

The Highland Council
South Planning Applications
Committee

Council Chamber, HQ, 1 April 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 (except item 6.3)
Mr D Fraser
Mr L Fraser
Mr K Gowans
Mr A Graham
Mr M Gregson
Mr R Jones
Mr B Lobban

Mrs I MacKenzie
Mr A MacKintosh
Mr T MacLennan
Mr P Oldham
Ms M Reid
Ms L Saggars
Ms K Willis

Non-Committee Members Present: Mr J Grafton

Officers participating:

Mr B Robertson, Acting Area Planning Manager – South (BR)
Mr P Wheelan, Strategic Projects Team Leader (PW)
Mr J Kelly (JK)
Mr R Dowell, Planner (RD)
Ms L Prins, Principal Planner (LP)
Mr J Wiseman (JW)
Ms Helen Stevenson (HS)
Ms E Watt (EW)
Ms J Bain (JAB)
Mr M Clough, Senior Engineer, Transport Planning (MC)
Mr I Meredith, Solicitor
Ms K Arnott, Committee Administrator

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan Mr D MacPherson	
		n/a
	Declarations of Interest Foillseachaidhean Com-pàirt	

	None.	n/a
2	Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais	
	There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 05 February 2026 and 18 February 2026 which were APPROVED , <i>subject to an amendment of the minute of the 5 February 2026, whereby items 7.4 and 7.5, which showed the items as granted should be amended to deferred.</i>	n/a
3	Major Development Update Iarrtasan Mòra	
	<p>There had been circulated Report No PLS/14/26 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>Members' attention was drawn to Culachy Wind Farm which following public and local enquiry the Scottish Government agreed with the Council's recommendation to refuse. The Melgarve cluster project – a Section 37 application under the Electricity Act, for a 7km overhead line, which will serve the Cloiche Wind Farm, was granted permission by the Scottish Ministers and the Council did not raise an objection.</p> <p>The Committee NOTED the current position with the applications.</p>	PW
4	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
	<p>There had been circulated Report No PLS/16/26 by the Area Planning Manager – South.</p> <p>The Committee NOTED the current pre-application notices.</p>	
5.	Continued Item	
	<p>Applicant: Ms Yvonne Birrell (24/02815/FUL) (PLS/16/26) Location: Delmore Bungalow, Inverness, IV3 8RG (Ward 13). Nature of Development: Erection of House. Recommendation: GRANT.</p>	LP
	<p>Agree: the recommendation to GRANT the application as set out in Section 11 of the report with an amendment to condition 3 that no development shall commence until full details of the temporary construction access track has been submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. Thereafter the track shall be constructed in accordance with the approved details and shall be fully removed from the site within 3 months of completion of the house hereby approved, and the land made good. For the avoidance of doubt, the temporary construction track shall be formed, where possible, using a temporary overlay matting; will use culverts with a minimum diameter of 500mm; and shall include measures to minimise alterations to existing ground levels.</p>	

