	
Mr Iain M Macleod	
Mr Mustapha Hocine	
Mr Paul Finnegan	
Mr Robert Mackenzie	

The Motion having received the majority of the votes cast became the finding of the meeting.

24/00314/PPD - 5
 Campsite of 25no.
 pitches for
 motorhomes plus
 facilities building.
 form new access
 tracks, improve
 existing tracks,
 create new parking
 area at Clachan
 Sands, Lochmaddy,
 Isle of North Uist

The Chief Planning Officer submitted a Report concerning a planning application concerning the change of use of land at Clachan Sands, Lochmaddy, Isle of North Uist with the capacity for 25 motorhome pitches and the construction of a facilities building and infrastructure and installation of services associated with the proposed use. The Report indicated that as the planning application had received more than six representations, which were considered by the Appointed Officer to be valid and raising material planning considerations the application could not be determined under delegation and was therefore presented to the Board for decision. The Report provided background information, a planning assessment and set out a reasoned conclusion on the application.

It was agreed to approve the planning application subject to the conditions set out in Appendix 1 to the Report.

