The Highland Council

South Planning Applications Committee

Council Chamber, HQ, 8 October 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
Mr D Fraser
Mr A Graham
Mr M Gregson
Mr B Lobban (**in the Chair for item 7.2**)
Mr A MacKintosh
Mr T MacLennan
Mr D Macpherson
Mr P Oldham
Ms M Reid
Ms L Saggers
Ms K Willis

Substitutes:

Ms B Jarvie for Mr L Fraser
Mr D McDonald for Mr K Gowans
Mr J Bruce for Mr R Jones

Officers participating:
Mr B Robertson, Acting Area Planning Manager – South (BR)
Mr P Wheelan, Strategic Projects Team Leader (PW)
Mr K Gibson, Principal Planner (KG)
Ms S Tang, Graduate Planner (ST)
Mr G Baxter, Principal Planner (GB)
Ms J Bain, Planner (JB)
Mr J Kelly, Planning Team Leader (JK)
Mr D Mudie, Strategic Lead (DM)
Mr M Clough, Senior Engineer, Transport Planning (MC)
Ms A Gibbs, Principal Solicitor
Ms K Arnott, Committee Administrator

ITEM NO	DECISION	ACTION
1	**Apologies for Absence** **Leisgeulan** Mr L Fraser, Mr K Gowans, Mr R Jones and Mrs I MacKenzie	**n/a**
2	**Declarations of Interest** **Foillseachaidhean Com-pàirt**	

	Item 7.2 – Mr P Oldham, Ms B Jarvie and Mr M Gregson	**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 22 August 2025, which was **APPROVED,** *subject to the amendment that Mr M Gregson was omitted from the Committee Members Present list on the Action Note.*	**n/a**
4	**Major Development Update** **Iarrtasan Mòra**	
	There had been circulated Report No PLS/57/25 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. Members requested an update on Item 2.2 of the report relating to Culachy Wind Farm and Loch Liath Wind Farm PLI and when these would commence. It was anticipated these would both be heard in late October/November. Planners agreed to e-mail all Committee Members directly with exact dates for information. The Committee **NOTED** the current position with the applications.	**PW**
5	**Major Developments – Pre-application consultations** **Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais**	
	There had been circulated Report No PLS/58/25 by the Area Planning Manager - South. The Committee **NOTED** the current pre-application notices.	
6	**Continued Items** **Cuspairean a' Leantainn**	
6.1	**Applicant:** Logan PM (23/04100/FUL) (PLS/59/25) **Location:** Land 500M NE of Fasnakyle, Cannick (Ward 12). **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. **Recommendation**: **GRANT**.	**GB**
	REFUSED planning permission for the following reasons: Whilst it is acknowledged that Policy 11 of NPF4 encourages, promotes and facilitates renewable energy development, it does not give unqualified support. It is considered that this proposal will impact on the local community and individual dwellings, including residential amenity, noise, and visual impact; it will also impact on the site's historic environment being in close proximity to two Listed Buildings (being the Fasnakyle Bridge and Fasnakyle Power Station). The proposed mitigation does not adequately address these	

