

**The Highland Council  
Planning Review Body**

**23 September 2025, 2:00pm  
Minutes**

Listed below are the decisions taken by the Planning Review Body at their virtual meeting on 23 September 2025. 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>

**Present:**

Mrs I Campbell (Remote)  
Mr D Fraser  
Mr R Gale  
Mr B Lobban  
Mr D Millar  
Mr P Oldham  
Mrs M Paterson

**In Attendance:**

Mr B Strachan, Independent Planning Adviser to the Planning Review Body  
Mr I Meredith, Solicitor  
Mrs G MacPherson, Committee Officer

**Preliminaries**

The Chair confirmed that the meeting would be webcast and gave a short briefing on the Council's webcasting procedure and protocol.

**Business**

**1. Calling of the Roll and Apologies for Absence**

An apology for absence was tendered by Mr A Mackintosh.

**2. Declarations of Interest/Transparency Statement**

There were no Declarations of Interest or Transparency Statements.

**3. Minutes of Previous Meeting**

There had been circulated and **APPROVED** the Minutes of Meetings held on 12 August 2025.

**4. Criteria for Determination of Notices of Review**

The Clerk confirmed that, for all subsequent items on the agenda, Members had contained in their SharePoint all of the information supplied by all parties to the Notice of Review – namely everything submitted at the planning application stage and the Notice of Review stage from the applicant and interested parties together with the case officer's report on handling and the decision notice that had been issued. When new information

had been identified and responded to by the case officer, that information had also been included in SharePoint.

Members were reminded that when determining each planning application subject to a Notice of Review, they were to give full consideration of the planning application afresh (also known as the “de novo” approach) in accordance with the advice contained in the letter from the Chief Planner dated 29 July 2011. The Clerk confirmed that this meant that, in each Notice of Review case, the Review Body needed to assess the planning application against the development plan – including the recently adopted National Planning Framework 4 – and decide whether it accorded with or was contrary to the development plan. Following this assessment, the Review Body then required to consider all material considerations relevant to the application and decide whether these added to or outweighed their assessment of the application against the development plan. In carrying out this assessment, all documents lodged by the applicant and interested parties needed to be considered by the Review Body – all material planning considerations required to be taken into account; considerations that were not material planning considerations must not be taken into account.

The Clerk also confirmed that Google Earth and Street view could be used during the meeting in order to inform Members of the site location. Members were reminded of the potential limitations of using these systems in that images may have been captured a number of years ago and may not reflect the current position on the ground. All the Notices of Review were competent.

## **5. New Notices of Review to be Determined**

### **5.1**

**Ward:** 19 Inverness South

**Review Body Ref:** 25/00064/RBREF

**Applicant:** Mr Mark Wilson

**Location:** Land 300M West Of The Dairy At Daviot Reception, Daviot, Inverness,

**Nature of Development:** Erection of 2no. holiday lodges, formation of access and installation of foul drainage, 24/05279/FUL

**Reason for Notice of Review:** Review Against Refusal by Appointed Officer

#### **Decision:-**

The Review Body **AGREED** to **UPHOLD** the Notice of Review and grant planning permission subject to conditions to be drafted by the Independent Planning Adviser to the Planning Review Body to include occupancy and compensatory landscaping conditions. Reasons given in support of upholding the Notice of Review:

The proposal would be compatible with the development of the surrounding area, particularly taking into account the hospitality venue nearby. It would not be detrimental to the character of the area and would contribute towards the local economy. The proposal is tourist accommodation not housing, and permanent habitation can be prevented by way of condition, and therefore NPF4 policy 17 and HwLDP policy 35 do not apply.

### **5.2**

**Ward:** 02 Thurso And North West Caithness

**Review Body Ref:** 25/00068/RBREF

**Applicant:** Mr & Mrs John Anderson

**Location:** 2 Broynach, Claredon, Thurso, KW14 8YS

**Nature of Development:** Erection of extension, 25/00350/FUL

**Reason for Notice of Review:** Review Against Refusal by Appointed Officer

**Decision:-**

The Review Body **AGREED** to **UPHOLD** the Notice of Review and grant planning permission subject to conditions to be drafted by the Independent Planning Adviser to the Planning Review Body. Reasons given in support of upholding the Notice of Review:

While accepting that the application does not comply with policy, the character of the original house is not detrimentally affected by the scale and massing of the extension. Further, the surrounding large agricultural buildings mitigate the impact of the scale of the extension and so the application is an acceptable departure from planning policy.

The meeting ended at 14:45