

The Highland Council

South Planning Applications Committee

Council Chamber, HQ, 3 December 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 L Fraser
Mr K Gowans
Mr A Graham
Mr M Gregson (**except for item 7.6**)
Mr R Jones

Mr B Lobban (**except for item 7.4**)
Mrs I MacKenzie (**absent from item 7.6**)
Mr T MacLennan
Mr D Macpherson
Mr P Oldham
Ms M Reid (**absent from item 7.3**)
Ms K Willis (**except for item 7.4**)

Substitutes:

Mr D McDonald for Mr K Gowans (for item 6.1)
Mr J Grafton for Ms L Saggars

Officers participating:

Mr B Robertson, Acting Area Planning Manager – South (BR)
Mr P Wheelan, Strategic Projects Team Leader (PW)
Ms L Prins, Principal Planner (LP)
Ms S Macmillan, Planning Team Leader (SMacm)
Mr K Gibson, Principal Planner (KG)
Mr R Bryan, Senior Technician (RB)
Ms A Chatterton, Principal Planner (AC)
Mr J Kelly, Planning Team Leader (JK)
Ms C MacLeod, Planner (CMacL)
Ms E Watt, Principal Planner (EW)
Ms N Coyne, Graduate Planner (NC)
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	

	Ms L Saggars	
		n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt Item 7.4 – Mr B Lobban, Ms K Willis Item 7.5 – Ms M Reid Item 7.6 – 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/minute of the meeting of the Committee held on the 8 October 2025 which was APPROVED .	n/a
4	Major Development Update Iarrtasan Mòra	
	<p>There had been circulated Report No PLS/65/25 by the Area Planning Manager - South which, provides a summary of all cases within the “Major” development category currently with the Planning and Development Service for determination. The report also details progress on proposals submitted under S36 or S37 of the Electricity Act 1989 on which the Council is consulted.</p> <p>The Committee NOTED the current position with the applications.</p>	PW
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
	<p>There had been circulated Report No PLS/66/25 by the Area Planning Manager – South.</p> <p>The Committee NOTED the current pre-application notices.</p>	PW
6	Continued Item Cuspairean a' Leantainn	
6.1	Applicant: Highland Council (25/00437/FUL) (PLS/67/25) 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.	KG
	Agreed: to GRANT planning permission in line with the officer recommendation, subject to the conclusion of a Section 75 agreement and conditions, all as set out in Section 11 of the report dated 22 August 2025 subject to the retention of Condition 9 and the removal of Condition 15 outlined in the consultation with local members.	

7	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
7.1	<p>Applicant: The Highland Council (25/03053/S42) (PLS/68/25)</p> <p>Location: Land 400M NE of Blar Mhor Industrial Estate, Lochyside, Fort William (Ward 11).</p> <p>Nature of Development: Section 42 Application to develop land without compliance with conditions 1 of 18/03647/PIP to increase the Hospital GFA (up to 12,400m2) with associated site area increases.</p> <p>Recommendation: GRANT</p>	SMacm
	Agreed: to GRANT planning permission in line with the officer recommendation subject to the variation of the existing Section 75 agreement, and the conditions as set out in Section 11 of the report.	
7.2	<p>Applicant: Ms Wendy McGonigal (25/02655/FUL) (PLS/69/25)</p> <p>Location: Land 190M SW of Darroch Cottage, Spean Bridge (Ward 11).</p> <p>Nature of Development: Change of use of land, siting of cabin, shed, formation of hard standing, erection of fence.</p> <p>Recommendation: REFUSE</p>	LP
	REFUSED planning permission in line with the officer recommendation for the four reasons set out in Section 11 of the report.	
7.3	<p>Applicant: Mr and Mrs M Crolla (25/01736/FUL) (PLS/70/25)</p> <p>Location: Land 120M NW of Taigh Breagh, Achnabobane, Spean Bridge (Ward 11).</p> <p>Nature of Development: Erection of house and garage, formation of self-contained unit on upper floor of garage (Plot 1) (amended proposal).</p> <p>Recommendation: GRANT</p> <p>Motion: Mr J Grafton seconded by Mr C Lobban to refuse the development proposal is contrary to NPF4 Policies 15, 16 and 17 and HwLDP Policy 35 by reason that the scale and design of the dwellinghouse is not suitable, and the addition of the double garage and self-catering unit increases the overall scale and use of development on this site. In terms of NPF4 Policy 15 the applicant has not demonstrated the location of the site supports local living.</p> <p>Whilst the site does benefit from full planning permission the difference in scale and design in what is proposed now to what was granted is unacceptable and the planning history does not carry sufficient weight as a material consideration to justify a grant in this case.</p> <p>Amendment: Mr T MacLellan seconded by Mr P Oldham to grant planning permission in line with the officer recommendation.</p> <p>On the vote being taken there were 11 votes for the Motion and 2 votes for the amendment.</p> <p>The motion was therefore carried; the votes having been cast follows:</p> <p>For the Motion: Mr C Ballance, Mr D Fraser, Mr L Fraser, Mr K Gowans, Mr A Graham, Mr M Gregson, Mr R Jones, Mr B Lobban, Mrs I Mackenzie, Mr J Grafton, Ms K Willis.</p> <p>For the Amendment: Mr T MacLennan, Mr P Oldham.</p>	LP

