

The Highland Council
South Planning Applications
Committee

Council Chamber, HQ, Wednesday 18 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 B Lobban
Mr D Fraser	Mrs I MacKenzie
Mr L Fraser	Mr A MacKintosh
Mr K Gowans	Mr T MacLennan
Mr A Graham	Mr P Oldham
Mr M Gregson	Ms L Saggars
Mr R Jones (except item 3.1)	Ms K Willis

Substitutes:

Ms T Robertson for Ms M Reid

Non-Committee Members Present:

Mr J Grafton
Ms E Knox
Mr D Millar
Mr R Cross

Officers participating:

Mr B Robertson, Acting Area Planning Manager – South (BR)
Mr P Wheelan, Strategic Projects Team Leader (PW)
Ms C MacLeod, Planner (CMaCL)
Ms JA Bain (JAB)
Mr M Clough, Senior Engineer, Transport Planning (MC)
Ms A Gibbs, Principal Solicitor
Ms K Arnott, Committee Administrator

In Attendance:

Steph Wade, Town Planning Specialist, SSEN
Lauren Riach, Consent and Environment Strategy Manager, SSEN
Gary Milne, Lead Project Manager (Delivery), SSEN
Greg Clarke, Head of Corporate Affairs, SSEN
Keith Smith, Senior Consent and Environment Manager, SSEN
Steven Miller, Development Portfolio Manager, SSEN

Russell Stewart, Head of Development, SSEN
Adam MacGregor, Project Engineer, SSEN

Mr Humphrey Clarke, Strathglass Community Council
Mr Alexander Grigg, Strathglass Community Council

ITEM NO	DECISION	ACTION
1	<p>Apologies for Absence Leisgeulan</p> <p>Ms M Reid and Mr D MacPherson</p>	
		n/a
2	<p>Declarations of Interest Foillseachaidhean Com-pàirt</p>	
	None.	n/a
3	<p>Planning Applications to be Determined Iarrtas Dealbhaidh rin Dearbhadh</p> <p>Pre Determination Hearing and Determination of Planning Application Èisteachd Ro-dhearbhaidh is Dearbhadh airson Iarrtas Dealbhachaidh</p>	
3.1	<p>Applicant: Scottish Hydro Electric Transmission Plc (25/00592/FUL) (PLS/011/26) Location: Land 1700M SE Of Glasha Tomich Cannich (Ward 12) Nature of Development: Bingally Substation - Construction of a new 400/132kV outdoor Air Insulated Switchgear (AIS) substation comprising platform, plant and machinery, control buildings, access, temporary laydown and compound areas, drainage, landscaping and other ancillary work. Recommendation: GRANT</p> <p>As an update to the Committee Report, the Committee was advised by Mr Wheelan that the Council's Ecology Team had withdrew its objection to the application.</p> <p>On consideration of the application, concerns were raised by the Committee about the layout and siting, construction and biodiversity impacts, however having taken confidential legal and planning advice, it was recognised this application had not attracted any objections from statutory or other internal consultees, and overall conformed with the policies in the development plan.</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions in Section 10 of the report with the following conditions:</p> <p>the construction management plan should be as detailed as possible; a 20mph onsite limit;</p> <p>Give Way signs at different parts of intersections of core paths; Well Driven Scheme put into operation on site; improvement and speed reductions on the A831; a developer contribution to footpath and pavement improvements at Milton, Drumnadrochit and Dochgarroch;</p>	

	<p>a stipulation that there should be no access for HGV traffic through Cannich or Tomich; Eves Road tree planting to minimise the effect of site development; local communities' ability to comment on the construction management plan prior to finalisation; and the Lighting plan to ensure there is no movement lighting which will be sensitive to wildlife.</p> <p>Delegated authority was given to the Area Planning Manager – South to agree the finished condition wording, with any substantive amendments to be subject to prior consultation with the Chair of the South Planning Applications Committee.</p>	
3.2	<p>Applicant: Mr C Cambell Sinclair (25/03569/PIP) (PLS/12/26) Location: Land at Holme Rose Road, Cantray, Croy (Ward 17) Nature of Development: Erection of house, garage and stable block Recommendation: GRANT</p>	
	<p>Agreed: to GRANT planning permission subject to the conditions in Section 11 of the report with the agreement to remove the roads condition as well as the amendment to condition 13 relating to tree planting.</p>	
3.3	<p>Applicant: Mrs Catherine Gray (25/02912/FUL) (PLS/13/26) Location: Land 30M NE of Lanfine, Teandalloch, Beaully (Ward 12) Nature of Development: Erection of House Recommendation: REFUSE</p>	
	<p>REFUSED planning permission subject to the reasons stated in Section 11 of the report.</p>	
4	<p>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division Co-dhùnadh mu lartas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</p>	
4.1	<p>Applicant: Wildstone Estates Ltd (ADA-270-2003) (PLS/12/26) Location: IMO, Longman Road, Inverness, IV1 1RY Nature of Development: Erection of digital advertisement hoarding.</p> <p>The Committee is invited NOTED the decision of the Reporter appointed by the Scottish Ministers to dismiss the appeal made and to refuse planning permission for the reasons stated in the Decision Letter.</p>	
	<p>The meeting ended at 4.10pm.</p>	