

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

12 September 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 (except item 7.1)
Mr M Baird
Mr R Bremner (from item 5)
Ms B Campbell (remotely)
Ms T Collier (remotely) (except item 7.1)
Ms L Dundas
Mr J Edmondson (except item 7.2)
Mr R Gale
Ms C Gillies
Ms L Kraft
Mrs A MacLean (from item 4)

Mr D Millar

Ms M Paterson

Mr K Rosie

Non-Committee Members Present:

Mr R Cross
Mr P Oldham
Ms I Mackenzie

Substitutes:

Mr R Gunn

Apologies:

Mr S Mackie
Ms J McEwan

Officers participating:

Mr D Jones, Area Planning Manager – North (DJ)
Mr P Wheelan, Planning Team Leader (PW)
Mr G Baxter, Principal Planner (GB)
Mr M Fitzpatrick, Principal Planner (MF)
Ms G Pearson, Principal Planner (GP)
Ms S Hadfield, Planner (SH)
Mr C Simms, Planner (CS)
Mr M Clough, Senior Engineer, Transport Planning (MC)

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt Item 7.1 – Ms S Atkin Item 7.2 – Mr J Edmondson	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 which was APPROVED .	n/a
4	Major Development Update Iarrtasan Mòra There had been circulated Report No PLN/001/23 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.	
5	Proposal of Application Notice Update Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais 33 - 47) There had been circulated Report No PLN/058/25 by the Area Planning Manager – North. The Committee NOTED the applications.	PW
6	Continued Items Cuspairean a' Leantainn	
6.1	Applicant: Arise AB (21/04984/S36) (PLN/059/25) Location: Land At Tormsdale 1500M South of Bridge of Westerdale, Halkirk (Ward 03). Nature of Development: Tormsdale Wind Farm - Erection and operation of wind farm for period of 50 (previously 30 years), comprising of 9 wind turbines (previously 10) with maximum blade tip height of 149.9m, access tracks, substation, control building, Battery Energy Storage System, and ancillary infrastructure. Recommendation: RAISE AN OBJECTION The Committee AGREED:-	PW

	i. to RAISE AN OBJECTION for reasons one, two and three as detailed in the report and to grant delegated authority to officers to withdraw reasons 1 and 2 in the event that NatureScot withdraw their objection and to proceed at Public Local Inquiry with reason 3 only; and ii. that officers write to the Energy Consents unit expressing members' disappointment in the lack of consideration of the democratic process which has taken up valuable time and resources for both officers and members.	
6.2	Applicant: Mey Energy Storage Limited (24/02621/S36) (PLN/060/25) Location: Land 700M East of Woodlands Mey (Ward 03). Nature of Development: Installation of a battery energy storage system and associated infrastructure with a generating capacity of up 300mw located on land at Phillips Mains Farm - This case will be determined by the Energy Consents Unit. Recommendation: WITHDRAW THE PREVIOUS OBJECTION For Motion from Mr R Gale seconded by Mrs M Paterson: - This committee lodges an objection on the grounds that the proposal does not comply with Policy 11(e)(xiii) of NPF4 and Policy 57 of the HwLDP. The cumulative impact of the proposed development, when considered alongside the Mey Community Wind Turbine, Gills Bay Substation, Hollandmey Wind Farm, Slickly Wind Farm, Stroupster Wind Farm, the proposed Rigifa BESS, and the proposed Lochend Wind Farm Extension, would give rise to significant adverse cumulative visual effects on road users of the A836 and the NC500 route. These effects would be especially pronounced within the high-tourist corridor linking John O'Groats, the Castle of Mey, and Castletown, where nationally important heritage and tourism destinations contribute to the area's distinctive character and economy. The proposal also fails to satisfy Policy 57 of the Highland-wide Local Development Plan, as the form and scale of development, in combination with others, would not safeguard or enhance natural assets and cultural heritage, and the significant adverse impacts are not clearly outweighed by social or economic benefits of national importance. Amendment from Mr K Rosie seconded by Mr D Millar to WITHDRAW THE PREVIOUS OBJECTION for the reasons detailed in the report. There were 2 votes for the Motion and 6 votes for the Amendment with no abstentions, the votes having been cast as follows: For the Motion: - Mr R Gale, Mrs M Paterson For the Amendment: - Ms S Atkin, Ms I Campbell, Ms L Dundas, Ms A MacLean, Mr D Millar, Mr K Rosie The Committee AGREED to WITHDRAW THE PREVIOUS OBJECTION	LB
7	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
	In terms of Standing Order 9, the Committee AGREED to consider item 7.1 after item 7.5.	

