

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

**Council Chamber, HQ, Thursday 5 February 2026, 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 (**except for item 6.1**)  
Mr K Gowans (**except for item 6.1**)  
Mr A Graham  
Mr M Gregson  
Mr B Lobban (**except for item 6.1**)  
Mrs I MacKenzie

Mr A MacKintosh (**except 6.2**)  
Mr T MacLennan (**except for item 6.2**)  
Mr D Macpherson (**except for item 6.2**)  
Mr P Oldham  
Ms M Reid (**except for item 6.2**)  
Ms L Siggers (**except for item 6.2**)  
Ms K Willis (**except for item 6.2 and 7.1**)

**Non-Committee Members Present:**

Ms E Knox  
Mr K Rosie  
Mr J Grafton  
Ms T Robertson  
Mr M Baird  
Ms T Collier (for item 7.1)

**Substitutes:**

Mr J Bruce for Mr R Jones (**except for item 6.1 and 6.2**)

**Officers participating:**

Mr B Robertson, Acting Area Planning Manager – South (BR)  
Mr P Wheelan, Strategic Projects Team Leader (PW)  
Mr J Kelly, Planning Team Leader (JK)  
Mr K Gibson, Principal planner (KG)  
Mr R Dowell, Planner (RD)  
Mr R Mcateer, Graduate Planner (RM)  
Mr M Clough, Senior Engineer, Transport Planning (MC)  
Mr G McCormick, Area Environmental Health Manager (GMcC)  
Mr R Bryan, Project Design Unit (RB)  
Mr D Mudie, Strategic Lead, Facilities and Fleet Management (DM)  
Ms A Gibbs, Principal Solicitor (AG)  
Ms K Arnott, Committee Administrator (KA)

ITEM NO	DECISION	ACTION
1	<p><b>Apologies for Absence</b> <b>Leisgeulan</b></p> <p>Mr R Jones, Mr L Fraser (for item 6.1 only)</p>	
		n/a
2	<p><b>Declarations of Interest</b> <b>Foillseachaidhean Com-pàirt</b></p>	
	Item 7.1 – Mr B Lobban	n/a
3	<p><b>Confirmation of Minutes</b> <b>Dearbhadh a' Gheàrr-chunntais</b></p>	
	There had been submitted for confirmation as a correct record the action notes of the meetings of the Committee held on 03 December 2025 and 18 December 2025 which were <b>APPROVED</b> .	n/a
4	<p><b>Major Development Update</b> <b>Iarrtasan Mòra</b></p>	
	<p>There had been circulated Report No PLS/01/26 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.</p> <p>Clarification was sought regarding how the Energy Consents Unit (ECU) received public representations as members of the public were now no longer able to email responses directly to them out with the public consultation period. The Committee was advised the Planning Department was aware of this change in procedure and was assured that the Council would not be adopting a similar approach to the ECU. The Area Planning Manager – South agreed to write to the ECU about this, and its response will be reported back to the Committee.</p> <p>The Committee <b>NOTED</b> the current position with the applications.</p>	PW
5	<p><b>Major Developments – Pre-application consultations</b> <b>Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b></p>	
	<p>There had been circulated Report No PLS/02/25 by the Area Planning Manager – South.</p> <p>The Committee <b>NOTED</b> the current pre-application notices.</p>	
6.	<p><b>Continued Item</b> <b>Cuspairean a' Leantainn</b></p>	
6.1	<p><b>Applicant:</b> Scottish Hydro Electric Transmission Plc (25/00826/FUL) (PLS/03/26) <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 works</p>	