	impacts. This is due to it being an industrial development in the gateway to Glen Affric, a rural location, characterised by open farmed valley floors, the River Glass, and surrounded by forested and wooded slopes. The proposal is, therefore, contrary to NPF4 Policy 11 and Policy 28 of the Highland wide Local Development Plan as it fails to demonstrate sensitive siting and high-quality design in keeping with the local character of the area.	
6.2	**Applicant:** Highland Council (25/00437/FUL) (PLS/60/25) **Location:** Land 110M East of Kamara, 23 Torr Gardens, Dores (Ward 12). **Nature of Development:** Erection of 17no. residential units and associated infrastructure. **Recommendation**: **GRANT** Members raised concerns about the site layout, and the impact of the proposed development the amenity of Drumashie Lodge, a listed building, with specific reference to the North Block; as well as the privacy impact on properties at Torr Gardens.	**KG**
	Agreed: to **DEFER** further consideration of the application to allow the Planning Service to discuss the amenity and layout concerns with the applicant, specifically the overlooking of the North Block on Drumashie Lodge.	
7	**Planning Applications to be Determined** **Iarrtasan Dealbhaidh rin Dearbhadh**	
7.1	**Applicant:** Anesco Ltd (24/05019/FUL) (PLS/61/25) **Location:** Land 100M South of Blackpark House, Nairn (Ward 18). **Nature of Development:** Installation of a grid battery energy storage facility (up to 30MW) with associated development. **Recommendation: GRANT**	**JAB**
	Agreed: to **GRANT** planning permission in line with the officer recommendation and the conditions as set out in Section 11 of the report.	
7.2	**Mr P Oldham and Ms B Jarvie made a Declaration of Interest due to an ongoing formal complaint which was in the process of being investigated and, in accordance with paragraph 5.6 of the revised Code of Conduct, they left the meeting for this item.** **Mr M Gregson made a Declaration of Interest due to knowledge of objectors and supporters and, in accordance with paragraph 5.6 of the revised Code of Conduct, he left the meeting for this item.** **Mr B Lobban was in the Chair for Item 7.2.** **Applicant:** Nairn Bowling Club (24/04986/FUL) (PLS/62/25) **Location:** Land 55M NW of Giverny, Lodgehill Road, Nairn (Ward 18). **Nature of Development:** Erection of bowling club house, 2No. greens and car park. **Recommendation: GRANT**	**JAB**
	Agreed: to **GRANT** planning permission in line with the officer recommendation and the conditions as set out in Section 11 of the report.	

7.3	**Applicant:** Lovat Estates Ltd (25/00426/FUL) (PLS/63/25) **Location:** Fanellan Farmhouse, Kiltarlity, Beauly (Ward 12). **Nature of Development:** Change of use from dwelling house (Class 9) into office accommodation (Class 4). **Recommendation: GRANT**	**EW**
	REFUSED planning permission for the following reasons: The Committee considered the application against the policies of the development and all relevant material considerations and refuses to grant permission as the proposed development is contrary to NPF4 Policy 29 as the proposed use of the buildings do not contribute to the viability, sustainability, and diversity of the rural community. The loss of housing is not acceptable in the context of a Highland Housing Challenge.	
7.4	**Applicant:** Loval Estates Ltd (25/00573/FUL) (PLS/64/25) **Location:** Lower Fanellan Cottages, Kiltarlity (Ward 12). **Nature of Development:** Change of use from 2no. houses (Class 9) into office accommodation (Class 4)**.** **Recommendation: GRANT**	**EW**
	REFUSED planning permission for the following reasons: The Committee considered the application against the policies of the development and all relevant material considerations and refuses to grant permission as the proposed development is contrary to NPF4 Policy 29 as the proposed use of the buildings do not contribute to the viability, sustainability, and diversity of the rural community. The loss of housing is not acceptable in the context of a Highland Housing Challenge.	
8	**Decision of Scottish Ministers** **Co-dhùnadh Ministearan na h-Alba**	
8.1	**Appeals to Planning and Environmental Appeals Division (DPEA)** **Ath-thagraidhean gu Roinn Ath-thagraidhean Dealbhaidh is Àrainneachd (DPEA)** **Applicant:** Mr and Mrs Jochen and Fiona Schmerbitz (ENA-270-2086) **Location:** Ardmachree, Brinkman Terrace, Inverness, IV2 5BL (Ward 19) **Nature of Breach of Planning Control:** the erection of timber decking, timber screen fencing and groundworks associated with the erection of decking carried out without the required planning permission. The Committee **NOTED** the decision of the Reporter appointed by the Scottish Ministers and upheld the enforcement notice but allowed the appeal to the extent that the terms of the notice is varied by deleting the requirement in part 4ii to “reinstate the land that was reprofiled and cleared to form the area of decking”. Subject to any application to the Court of Session, the enforcement notice takes effect on the date of this decision, which constitutes the determination of the appeal for the purposes of section 131 (3) of the Act.	
	The meeting ended at 1.20pm.	
