

The Highland Council
South Planning Applications
Committee

Council Chamber, HQ, Wednesday 14 May 2025, 10:45am

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:

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| Mr C Ballance | Mr D Macpherson |
| Mr D Fraser | Mr P Oldham |
| Mr L Fraser (present to item 6.2) | Ms M Reid |
| Mr R Jones | Ms L Saggars |
| Mr B Lobban | Ms K Willis |
| Mrs I MacKenzie | |
| Mr A MacKintosh | |

Substitutes: Mr D MacDonald for Mr K Gowans

Officers participating:

Mr P Wheelan, Strategic Projects Team Leader (PW)
 Mr B Robertson, Acting Area Planning Manager – South (BR)
 Mr R Dowell, Planner (RD)
 Mr R Cubey, Graduate Planner (RC)
 Ms J Mair, Planner (JM)
 Ms J Bain (JAB)
 Mr J Kelly (JK)
 Mr M Clough, Senior Engineer, Transport Planning (MC)
 Ms A Gibbs, Principal Solicitor
 Ms F MacBain, Senior Committee Administrator
 Ms K Arnott, Committee Administrator

| ITEM NO | DECISION | ACTION |
|---------|---|------------|
| 1 | Apologies for Absence Leisgeulan Mr K Gowans, Mr A Graham, Mr T MacLennan | |
| | | n/a |
| 2 | Declarations of Interest Foillseachaidhean Com-pàirt | |
| | None. | n/a |

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| 3 | Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais | |
| | <p>There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 2 April 2025 which was APPROVED.</p> | n/a |
| 4 | Major Development Update Iarrtasan Mòra | |
| | <p>There had been circulated Report No PLS/23/25 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.</p> <p>Members' attention was drawn to updates to two recent decisions to two windfarms, Chrathaich Windfarm and Tomcrasky Windfarm, both previously reported to the committee. Scottish Ministers' had granted consent following the recommendation by the Council to raise no objection.</p> <p>The Committee NOTED the current position with the applications.</p> | BR |
| 5 | Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais | |
| 5.1 | <p>Description: Entrance and path improvement works, pond habitat enhancement, stone walling, drainage works Ward: (Ward 15) Applicant: Culduthel Woods Group (24/04228/FUL) (PLS/24/25) Site Address: Land 75M NE Of Culduthel Avenue, Inverness</p> | RC |
| | <p>Agreed: to GRANT planning permission subject to the conditions recommended in the report, and an additional condition on planting at the edge of the site so as to protect the amenity of neighbouring properties, the wording of which to be delegated to Area Planning Manager – South in consultation with local Members.</p> | |
| 6 | Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh | |
| 6.1 | <p>Applicant: Scottish Hydro Electric Transmission Plc (25/00051/S37) (PLS/25/25) Location: Deanie Power Station, Deanie, Strathfarrar, Kiltarlity, Beauly, IV47JX (Ward 12) Nature of Development: Glen Strathfarrar Vista - Construction of a replacement steel lattice tower with 132kV and 33kV downloads into a combined cable sealing end compound (CSE). Installation of new overhead line between the proposed new Tower 13R and existing Tower 14, along with the construction of a dedicated permanent access track from the new CSE compound to Glenstrathfarrar Road. Recommendation: RAISE NO OBJECTION</p> | RD |
| | <p>Agreed: to RAISE NO OBJECTION subject to the conditions listed in Section 11 of the report with amendments to conditions 9, 11, 12 and 13 with the additional point (s) to condition 8 relating to active travel, and the Committee's concerns about the extent of the working area corridor, the comments</p> | |

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| | received from the Beaully Fish Board and the Council's ecology team would be shared with the Energy Consents Unit. | |
| 6.2 | <p>Applicant: Mr W MacIntyre (24/04051/FUL) (PLS/26/25) Location: Land 90M SW Of Brackletter Lodge, Spean Bridge (Ward 11) Nature of Development: Erection of 3 holiday pods (retrospective) Recommendation: GRANT</p> <p>During discussion, Members expressed concern that the 25% additional fee for retrospective planning permission was not enough of a deterrent and should be higher.</p> | WL |
| | <p>Agreed:</p> <ul style="list-style-type: none"> i. to GRANT planning permission subject to the conditions recommended in the report; and ii. that the Area Planning Manager – South write to the applicant to express the Committee's disappointment that planning permission was not sought prior to the commencement of the development. | |
| 6.3 | <p>Applicant: Mr J Sweeney (25/00196/FUL) (PLS/27/25) Location: Land 15M East of Milnfield, 83 Kingmills Road, Inverness (Ward 16) Nature of Development: Change of use from garage/workshop to house Recommendation: GRANT</p> | JAB |
| | <p>Agreed: to GRANT planning permission subject to the conditions recommended in the report, with the addition of two informatives: one reminding the applicant that the extent of their planning permission did not allow them to undertake work on third party land, and another reducing construction hours to between 8am and 6pm Monday - Friday.</p> | |
| 6.4 | <p>Applicant: Mr & Mrs Paula Grant (25/00486/FUL) (PLS/28/25) Location: 10 Kingston Place, Stratton, Inverness, IV2 7BH (Ward 17) Nature of Development: Erection of extensions Recommendation: GRANT</p> | JM |
| | <p>Agreed: to GRANT planning permission subject to the conditions recommended in the report, and an additional condition securing the timing of the parking spaces.</p> | |
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| 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: Gilkes Energy Ltd on behalf of Earba Ltd (24/01056/S36) (PLS/29/25) Location: Land 4200M SE of Moy Lodge, Tulloch, Roy Bridge (Ward 21) Nature of Development: Earba Pumped Storage Hydroelectric Scheme - Construction and operation of a pumped storage hydroelectric scheme with a generating capacity of 1,800MW and a 40GWh storage capacity</p> <p>The Clerk highlighted that this report was an Energy Consents Unit decision</p> | RD |

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| | for noting and not a notice of intention as indicated on the agenda. | |
| | NOTED the decision of the Energy Consents Unit. | |
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| | The meeting ended at 1.45pm. | |