	<b>Recommendation: GRANT</b>	
	<p>Having been deferred for a site visit, the Committee unanimously <b>REFUSED</b> planning permission for the following reasons:-</p> <p>In terms of the EIA Regulations, the human health impacts of this proposal should not have been scoped out. The cumulative landscape and visual impacts have not been adequately assessed. The environmental impacts of the replacement Black Bridge to access the site have not been assessed, and the Committee is unable to ensure that the likely significant effects of the proposed development have been identified, described, and assessed. This information is required to enable a reasoned conclusion to be reached on those effects before planning permission is granted. This is a requirement of the EIA Regulations and a statutory duty placed on the decision maker.</p> <p>The site is a greenfield site and NPF4 Policy 9 (b) does not support development proposals on greenfield sites unless the site is allocated or supported by policies in the LDP which it is not. The development proposal has failed to demonstrate that it will conserve, restore, and enhance biodiversity, including nature networks, so it fails to meet the requirements of NPF4 Policy 3 (b) ; IMFLDP 2 Policy 2 and HwLDP Policy 57.</p> <p>The residual effects of the development on the natural environment by virtue of its scale, location, and visual impact are unacceptable and therefore the proposal is contrary to NPF4 Policy 4 (a).</p> <p>The layout, siting and design of the proposed development is detrimental to the amenity of the surrounding area and is therefore contrary to NPF4 Policy 14 (c). It does not make a positive contribution to the visual quality of the place which is contrary to HwLDP Policy 29. It is significantly detrimental in respect of its impact on individuals and community, residential amenity, landscape, and does not demonstrate sensitive siting and design contrary to HwLDP Policy 28.</p> <p>Overall, whilst the principle of a national development of this kind is established, the development is still required to comply with other relevant aspects of the development plan. This development cannot be supported in terms of NPF4 Policy 11 or HwLDP Policy 69 because of its unacceptable significant environmental effects and because the proposed mitigation does not satisfactorily demonstrate how the following impacts will be mitigated: impacts on communities and individual dwellings/residents, significant visual impacts, access, impacts on roads and traffic, biodiversity and trees, and cumulative impacts. Whilst Policy 11 (e)(ii) states that localised visual impacts are generally considered to be acceptable, in this case appropriate design mitigation has not been applied and the localised visual impacts are not acceptable; and some visual impacts extend beyond what can be considered localised. Neither has it been demonstrated that local and community socio-economic benefits have been maximised in terms of Policy 11 (c).</p>	
6.2	<p><b>Applicant:</b> Henderson Group Ltd (24/00970/FUL) (PLS/04/26)  <b>Location:</b> Land 65M West of Dunvegan, 25 Clachnaharry Road, Inverness (Ward 13).  <b>Nature of Development:</b> Erection of 12 No Flats with associated roads, parking, services and landscaping.  <b>Recommendation:</b> GRANT</p>	

	<p><b>Motion:</b> Mr A Graham seconded by Mr M Gregson, moved to refuse on the principle of the development cannot be supported in terms of NPF4 Policy 16(f) as it is not an allocated site and none of the criteria within that part of the policy apply. The development proposal is poorly designed and causes detrimental impacts on the amenity of the surrounding residential dwellings on Swanston Avenue contrary to NPF4 Policy 14 (c) and HwLDP Policies 28 and 29. The proposals do not accord with NPF4 Policy 6 (b) ii as the development proposals would result in adverse impacts on native individual trees of high biodiversity value and the proposals do not accord with NPF4 Policy 6 (b) iii, as they would result in severing woodland habitats without appropriate mitigation measures.</p> <p>The proposals do not accord with NPF4 Policy 6 (c) as they do not demonstrate what significant and clearly defined additional public benefits are associated with the proposals and they do not provide an equivalent area of compensatory tree planting.</p> <p><b>Amendment:</b> Mr L Fraser seconded by Mr P Oldham moved to grant planning permission in line with the officer recommendation, subject to the conclusion of a section 75 agreement and the conditions as set out in Section 11 of the report.</p> <p>On the vote being taken there were 6 votes for the motion, 2 votes for the amendment with 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 K Gowans, Mr A Graham, Mr M Gregson and Mrs I MacKenzie.</p> <p><b>Amendment:</b> Mr L Fraser and Mr P Oldham</p>	
	<p><b>REFUSED</b> planning permission as per the reasons provided by Mr A Graham.</p>	
<p>7</p>	<p><b>Planning Applications to be Determined</b> <b>Iarrtasan Dealbhaidh rin Dearbhadh</b></p> <p><b>Mr B Lobban made a Transparency Statement in respect of item 7.1 in his capacity as a Member of the CNPA Planning Committee and even though he did not take part in the deliberation he is a member of the CPNA Board. However, having applied the objective test, he does not consider that he has an interest to declare.</b></p>	
<p>7.1</p>	<p><b>Applicant:</b> Dell Wind Farm Ltd (24/00933/S36) (PLS/05/26) <b>Location:</b> Land at Dell Estate, Whitebridge, Inverness (Ward 12). <b>Nature of Development:</b> Erection and operation of a wind farm for a period of 35 years, comprising of 9 wind turbines, 4 with a maximum blade tip height of 180m and 5 with a maximum blade tip height of 200m, access tracks, borrow pits, substation, control building, and ancillary infrastructure. <b>Recommendation: RAISE OBJECTION</b></p>	
	<p><b>AGREED to RAISE AN OBJECTION</b> to the application for the following reasons:</p>	

