

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

21 January 2026, 9.30 AM

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 6.6)
Mr M Baird (except item 6.1)
Ms B Campbell
Ms T Collier
Ms L Dundas
Mr J Edmondson
Mr R Gale
Ms C Gillies
Ms L Kraft (except item 6.1)
Mr S Mackie (except item 6.7)
Mrs A MacLean
Ms J McEwan
Mr D Millar
Ms M Paterson
Mr K Rosie

Non-Committee Members Present:

Ms E Knox
Mrs T Robertson
Mr J Findlayson

Substitutes:

Apologies:

Mr R Bremner

Officers participating:

Mr D Jones, Area Planning Manager – North (DJ)
Ms E Forbes, Planning Team Leader (EF)
Ms L MacDonald, Planning Team Leader (LM)
Mr P Wheelan, Planning Team Leader (PW)
Mr L Burnside, Principal Planner (LB)
Mr M Fitzpatrick, Principal Planner (MF)

Mr G Sharp, Planner (GS)
 Ms K Slotwinska, Planner (KS)
 Mr R McAteer, Graduate Planner (RM)
 Ms R Banfro, Acting Principal Solicitor (Planning) and Clerk
 Ms F MacBain, Senior Committee Officer

Mr D Millar in the Chair

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt Item 6.1 – Mr M Baird, Ms L Kraft Item 6.6 – Ms S Atkin	n/a
3	Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais There had been submitted for confirmation, as a correct record:- i. the Minutes of the Meeting of the North Planning Applications Committee held on 26 November 2025 and continued on 28 November 2025 which were APPROVED ; and ii. the Minutes of the Special Meeting of the North Planning Applications Committee held on 17 December 2025 which were APPROVED subject to the amendment at item 3.1 that the second amendment was moved by Mr D Millar and seconded by Mr R Bremner.	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. During discussion the following points were raised:- - an update was sought, and provided on the additional information requested from the applicant in relation to the Spittal to Beaully overhead line application; and - concern was expressed over the lack of response concerning the Coull Links application and it was requested that the Chair write to Scottish Ministers requesting an update on the status of this application. The Committee:	DJ

	i. NOTED the current position with the applications; and ii. AGREED that the Chair would write to Scottish Ministers regarding the Coull Links application.	
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais There had been circulated Report No PLN/002/26 by the Area Planning Manager – North. The Committee NOTED the applications.	PW
6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	Declarations of Interest: Mr M Baird declared a conflict of interest due to prior involvement with the applicant in relation to the application, and Ms L Kraft declared a conflict of interest due to her prior professional engagement with the applicant. Applicant: Mr Alex Munro (25/00970/FUL) (PLN/003/26) Location: Munro House, Oldshoremore, Rhiconich, Lairg (Ward 01). Nature of Development: Siting of 36 Campervan Parking spaces. Recommendation: GRANT The Committee AGREED to GRANT Planning Permission subject to the conditions detailed in the report.	LB
6.2	Declaration of Interest – Mr D Millar declared a conflict of interest due to his prior involvement with the applicant. Mr K Rosie in the Chair Applicant: Mrs Lorraine MacDonald (25/00824/FUL) (PLN/004/26) Location: Land 110M SE Of Dounhuila, 7A Glasnakille, Elgol, Isle Of Skye (Ward 10). Nature of Development: Erection of short-term letting cabin and residential cabin. Recommendation: REFUSE The Committee AGREED to REFUSE Planning Permission for the reasons detailed in the report.	LM
6.3	Applicant: Mr Ross Lambie (24/02908/MS) (PLN/005/26) Location: Land 120M SW Of Tigh Na Greine, Broadford (Ward 10). Nature of Development: Erection of house. Recommendation: GRANT The Committee AGREED to GRANT Planning Permission subject to the conditions detailed in the report.	KS