	REFUSED planning permission for the reasons provided by Mr J Grafton.	
7.4	<p>Mr B Lobban and Ms K Willis declared an interest in relation to item 7.4. Mr B Lobban due to his work as Commissioner, Northern Lighthouse Board, which was consulted on the application; and Ms K Willis having a close family member working for MOWI, the applicant. They both left the meeting and took no part in the determination of this application.</p> <p>Applicant: Mowi Scotland Ltd (25/01964/FUL) (PLS/71/25) Location: Site 310M South of Managers House, North Ballachulish Onich (Ward 21). Nature of Development: Marine Fish Farm – Atlantic salmon – alteration from 16 x 24m pens to 1 group of 4 x 36m² pens, 2 groups of 6 x 24m² pens at site. Recommendation: GRANT</p> <p>Members requested the Area Planning Manager – South writes to the Marine Directorate of the Scottish Government on behalf of the Committee in relation to the structures of the pens to ensure they are stormproof.</p>	AC
	Agreed: to GRANT planning permission in line with the officer recommendation subject to the conditions as set out in Section 11 of the report.	
7.5	<p>Ms M Reid declared an interest in relation to item 7.5 due to being a close friend of one of the directors of the applicant company, however she left the meeting at item 7.3 and was not present for the determination of this application.</p> <p>Applicant: Henderson Group Ltd (24/00970/FUL) (PLS/72/25) Location: Land 65M West of Dunvegan, 25 Clachnaharry Road, Inverness (Ward 13). Nature of Development: Erection of 12 No Flats with associated roads, parking, services and landscaping. Recommendation: GRANT</p> <p>Following the Case Officer's presentation, it was proposed the Committee defer determination of the application for a site visit due to a need to see the site to appreciate the wider issues regarding height levels, road access, pedestrian access as well as active travel in the area. Questions were also asked about whether there was a Tree Preservation Order in place and other aspects about the site and submitted plans which also need to be addressed by the Service following the deferral.</p>	KG
	Agreed: to DEFER the application pending a Site Visit being undertaken.	
7.6	<p>Applicant: Highland and Isles Enterprise (25/01156/PIP) (PLS/73/25) Location: Land 310M East of Inverness College UHI 1 Inverness Campus, Inverness (Ward 19). Nature of Development: Phase 2 Inverness Campus comprising erection of buildings for use as business (Class 4), hotel (Class 7), staff and student residential accommodation (sui generis) and alternative shops and professional services (Class 1A), food and drink (Class 3) and/or non-residential institutions (Class 10) uses, associated infrastructure including</p>	JK

	internal campus, roads, access, parking, open space, landscaping, sustainable urban drainage, utilities and associated works. Recommendation: GRANT	
	AGREED: to GRANT planning permission in principle with the officer recommendation, subject to the conclusion of a Section 75 Agreement (which is to include a pause & review element following completion of the A9 / A96 Inshes to Smithton Road Scheme); amendment of Condition 2 to read 83,080sqm; amendment to Condition 13 to read "Access Management Plan"; amendment to Condition 11 to include reference to the provision of Swift boxes; and substitution of wording of Condition 16 (presented to Members) to require a further Transport Assessment at the appropriate time.	
7.7	Applicant: Opdenenergy UK16 (25/00154/FUL) (PLS/74/25) Location: Land 330M East of Grigorhill Cottage, Nairn (Ward 18). Nature of Development: Construction of a 49.9MW battery energy storage facility, battery storage units, ancillary buildings and equipment, access road and associated work. Recommendation: GRANT	CMacI
	Agreed: to GRANT planning permission in line with the officer recommendation subject to the conditions as set out in Section 11 of the report.	
7.8	Applicant: The Highland Council - Housing (25/03806/S42) (PLS/75/25) Location: Land 545M SE of Charleston Academy, General Booth Road, Inverness (Ward 13). Nature of Development: Section 42 application to develop land without compliance with condition 17 of planning permission 23/05335/FUL (Erection of 118 residential units, infrastructure, roads, drainage and landscaping). Recommendation: GRANT	EW
	Agreed: to GRANT planning permission in line with officer recommendation subject to the variation of the existing Section 75 agreement, and the conditions as set out in Section 11 of the report.	
7.9	Applicant: Mr Mike Gault (25/01547/FUL) (PLS/76/25) Location: Woodcliffe, Fort William Road, Newtonmore PH20 1DG (Ward 20). Nature of Development: Erection of Extension. Recommendation: GRANT Motion: Mr R Jones seconded by Mr C Ballance moved that the application be refused for the following reasons: 1 - The application does not comply with Highland Council's supplementary planning guidance section 3 in that the extension's design scale, form, proportions and building materials do not relate to the original building and it is not subservient to it. 2 – This application does not comply with Cairngorms National Park LDP, Policy 1 as the alterations do not protect or enhance the appearance and character of the dwelling and the surrounding area. 3 – This application does not comply with NPF4 Policy 16 which states that house holder development will be supported only if it 'Does not have a detrimental impact on the character or environmental quality of the home and	NC

	<p>surrounding area in terms of size, design and impact'. This is an extension which doubles the size of the existing property does not pass this test.</p> <p>4 – This application does not comply with NPF4 Policy 14 in terms of scale and massing.</p> <p>Amendment: Mr B Lobban seconded by Mr L Fraser moved as an amendment to grant planning permission in line with officer recommendations.</p> <p>On the vote being taken there were 6 votes for the motion and 6 votes for the amendment with 1 abstention.</p> <p>There being an equality of votes, the Chair used his casting vote in favour of the motion.</p> <p>The Motion was therefore carried; the votes having been cast as follows:</p> <p>For the Motion: Mr C Ballance, Mr A Graham, Mr M Gregson, Mr R Jones, Mr D Macpherson, Ms K Willis.</p> <p>For the Amendment: Mr D Fraser, Mr L Fraser, Mr K Gowans, Mr B Lobban, Mr T MacLennan, Mr L Saggars.</p> <p>Abstention: Mr P Oldham</p>	
	REFUSED Planning Permission for the reasons provided by Mr Jones.	
	The meeting ended at 3.35pm.	