6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	<p>Applicant: Fearna PSH Ltd (25/01135/S36) (PLS/17/26) Location: Land 4390M NW of Kingie Lodge, Invergarry (Ward 11). Nature of Development: Fearna Pumped Storage Hydro Scheme – construction and operation of a pumped storage hydroelectric scheme with a generating capacity of up to 1,800MW, storage capacity up to 26GWhr, comprising waterway system, powerhouse, switchyard, access and ancillary infrastructure and works. Recommendation: RAISE AN OBJECTION</p> <p>Members were made aware of the following updates to the report:</p> <ul style="list-style-type: none"> • Para 1.8 – second public consultation was on 10 Dec 2024, not 2023. • Para 2.3 – reservoir volume of Loch Quoich should read 362Mm³ • Para 2.4 – there is no particular rock climbing in the wider area and hillwalking is the more appropriate phrase for further mentions at Para 5.78. 7.118 and 7.246. • Para 2.17 – no European eel in Loch Quoich as they are not in eDNA surveys. • Para 2.19 – the peat is generally not deep, reference to “deep blanket peat” as the dominant soil type isn’t correct. • Para 5.1 – should be A87 as opposed to A86. • Para 5.15 – noise locations and data refer to a previous hydro scheme and this para is not correct. • Para 7.65 – includes reference to “visibility will extend across upland summits including Carn Dearg, Aonach Beag, and Beinn Eibhinn, where the Leamhain dam is prominent”, this is incorrect and should reference Spidean Mailich and Gleouuraich summits in the immediate surrounding area to the northeast and northwest overlooking Fearna and Coire Dubh Dams. • Paras 7.66 and 7.67 – Some of the peaks referenced relate to a previous hydro scheme in these paras and are not correct. • Para 7.123 – reference to Landscape Officer, this should be Landscape Architect for the avoidance of doubt. • Para 7.124 – references to an incorrect SLA, it should be Moidart and Morar and Glen SLA. • Para 7.323 – This para is not correct, whilst there was some concern raised in representations relating to a lack of detail more generally with the supporting information submitted these did not relate to community benefit. Glengarry Community Council confirmed recently that they did not want any further details until after the consent if granted. • Reference to the Raeshaw decision is covered in 7.315 to 7.317 as opposed to paragraphs 3.15 to 3.17 noted earlier in the report in para 1.6 • Ness Salmon District Fishery Board have submitted a late consultation confirming they have no objection. • Condition 4 is to be removed. 	RD
	<p>The Committee unanimously RAISED AN OBJECTION to the proposal as set out in Section 11 of the report with the removal of reason 4, with power delegated to officers to respond to any further information submitted by the applicant as part of an Environmental Impact Assessment.</p>	

6.2	<p>Applicant: Ardersier Port Ltd (25/04362/PIP) (PLS/18/26) Location: Former Fabrication Yard (Ward 17). Nature of Development: Port extension and continued use of the existing port facility for port-related services associated with energy-related uses including demolition and site clearance, upfilling and regrading / surfacing of new landward areas, and creation of hardstanding surface, quay construction, erection of offices, industrial and storage buildings, and associated works including manufacture, assembly, storage and delivery of port related cargo, temporary stockpiling of dredged material, bunding, parking, security fencing, site drainage, services, landscaping and biodiversity enhancement. Recommendation: GRANT</p> <p>Members were made aware of an update to Part (1) of the recommend condition 8 (height limit) is updated as follow:</p> <p>(1) No temporary or permanent buildings, structures, stockpiles or stored material shall exceed 45m in height with the area identified as Area B under Condition 3 of this permission unless otherwise agreed in writing with the Planning Authority, in consultation with HES, considering the parameters of the proposed development set by the EIAR. This height threshold shall not however apply during the port extension area's formation, and thereafter, during the operational period of the development exclusively for the temporary use of construction and operational plant equipment, such as mobile cranes.</p>	JW
	<p>AGREED: the recommendation to GRANT the application as set out in section 11 of the report.</p>	
6.3	<p>Applicant: Mr A Willis (23/00585/FUL) (PLS/19/26) Location: Commando Rock, Genuig, Lochailort, PH38 4NB (Ward 21). Nature of Development: Erection of dwelling house. Recommendation: GRANT</p>	LP
	<p>AGREED: the recommendation to GRANT the application as set out in section 11 of the report with an additional condition to control external lighting at the site to ensure minimal disturbance to the shoreline.</p>	
6.4	<p>Applicant: Mr R Mackay (22/02517/FUL) (PLS/20/26) Location: Shoshone, Clovuillin, Ardgour, Fort William PH33 7AB (Ward 21). Nature of Development: Proposed 2no. holiday letting units. Recommendation: GRANT</p>	HS
	<p>AGREED: the recommendation to GRANT the application as set out in section 11 of the report.</p>	

