

The Highland Council
South Planning Applications
Committee

Council Chamber, HQ, Friday 22 August 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 D Fraser
Mr L Fraser (**absent for item 1-Item 6.7**)
Mr A Graham
Mr R Jones (**in the Chair for item 6.10**)
Mr B Lobban
Mrs I MacKenzie
Mr A MacKintosh

Mr T MacLennan
Mr D Macpherson
Mr P Oldham (**in the Chair except item 6.10**)
Ms M Reid
Ms L Saggars
Ms K Willis

Substitutes:

Mr D McDonald for Mr K Gowans

Officers participating:

Mr B Robertson, Acting Area Planning Manager – South (BR)
Mr P Wheelan, Strategic Projects Team Leader (PW)
Mr M Fitzpatrick, Principal Planner (MF)
Mr K Gibson, Principal Planner (KG)
Mr R Dowell, Planner (RD)
Ms C MacLeod, Planner (CMacL)
Mr R Cubey, Graduate Planner (RC)
Mr J Kelly, Planning Team Leader (JK)
Mr G Baxter, Principal Planner (GB)
Ms E Watt, Principal Planner (EW)
Ms S MacMillan, Planning Team Leader (SMacM)
Mr M Clough, Senior Engineer, Transport Planning (MC)
Ms A Gibbs, Principal Solicitor
Ms K Arnott, Committee Officer

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan	n/a

	Mr C Ballance and Mr K Gowans	
2	Declarations of Interest Foillseachaidhean Com-pàirt	n/a
	Item 6.6 – Mr B Lobban Item 6.10 – Mr P Oldham	n/a
3	Confirmation of Minutes Dearbhadh a’ Gheàrr-chunntais	
	There had been submitted for confirmation as a correct record the action note/minute of the meeting of the Committee held on 18 June 2025 which was APPROVED .	n/a
4.	Major Development Update Iarrtasan Mòra There had been circulated Report No PLS/42/25 by the Area Planning Manager - South 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 detailed in the report.	
5.	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais There had been circulated Report No PLS/43/25 by the Area Planning Manager South. The Committee NOTED the current pre-application notices detailed in the report.	
6.	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	Applicant: SSEN Transmission (24/02830/FUL) (PLS/45/25) Location: Land 290M SW Of Teanacoil, 2 Leanassie, Beaully (Ward 12). Nature of Development: Aigas Substation - Construction of 132kV replacement substation, platform, plant and machinery, access, laydown/work compound area(s), drainage, landscaping, and other ancillary works. Recommendation: GRANT .	MF
	Agreed: to GRANT planning permission in line with the officer recommendation, with authority delegated to the Area Planning Manager to finalise the wording of the conditions.	
6.2	Applicant: Scottish Hydro Electric Transmission Plc (24/03323/S37) (PLS/46/25) Location: Land 680M NE of SSE Power Station, Invergarry (Ward 11). Nature of Development: Replacement of 1.1km section of 132kV OHL	RD

	<p>between Quoich Power Station and Quoich Tee Switching Station comprising six steel lattice towers, new substation platform, diverted track, associated works and infrastructure.</p> <p>Recommendation: RAISE NO OBJECTION.</p>	
	<p>Agreed: NO OBJECTION be lodged by the Council to the Energy Consents Unit in respect of this application, all as detailed in Section 10 and 11 of the report with the condition relating to the species protection plan including reference to the common scoter and black throated diver.</p>	
6.3	<p>Applicant: Scottish Hydro Electric Transmission Plc (24/04767/S37) (PLS/48/25)</p> <p>Location: Land 835m SE of Dunmaglass Mains, Dunmaglass, Inverness (Ward 12).</p> <p>Nature of Development: Aberarder Wind Farm Grid Connection - Installation and operation of approximately 5.1km of new 132kV overhead transmission line between Aberarder Wind Farm Substation and the existing Dunmaglass to Farigaig 132 kV overhead transmission line, including ancillary works. The ancillary development will include the installation of temporary and permanent access tracks, vegetation clearance, temporary working areas and construction compounds, a borrow pit for the extraction of stone and upgrades to existing access tracks and existing access points.</p> <p>Recommendation: RAISE NO OBJECTION.</p>	RD
	<p>Agreed: NO OBJECTION be lodged by the Council to the Energy Consents Unit in respect of this application, subject to the conclusion of a legal agreement relating to local road network mitigation, all as detailed in Section 10 of the report.</p>	
6.4	<p>Applicant: Field Knocknagael Limited (24/05097/S36) (PLS/49/25)</p> <p>Location: Land 500m southeast of Essich Farm Cottages, Inverness (Ward 15).</p> <p>Nature of Development: Knocknagael BESS - Construction and operation of a 200MW Battery Energy Storage System (BESS) comprising two BESS and one substation compounds, associated infrastructure, site access, and landscaping.</p> <p>Recommendation: RAISE NO OBJECTION.</p>	RD
	<p>Agreed: NO OBJECTION be lodged by the Council to the Energy Consents Unit in respect of this application, all as detailed in Section 11 of the report, with delegated authority granted to the Area Manager South to finalise the wording of the conditions, with the inclusion of the standard informative relating to construction hours from 8am, with any substantive amendments requiring prior consultation with the Chair.</p>	
6.5	<p>Applicant: Fasnakyle Battery Storage Limited (23/04100/FUL) (PLS/44/25)</p> <p>Location: Land 500M NE of Fasnakyle, Cannich (Ward 12).</p> <p>Nature of Development: Battery energy storage facility comprising access track, compound of battery and electrical equipment, stores, meter building, water tank, ancillary structures, fencing, security cameras, landscaping bunds, new trees.</p> <p>Recommendation: GRANT.</p> <p>As part of the introductions to the application, the Case Officer explained that there were a number of corrections required to the conditions listed in the report. These were:</p>	GB