	<p>1. The application does not accord with the provisions of Section 36 of the Electricity Act 1989 by virtue of not demonstrating sufficient regard to the desirability of, and failing to reasonably mitigate effects detrimental to, conserving flora and physiographical features of special interest by virtue of failing to demonstrate compliance with NPF4 Policies 1 (Tackling the Climate and Nature Crises), Policies 3 (Biodiversity), 4 (Natural Places) and 5 (Soils), Highland-wide Local Development Plan Policy 55 (Peat and Soils), Policy 60 (Other Important Habitats and Article 10 Features), Policy 67 (Renewable Energy Developments), Policy 2 of The Inner Moray Firth Local Development Plan 2, the Council's Biodiversity Enhancement Supplementary Guidance, and NatureScot's Peatland Guidance - Advising on peatland, carbon-rich soils and priority peatland habitats in development, as the development would have a detrimental impact on montane bog, a priority peatland habitat, the loss of which cannot be offset by restoration due to the sensitivity and value of this habitat.</p> <p>2. The application does not accord with the provisions of Section 36 of the Electricity Act 1989 by virtue of not demonstrating sufficient regard to the desirability of, and failing to reasonably mitigate effects detrimental to, preserving natural beauty and conserving physiographical features of special interest by virtue of failing to demonstrate compliance with NPF4 Policies 11 (Energy) and 22 (Flood risk and water management), Highland-wide Local Development Plan Policies 64 (Flood Risk), 67 (Renewable Energy Developments) and The Highland Council's Supplementary Guidance: Flood Risk and Drainage Impact Assessment, as the development has not satisfactorily demonstrated the effects of flood risk.</p>	
	<p><b>In terms of Standing Order 9 the Committee agreed to consider Item 7.6 after Item 7.1</b></p>	
<p>7.6</p>	<p><b>Applicant:</b> Alexander Ross and Sons (Sand and Gravel) Ltd (25/04294/S42) (PLS/10/26)  <b>Location:</b> Mid Lairgs Quarry, Farr, Inverness, IV2 6XN (Ward 12)  <b>Nature of Development:</b> Application under Section 42 to vary conditions 1 and 5 of planning permission 18/00108/S42.  <b>Recommendation: GRANT</b></p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conclusion of a restoration bond and the conditions set out in Section 11 of the Report with amended conditions 1 and 3 as set out below:</p> <p>1. This planning permission hereby granted shall endure until 12 June 2096 by which time all workings shall have ceased, all plant and equipment shall be removed and the site restored in accordance with the approved plan as shown on drawing 'MLQ2025_REST- SITE LAYOUT PLAN - RESTORATION PLAN' docquetted hereto.  In the event that working ceases for a period of more than 24 months prior to the expiry of this permission then the site shall be restored in accordance with the restoration scheme required by Condition 3 of this planning permission within 36 months from the cessation of working, or in any case before the expiry of this permission.</p> <p><b>Reason:</b> To clarify the terms of the permission and ensure the amenity impacts of any additional plant are properly assessed.</p> <p>3. Within 6 months of the grant of this planning permission, a detailed scheme to ensure the decommissioning and phased rolling restoration of</p>	