6.4	Applicant: Mrs Klára Krejčí (25/00878/FUL) (PLN/006/26) Location: 18 Roag, Dunvegan, Isle Of Skye IV55 8ZA (Ward 10). Nature of Development: Erection of 2no. short-term letting units (amendment 22/00459/FUL), erection of garage, polytunnel and formation of access Recommendation: REFUSE The Committee AGREED to REFUSE Planning Permission for the reasons detailed in the report.	GS
6.5	Applicant: Gairloch Heritage Museum (25/03362/FUL) (PLN/007/27) Location: Gairloch Heritage Museum, Gairloch, IV21 2BH (Ward 05). Nature of Development: Installation of an outdoor museum exhibit. Recommendation: GRANT The Committee AGREED to GRANT Planning Permission subject to the conditions detailed in the report.	RM
6.6	Declaration of Interest – Ms S Atkin withdrew from consideration of this item, having received substantial correspondence from the applicant’s neighbour and other parties since the original approval. Applicant: Mr Taran Campbell (25/04468/S42) (PLN/008/26) Location: Windrill, Drumsittal, North Kessock, Inverness, IV1 3XF (Ward 09). Nature of Development: Section 42 application to remove condition 2 (22/02879/FUL). Recommendation: GRANT The Committee AGREED to GRANT Planning Permission subject to the conditions detailed in the report.	EF
6.7	Applicant: Balmeanach Wind Farm Limited (23/04194/FUL) (PLN/009/26) Location: Land 2400M NE Of An Cleireach 8 Balmeanach, Struan (Ward 10). Nature of Development: Balmeanach Wind Farm - Erection and Operation of a Wind Farm for a period of 40 years, comprising of 9 Wind Turbines (as amended) with a maximum blade tip height 149.9m, access tracks, borrow pits, substation, control building, and ancillary infrastructure Recommendation: GRANT MOTION – Cllr Millar, seconded Cllr Campbell to Refuse Planning Permission for the following reasons:- The proposed development is contrary to Policy 11(e)(ix) of NPF4 and Policy 58 of the HwLDP, as it would result in significant adverse effects on a protected bird species, namely white-tailed eagle, both individually and cumulatively. Notwithstanding the removal of Turbine T1, the proposal is predicted to result in	MF

approximately 37 collision fatalities over the 40-year operational lifespan. In addition, the cumulative collision risk arising from existing, consented and proposed wind farms including Ben Sca Redesign, Ben Aketil Repowering and Extension, Edinbane, Glen Ullinish II and Beinn Mheadhonach is predicted to be 7.709 white-tailed eagle fatalities per annum, equating to approximately 308 birds over potentially 40 years, representing a substantial cumulative impact. NatureScot, while not objecting, advises that the revised layout nevertheless remains a significant contribution to increasing cumulative collision risk at a national level, likely to have significant adverse effects on the growth rate and range expansion of the national population. Taken together, this evidence demonstrates that the effects of the proposal are neither localised nor temporary but would contribute to significant population level impacts on a protected species. The proposed development fails to meet Policy 58 of the HwLDP as it has not been demonstrated that there is no other satisfactory solution, nor that the development is required in the interests of public health or public safety.

In relation to the impacts on golden eagles, the proposed development is also considered contrary to policy 11(e)(ix) of NPF4 and Policy 58 of the HwLDP. The proposal would result in the loss and disturbance of functional foraging habitat for golden eagles through displacement effects, which, when considered cumulatively with existing and consented wind farms, would contribute to the fragmentation and reduction of available foraging areas. The proposal does not demonstrate that alternative locations or layouts with reduced impact on golden eagles have been adequately explored, nor that the development is required in the interests of public health or public safety or for other imperative reasons of overriding public interest. Given the limited availability of suitable upland foraging habitat on Skye, it has not been demonstrated that the proposal would avoid detriment to the maintenance of the golden eagle population at favourable conservation status within its natural range.

The proposed development is also contrary to Policy 11(e)(ii) of NPF4 and Policy 67 of the Highland-wide Local Development Plan, as it would result in significant adverse visual effects on sensitive receptors. Significant effects would arise at VP2 (Edinbane Top Road), VP4 (Roag) affecting residential receptors, and VP6 (B884 near Lonmore) and VP7 (Minor Road to Greshornish) affecting road users and recreational receptors, all within approximately 7.5km of the site. At these locations, the turbines would be experienced as prominent and visually intrusive features due to their scale, height, proximity and movement, resulting in an unacceptable loss of visual amenity.

Amendment – Mr K Rosie, seconded Ms A MacLean to **Grant** planning permission subject to the conditions detailed in the report.

There were **8** votes for the motion and **5** votes for the amendment, with no

	abstentions, the votes having been cast as follows: Motion: - Mr M Baird, Ms I Campbell, Ms L Dundas, Mr J Edmondson, Mr R Gale, Ms C Gillies, Ms J McEwan, Mr D Millar. Amendment: - Ms S Atkin, Ms T Collier, Ms L, Kraft, Ms A MacLean, Mr K Rosie. The Committee AGREED to REFUSE Planning Permission for the reasons detailed above.	
	The meeting ended at 3.30pm.	