7.2	Applicant: E Power Ltd (23/02754/S36) (PLN/062/25) Location: Land 3450M North of Kaytoo, Heights of Dochcarty, Dingwall (Ward 06). Nature of Development: Abhainn Dubh Wind Farm - Erection and operation of a wind farm for a period of 30 years, comprising of 9 wind turbines (as amended) with a maximum blade tip height of 149.9m, energy storage facility, access tracks, borrow pits, substation, anemometer mast, control building, and ancillary infrastructure Recommendation: RAISE NO OBJECTION The Committee AGREED to RAISE NO OBJECTION subject to: 1. Members granting delegated authority to the Area Planning Manger – North to agree the finalised condition wording with any substantive amendments to the proposal to be subject to prior consultation with the Chair of the North Planning Applications Committee; and 2. Officers agreeing to offsite Compensatory Planting following sight of Scottish Forestry's EIA Screening Opinion and any subsequent Forestry EIA;	PW
7.3	Applicant: Whirlwind Renewables (25/01306/FUL) (PLN/063/25) Location: Achlachan Wind Farm, Watten (Ward 03). Nature of Development: Achlachan Wind Farm 2 Redesign - Erection and operation of a wind farm for a period of 40 years, comprising of up to 2 wind turbines with a maximum blade tip height of 149.9m, access tracks, hardstandings and ancillary infrastructure. Recommendation: GRANT The Committee AGREED to GRANT the application subject to the conditions detailed in the report.	GB
7.4	Applicant: Field Rigifa Limited (25/00307/S36) (PLN/064/25) Location: Land 625m southwest of 1 Phillips Mains, Mey (Ward 03). Nature of Development: Rigifa BESS - Construction and operation of Battery Energy Storage System (BESS) over 200MW with associated infrastructure including underground grid connection, landscaping and ancillary works. Recommendation: RAISE NO OBJECTION The Committee AGREED to RAISE NO OBJECTION subject to delegated powers being granted to the Area Planning Manager – North to finalised conditions in consultation with the Chair of NPAC.	LB
7.5	Applicant: J Murphy And Sons Limited (25/02502/FUL) (PLN/065/25) Location: Bridgend, Georgemas, Halkirk (Ward 03). Nature of Development: Temporary works compound in connection with the SSEN ASTI Framework - LT428 Banniskirk to Carnaig 400kV. Recommendation: GRANT The Committee AGREED to GRANT planning permission subject to the conditions detailed in the report.	CS
7.1	Applicant: Miss Sarah Renwick (25/00949/FUL) (PLN/061/25) Location: 4 Corntown Dairy, Conon Bridge (Ward 09). Nature of Development: Erection of a House.	SH

	Recommendation: GRANT The Committee AGREED to GRANT planning permission subject to the conditions detailed in the report.	
8	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	
8.1	Applicant: Gary Robinson (24/01710/FUL) Location: Land 75M Nw Of Pollbreac, Coldwell, North Kessock, IV1 3XQ Nature of Development: Erection of House and Garage The Committee is invited NOTED the decision of the Reporter to allow the appeal and grant planning permission subject to the six conditions contained in the decision notice.	
8.2	Applicant: Cromarty Harbour Trust (24/00352/LBC) Location: Cromarty Harbour, George Street, Cromarty, IV11 8YL Nature of Development: Erection of a new gate The Committee is invited NOTED the decision of the Reporter to allow the appeal and grant listed building consent.	
	The meeting ended at 3.30 pm.	