

**The Highland Council**  
**South Planning Applications**  
**Committee**

**Council Chamber, HQ, Thursday 18 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 A Graham  
Dr M Gregson  
Mr R Jones  
Mrs I MacKenzie

Mr A MacKintosh  
Mr T MacLennan  
Mr D Macpherson  
Mr P Oldham  
Ms M Reid  
Ms L Saggars  
Ms K Willis

**Non-Committee Members Present:**

Mr J Bruce  
Mr M Cameron  
Ms L Dundas  
Ms E Knox  
Ms T Robertson

**Also in Attendance:**

**For the Applicant:**

Matthew Atkins, Senior Town Planning Specialist, Scottish Hydro Electric Transmission PLC  
Greg Clarke, Head of Corporate Affairs, Scottish Hydro Electric Transmission PLC  
Laurie Kibblewhite, Project Director, Scottish Hydro Electric Transmission PLC  
Russell Stewart, Head of Development, Scottish Hydro Electric Transmission PLC  
Callum Petrie, Senior Consents and Environment Manager, Scottish Hydro Electric Transmission PLC  
Adam Porter, Lead Engineer, Scottish Hydro Electric Transmission PLC  
Ross Mackay, Senior Development Project Manager, Scottish Hydro Electric Transmission PLC  
Steph Wade, Town Planning Specialist, Scottish Hydro Electric Transmission PLC  
Rob Slaughter, Principal Substation Project Engineer (remote), Scottish Hydro Electric Transmission PLC

**Community Council and Third Party Representatives:**

Susan Ogston, Kiltarlity Community Council (Chair)

David Garvie, Kiltarlity Community Council  
Kate Ollis

Anna Lound  
 John Heathcote  
 Donna Peacock  
 Gordon Cardew  
 Rick Lound  
 Fiona Urquhart  
 Tony Davidson  
 Neil MacLeod

**Officers participating:**

Mr B Robertson, Acting Area Planning Manager – South (BR)  
 Mr P Wheelan, Strategic Projects Team Leader (PW)  
 Mr R Dowell, Principal Planner (RD)  
 Mr M Clough, Senior Engineer, Transport Planning (MC)  
 Ms Z Skinner, Environmental Health Officer (ZS)  
 Mr R Sinha, Principal Landscape Officer (RS)  
 Ms A Gibbs, Principal Solicitor  
 Ms R Ross, Committee Administrator

ITEM NO	DECISION	ACTION
1	<p><b>Apologies for Absence</b>  <b>Leisgeulan</b></p> <p>Apologies were intimated on behalf of Mr K Gowans and Mr B Lobban</p>	
2	<p><b>Declarations of Interest</b>  <b>Foillseachaidhean Com-pàirt</b></p>	
	None.	n/a
3	<p><b>Pre Determination Hearing and Determination of Planning Application</b>  <b>Èisteachd Ro-dhearbhaidh is Dearbhadh airson Iartas Dealbhachaidh</b></p>	
3.1	<p><b>Applicant:</b> Scottish Hydro Electric Transmission Plc (25/00826/FUL)          (PLS/77/25)  <b>Location:</b> Land 300M NW of Fanellan Farmhouse, Kiltarlity (Ward 12).  <b>Nature of Development:</b> Fanellan Substation – construction and operation of a 400 kV substation and converter station and associated infrastructure, site access, landscaping and demolition work.  <b>Recommendation: GRANT</b></p> <p>A pre-determination hearing was held in respect of this application at which representatives of the Applicant, the Kiltarlity Community Council and interested parties were present. Parties each spoke to the application and made their representations and were asked questions by the Committee. At the conclusion of the hearing, parties confirmed that they were satisfied with the way the hearing had been conducted.</p> <p><b>Motion:</b> Mr D Fraser seconded by Mr C Ballance moved to defer determination of the application for a site visit. He proposed that the site visit would take the route from the A9 – Beauly – Black Bridge and then to the</p>	RD

	<p>application site. At the site the Committee would require to observe key features of the proposed development, this included: ground platform levels, the extent of key main buildings, the security fence of 4.5m, to understand the height and the scale of the proposal. Thereafter he proposed that the Committee travel to Tomnacross School, to see what the pupils would see, returning to Inverness via Clachnaharry Road.</p> <p><b>Amendment:</b> Mr P Oldham seconded by Mr L Fraser that there should be no site visit.</p> <p>On the vote being taken there were 12 votes for the motion, 2 votes for the amendment and no abstentions.</p> <p>The <b>motion</b> was therefore <b>carried</b>, the votes having been cast as follows:</p> <p><b>Motion:</b> Mr C Ballance, Mr D Fraser, Mr A Graham, Mr M Gregson, Mr R Jones, Mrs I MacKenzie, Mr A Mackintosh, Mr T MacLennan, Mr D Macpherson, Ms M Reid, Ms L Saggars and Ms K Willis.</p> <p><b>Amendment:</b> Mr L Fraser and Mr P Oldham</p>	
	<p><b>Agreed:</b> to <b>DEFER</b> the application pending a Site Visit being undertaken.</p>	
	<p><b>The meeting ended at 2.35pm.</b></p>	