6.5	<p>Applicant: C J Hospitality (25/04536/FUL) (PLS/21/26) Location: 12B Ness Walk, Inverness, IV3 5SQ (Ward 13). Nature of Development: Change of use from offices (Class 4) to hotel (Class 7). Recommendation: GRANT</p>	EW
	<p>AGREED: the recommendation to GRANT the application as set out in section 11 of the report.</p>	
6.6	<p>Applicant: C J Hospitality (25/04614/LBC) (PLS/22/26) Location: 12B Ness Walk, Inverness IV3 5SQ (Ward 13). Nature of Development: Alterations. Recommendation: GRANT</p>	EW
	<p>AGREED: the recommendation to GRANT the application as set out in section 11 of the report.</p>	
6.7	<p>Applicant: Alvie Trust (25/03584/FUL) (PLS/23/26) Location: Land 60M NW of Mon A'Choille, Insh Kingussie (Ward 20). Nature of Development: Erection of house. Recommendation: GRANT</p> <p>The development does not comply with NPF4 policy 17(c) as the applicant has failed to demonstrate that the development supports an existing fragile community or that it supports identified local housing needs. The development also does not comply with the Cairngorm National Park Local Development Plan policy 3 as the property is not in keeping with the existing nearby properties in terms of scale and design. Also, it does not comply with CNPLDP policy 1.2 as the development does not reinforce and enhance the character of the group and therefore does not integrate with the pattern of existing development.</p>	JAB
	<p>REFUSED planning permission for the reason provided.</p>	
6.8	<p>Applicant: Mr David Rennie (25/04464/PIP) (PLS/24/26) Location: Land 95M SE of Fionchra, Farr, Inverness (Ward 12). Nature of Development: Erection of house. Recommendation: GRANT</p> <p>Motion: Mr D Fraser seconded by Mr C Ballance to grant planning permission as set out in Section 11 of the report:</p> <p>Amendment: Mr B Lobban seconded by Mr D Fraser, moved to refuse, on the grounds that, despite the Operational Needs Assessment (ONA), the development does not comply with the Balnafaich Housing Capacity Study. It also does not comply with NPF4 policy 17 and the Highland Council Rural Housing Supplementary Guidance as the development does not comply with the existing established pattern of development and does not support local housing outcomes. The development does not support the policy 17 aim of rural housing in the right locations. On balance, the ONA does not outweigh these policy considerations and therefore the application should be refused.</p> <p>On the vote being taken there were 4 votes for the motion, 10 votes for the amendment with 1 abstention.</p> <p>The amendment was therefore carried, the votes having been cast as follows:</p>	EW

	<p>Motion: Mr D Fraser, Mr A Mackintosh, Mr T MacLennan, Ms L Saggars.</p> <p>Amendment: Mr L Fraser, Mr K Gowans, Mr A Graham, Mr M Gregson, Mr R Jones, Mr B Lobban, Mrs I MacKenzie, Mr P Oldham, Ms M Reid, Ms K Willis.</p> <p>Abstention: Mr C Balance.</p>	
	REFUSED planning permission for the reason provided by Mr B Lobban.	
6.9	<p>Applicant: Mr Alistair Struthers (25/03493/PIP) (PLS/025/26)</p> <p>Location: Kila, 79 Grampian Road, Aviemore, PH22 1RH (Ward 20).</p> <p>Nature of Development: erection of 2no. houses to utilise as short term letting units.</p> <p>Recommendation: GRANT</p>	
	AGREED: to DEFER the item to a future meeting.	
7	Decisions of Scottish Ministers Co-dhùnaidhean Mhinistearan na h-Alba	
7.1	Appeals to Planning and Environmental Appeals Division (DPEA) Ath-thagraidhean gu Roinn Ath-thagraidhean Dealbhaidh is Àrainneachd (DPEA)	
7.1	<p>Applicant: Mr and Mrs Lednor (25/00158/CLE) (PLS/26/26)</p> <p>Location: Balfreish, Cawdor, Nairn (Ward 18)</p> <p>Nature of Development: Occasional use of steading as wedding venue.</p>	
7.2	<p>Applicant: Scotlog Ltd (24/04623/FUL) (PLS/27/26)</p> <p>Location: Drakies House, Culcabock Avenue, Inverness (Ward 16)</p> <p>Nature of Development: subdivision of house to 2 No houses, conversion of annex to 1 No house</p>	
7.3	<p>Applicant: Wildstone Estates Ltd (25/02948/ADV) (PLS/28/26)</p> <p>Location: IMO, Longman Road, Inverness, IV1 1RY (Ward 16)</p> <p>Nature of Development: erection of digital advertisement hoarding.</p>	
	The Committee NOTED the decision of the Reporter appointed by the Scottish Ministers and dismissed the appeals refusing planning permission for the reason stated in the Decision Letter.	
	The meeting ended at 5.00pm.	