

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>	