	<p>Condition 2 – 76m should be 7.6m; Condition 19 – where “<i>Flare 180052/ZS02136</i>” have been included in error and should be deleted; and Condition 9F – add the word “<i>unless otherwise approved in writing by the Council as Planning Authority</i>” after the last word “unit”. Following the Case Officer’s presentation, it was proposed that the Committee defer the determination of the application for a site visit because there was a need to see the site on the ground to appreciate the wider area, its historic setting, proximity to the River Glass, and the pedestrian access to the site.</p>	
	Agreed: to DEFER the application pending a Site Visit being undertaken.	
6.6	<p>Mr B Lobban declared an interest in relation to item 6.6 due to his work as Commissioner, Northern Lighthouse Board and Director, Northern Lighthouse Heritage Trust. He left the meeting and took no part in the determination of this application</p> <p>Applicant: Highland Council (25/00769/FUL) (PLS/52/25) Location: Corran Ferry, Corran Narrows, Fort William (Ward 21) Nature of Development: Formation of 2no. slipways and access, overnight berthing area, breakwater and alignment structure, marshalling areas, parking, bicycle and pedestrian shelters, toilet block, junction and localised road improvements, EV charging infrastructure, purser's kiosk, services (power lighting, water and drainage), electrical infrastructure, temporary diesel infrastructure, extensions to shared use paths and associated construction compounds. Recommendation: GRANT.</p>	EW/ SMacM
	Agreed: to GRANT planning permission in line with the officer recommendation and the conditions as set out in Section 10 of the report with an additional condition requiring the full details of the proposed car parking to be submitted for approval prior to development commencing at the Ardgour side.	
6.7	<p>Applicant: Balfour Beatty (25/00993/FUL) (PLS/55/25) Location: Land 350M North of Newtown, Invergarry (Ward 12). Nature of Development: Formation of temporary workers residential accommodation, including welfare facilities, associated infrastructure and other ancillary development. Recommendation: GRANT.</p> <p>As part of the introductions to the application, the Case Officer explained that an amendment was required to Condition 12 regarding tree planting, as follows:</p> <p>Condition 12 - All planting shall be carried out in the first planting and seeding seasons following the commencement of the development.</p>	JK
	Agreed: to GRANT planning permission in line with the officer recommendation and the conditions as set out in Section 10 of the report with an amendment to Condition 12 (tree planting).	
6.8	<p>Applicant: Highland Council (25/00437/FUL) (PLS/50/25) Location: Land 110M East of Kamara, 23 Torr Gardens, Dores (Ward 12). Nature of Development: Erection of 17no. residential units and associated</p>	KG

	infrastructure Recommendation: GRANT.	
	Agreed: to DEFER the application pending a Site Visit being undertaken.	
6.9	<p>Applicant: Scotlog Ltd (24/04623/FUL) (PLS/47/25) Location: Drakies House, Culcabock Avenue, Inverness, IV2 3RQ (Ward 16). Nature of Development: Subdivision to 2 No. houses, conversion of annex to 1 No. house. Recommendation: GRANT.</p> <p>As part of the introductions to the application, the Case Officer explained that there was a typographical error within the report and that there had been two public comments and one objection relating to the listed building consent. As such there was no requirement for the listed building consent application to be reported to Committee for determination.</p> <p>There was extensive discussion about the historical and proposed entrances into the property and the impact the proposed development would have on a perceived saturated road system and on traffic volume.</p> <p>Motion: Mr Graham seconded by Mr A Mackintosh that determination of the application be deferred so that the Committee could undertake a site visit to get clarity on the proposed access arrangements.</p> <p>Amendment: Mr Oldham, seconded by Mr Lobban, moved an amendment not to undertake a site visit.</p> <p>On the vote being taken there were 4 votes for the motion and 9 votes for the amendment with 1 abstention.</p> <p>The amendment was therefore carried; the votes having been cast as follows:</p> <p>For the Motion:- Mr Graham, Mr D McDonald, Mr A Mackintosh, and Mr M Gregson.</p> <p>For the Amendment:- Mr P Oldham, Mr D Fraser, Mr L Fraser, Mr R Jones, Mr B Lobban, Mr T MacLennan, Ms M Reid, Ms L Saggars, and Ms K Willis.</p> <p>Abstention:- Ms I Mackenzie</p> <p>Thereafter the Committee moved to determine the application.</p>	CMacL
	Agreed: to GRANT planning permission in line with the officer recommendation and the conditions as set out in Section 10 of the report subject to the payment of development contributions and an additional condition prohibiting vehicular access from the proposed development on to Culcabock Avenue.	
6.10	<p>Mr P Oldham declared an interest in relation to Item 6.10 due to knowing objectors to application. He left the meeting and took no part in the determination of this application. Mr R Jones was in the Chair for Item 6.10.</p> <p>Applicant: Mr & Mrs R Clark (25/00825/FUL) (PLS/53/25)</p>	CMacL