	<p>the site based on the approved restoration plan 'MLQ2025_REST- SITE LAYOUT PLAN - RESTORATION PLAN' docquetted hereto, and as detailed in condition 1, shall have been submitted to and subsequently approved in writing by the Planning Authority. The scheme shall be known as the Decommissioning and Restoration Plan and shall ensure:</p> <ol style="list-style-type: none"> <li>The grading of all ground to stable slope angles and the shaping and contouring of the ground such as to be sympathetic to adjacent geological features;</li> <li>The progressive phasing of restorations works to ensure early restoration of any excavated phase;</li> <li>The treatment of surfaces prior to and after topsoiling and proposals to establish suitable vegetative cover (including tree and scrub planting);</li> <li>A programme of after care for each phase or sub-phase of restoration;</li> <li>A programme of aftercare and maintenance for a minimum of 36 months following the last working of the site</li> </ol> <p><b>Reason:</b> To ensure an appropriate scheme is in place for the interim and final restoration of the site</p>	
7.2	<p><b>Applicant:</b> Glendoe Limited (24/01092/FUL) (PLS/06/26)  <b>Location:</b> Land 1200M East of Ardach House, Fort Augustus (Ward 12).  <b>Nature of Development:</b> Construction of mountain bike trail centre, hub building, cafe, retail, bike hire/store building; 40 motorhome pitches, 8 shepherd's huts; play areas; maintenance storage building, parking.  <b>Recommendation: GRANT</b></p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.</p>	
7.3	<p><b>Applicant:</b> West Fraser Europe Ltd (25/03481/s42) (PLS/07/26)  <b>Location:</b> Land 870M NE of Norbord Europe Ltd, Dalcross (Ward 17)  <b>Nature of Development:</b> Application under Section 42 to amend Condition 19 (train movements ·&amp; operational time restrictions) of 24/05253/FUL relating to the construction of a rail sidings yard including new rail sidings and connection to the main line, associated gantry crane (and/or reach-stackers), areas of hard standing, access road, vehicle parking, fencing, drainage, landscaping and associated infrastructure works and facilities.  <b>Recommendation: GRANT</b></p>	
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions set out in Section 11 of the report with the following amendment to Condition 18 as requested by the Applicant:</p> <p>Operations associated with this development for which noise is audible at the curtilage of any noise sensitive property shall be restricted to the following times unless otherwise agreed by the Planning Authority:</p> <ul style="list-style-type: none"> <li>Mon-Sat 07:00 – 19:00 for train movements; and</li> <li>Mon-Sat 08:00 – 20:00 for freight operations and for loading and unloading of containers, and all other operations.</li> </ul> <p>Train engines shall be switched off while stationary.</p>	

	<b>Due to time pressures the Committee agreed to defer item 7.4 and 7.5 to the next South Planning Applications Committee due to be held on the 18 February 2026.</b>	
7.4	<b>Applicant:</b> Mr C Cambell Sinclair (25/03569/PIP) (PLS/12/26) <b>Location:</b> Land at Holme Rose Road, Cantray, Croy (Ward 17) <b>Nature of Development:</b> Erection of house, garage and stable block <b>Recommendation: GRANT</b>	
	<b>Agreed:</b> to <b>GRANT</b> planning permission subject to the conditions recommended in the report.	
7.5	<b>Applicant:</b> Mrs Catherine Gray (25/02912/FUL) (PLS/13/26) <b>Location:</b> Land 30M NE of Lanfine, Teandalloch, Beaully (Ward 12) <b>Nature of Development:</b> Erection of House <b>Recommendation: REFUSE</b>	
	<b>REFUSED</b> planning permission subject to the conditions recommended in the report.	
	<b>The meeting ended at 5.00pm.</b>	