

**The Highland Council
Planning Review Body**

**27 January 2026, 2:00pm
Minutes**

Listed below are the decisions taken by the Planning Review Body at their virtual meeting on 27 January 2026. 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 A Mackintosh
Mr D Millar (Remote)
Mr P Oldham
Mrs M Paterson (Remote)

Non-Members also present:

Mr R Jones (Remote)

In Attendance:

Mr B Strachan, Independent Planning Adviser to the Planning Review Body
Ms A Gibbs, Principal Solicitor
Ms B Alexander, Solicitor
Mrs O Bayon, Committee Officer

Mr P Oldham in the Chair

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

There were no apologies for absence.

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 16 December 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: 12 Aird And Loch Ness

Review Body Ref: 25/00082/RBREF

Applicant: Supercali LLP

Location: Land 285M SE Of Willowbank, Lentrán, Inverness,

Nature of Development: Erection of house, annex and garages, 24/02209/PIP

Reason for Notice of Review: Review Against Refusal

Decision

The Review Body **NOTED** that the Notice of Review had been withdrawn by the applicant and therefore did not require to be determined.

5.2

Ward: 12 Aird And Loch Ness

Review Body Ref: 25/00083/RBREF

Applicant: Supercali LLP

Location: Land 215M NE Of Willowbank, Lentrán, Inverness,

Nature of Development: Erection of house, garage and annex, 24/02211/PIP

Reason for Notice of Review: Review Against Refusal

Decision

The Review Body **NOTED** that the Notice of Review had been withdrawn by the applicant and therefore did not require to be determined.

5.3

Ward: 20 Badenoch And Strathspey

Review Body Ref: 25/00086/RBREF

Applicant: Kerzannie Properties Limited

Location: 11 Carn Mor, Aviemore, PH22 1LF,

Nature of Development: Use of property as short term letting unit, 24/01953/FUL

Reason for Notice of Review: Review Against Refusal

Decision

The Review Body **AGREED** to **DISMISS** the Notice of Review and refuse planning permission for the reasons contained in the report of handling as follows:

1. The proposal is not considered to meet any of the criteria in the Highland Council Non-Statutory Short-Term Let Control Area Planning Policy (2023) that are required for the Planning Authority to support an application for a short term letting property within the Short Term Let Control Area. The purpose of the Short Term Let Control Area is to ensure that there is an adequate supply of homes for local people, and this development is contrary to that aim.
2. The proposal is also contrary to NPF4 Policy 30 Tourism (e) part (i) as it would have an unacceptable impact on the character of the neighbourhood and on the local amenity of the area.

5.4

Ward: 20 Badenoch And Strathspey

Review Body Ref: 25/00087/RBREF

Applicant: Ms Mary Elizabeth Close

Location: 16 Munro Place, Aviemore, PH22 1TE,

Nature of Development: Use of property as short term letting unit and house, 24/00554/FUL

Reason for Notice of Review: Review Against Refusal

Decision

The Review Body **AGREED** to **DISMISS** the Notice of Review and refuse planning permission for the reasons contained in the report of handling as follows:

1. The application is contrary to NPF4 Policy 30 Tourism (e) part (i) as it would detrimentally affect both the character and the amenity of the area.
2. The proposal does not meet any of the criteria in non-statutory guidance that are required for planning authority to support a short term let application within the Short Term Let Control Area. The purpose of the control area is to ensure that there is adequate supply of homes for local people, and this development is contrary to that aim.

5.5

Ward: 20 Badenoch And Strathspey

Review Body Ref: 25/00088/RBREF

Applicant: Mrs Maxine Dash

Location: 46 Corrou Road, Aviemore, PH22 1SS,

Nature of Development: Use of property as short term letting unit, 23/05133/FUL

Reason for Notice of Review: Review Against Refusal

Decision

The Review Body **AGREED** to **DISMISS** the Notice of Review and refuse planning permission for the reasons contained in the report of handling as follows:

1. The proposal is not considered to meet any of the criteria in the Highland Council Non-Statutory Short-Term Let Control Area Planning Policy (2023) that are required for the Planning Authority to support an application for a short term letting property within the Short Term Let Control Area. The purpose of the Short Term Let Control Area is to ensure that there is an adequate supply of homes for local people, and this development is contrary to that aim.
2. The proposal is also contrary to NPF4 Policy 30 Tourism I part (i) as it would have an unacceptable impact on the character of the neighbourhood and on the local amenity of the area.

5.6

Ward: 20 Badenoch And Strathspey

Review Body Ref: 25/00089/RBREF

Applicant: Mrs E Barron

Location: 14 Ionad Macaonghais, Aviemore, PH22 1TG,

Nature of Development: Use of property as short term let, 22/05764/FUL

Reason for Notice of Review: Review Against Refusal

Decision

The Review Body **AGREED** to **DISMISS** the Notice of Review and refuse planning permission for the reasons contained in the report of handling as follows:

1. The application is contrary to NPF4 Policy 30 Tourism (e)part (i) as it is considered to detrimentally affect both the character and the amenity of the area.

The meeting ended at 2.55pm