	<p>Location: Land 60m West of Cruachan, Wester Lochloy, Nairn (Ward 18). Nature of Development: Erection of house and garage/annex. Recommendation: GRANT.</p> <p>As part of the introductions to the application, the Case Officer explained that there were a number of corrections required to the conditions listed in the report. These were:</p> <p>Amendment to condition 5 – the annex/garage hereby approved shall be used solely for purposes ancillary to the enjoyment of the dwellinghouse, and for no other purpose or use including holiday letting purposes. Reason: In order to clarify the terms of the permission.</p> <p>Additional condition 7 - The mitigation measures set out in the Preliminary Ecological Statement (ROAVR June 2025) and Badger Survey (ROAVR June 2025) shall be carried out in full and in accordance with the timescales contained within.</p> <p>Reason: To minimise disturbance to nature conservation interests and ensure the protection of protected species and habitats.</p>	
	<p>Agreed: to GRANT planning permission in line with the officer recommendations and the conditions as set out in Section 11 of the report including an amendment to condition 5 and the addition of condition 7.</p>	
6.11	<p>Applicant: Highland Council (25/00566/FUL) (PLS/51/25) Location: Land 210M NE of 42 Seafeld Road, Inverness (Ward 16). Nature of Development: Platforming construction including formation of access road and outfall to firth. Recommendation: GRANT.</p>	RMca
	<p>Agreed: to GRANT planning permission in line with the officer recommendation and the conditions as set out in Section 11 of the report.</p>	
6.12	<p>Applicant: Pat Munro Homes (25/00992/S4) (PLS/54/25) Location: Land 300M NW of Invereen, Dalmagarry Wood, Tomatin (Ward 19). Nature of Development: Dalmagarry Quarry - Application under Section 42 to vary Condition 2, Part 1 (mineral output limit) of planning permission 22/02323/S42. Recommendation: GRANT.</p>	RC
	<p>Agreed: to GRANT planning permission in line with the officer recommendation and the conditions as set out in Section 11 of the report.</p>	
6.13	<p>Applicant: Energiekontor UK Ltd (25/01011/FUL) (PLS/56/25) Location: Land 3KM NW of 2 Farley Beaully (Ward 12). Nature of Development: Erection of two temporary meteorological masts up to 80m in height. Recommendation: GRANT.</p>	RMca
	<p>Agreed: to GRANT planning permission in line with the officer recommendation and the conditions as set out in Section 11 of the report including a condition requiring advice to be sought from the Highland Raptor Group regarding the Golden Eagles, that an Environmental Clerk of Works be</p>	

	present when works are ongoing, and that the details of staging area be submitted in writing to the planning authority for approval.	
7	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	
7.1	Applicant: Nicholas Sneddon (CLUD-270-2010) (20/04278/FUL) Location: land 40 metres north of 54 Riverside Park, Lochyside, Fort William F Nature of Development: the laying and compacting of sub base hardstone or Decision: Appeal Dismissed	
7.2	Applicant: Kirkwood Homes (PPA-270-2312) (22/03432/FUL) Location: Land 255 metres south of Drumossie Hotel, Inshes, Inverness, IV2 5BB (Ward 19) Nature of Development: Erection of 80 residential units with associated access, landscaping and infrastructure. Decision: Appeal Dismissed	
7.3	Applicant: Caulterich Battery Storage Ltd (PPA-270-2310) (23/03113/FUL) Location: land 410M SW of Platchaig House, Kilmorack, Beauly, IV4 7AL (Ward 12) Nature of Development: construction and operation of an energy storage facility with capacity of up to 49.9MW comprising up to 36 energy storage modules, control building, electrical equipment, access, landscaping and fencing. Decision: Appeal Upheld	
7.4	Applicant: Koosii Hideaways Ltd (PN-270-001) (23/05616/FUL) Location: land 280M NW of Riggsden, Achnabobane, Spean Bridge (Ward 11) Nature of Development: Section 88 Purchase Notice Decision: Intention Not to Confirm Notice	
7.4a	Applicant: Alexander Ross MacGregor (PN-270-001) (23/05616/FUL) Location: land at Achnabobane 120M north of Fern Cottage, Spean Bridge, PH34 4EX (Ward 11) Nature of Development: siting of 4 cabins for holiday accommodation and associated infrastructure Decision: Enforcement Notice Appeal Dismissed The Committee NOTED the current position with the Decision Appeals to the Scottish Government Planning and Environmental Appeals as detailed.	
	The meeting ended at 4.00pm.	