

**The Highland Council**

**South Planning Applications  
Committee**

**Council Chamber, HQ, 3 December 2025, 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 ( <b>except for item 7.4</b> )
Mr D Fraser	Mrs I MacKenzie ( <b>absent from item 7.6</b> )
Mr L Fraser	Mr T MacLennan
Mr K Gowans	Mr D Macpherson
Mr A Graham	Mr P Oldham
Mr M Gregson ( <b>except for item 7.6</b> )	Ms M Reid ( <b>absent from item 7.3</b> )
Mr R Jones	Ms K Willis ( <b>except for item 7.4</b> )

**Substitutes:**

Mr D McDonald for Mr K Gowans (for item 6.1)  
Mr J Grafton for Ms L Siggers

**Officers participating:**

Mr B Robertson, Acting Area Planning Manager – South (BR)  
Mr P Wheelan, Strategic Projects Team Leader (PW)  
Ms L Prins, Principal Planner (LP)  
Ms S Macmillan, Planning Team Leader (SMacm)  
Mr K Gibson, Principal Planner (KG)  
Mr R Bryan, Senior Technician (RB)  
Ms A Chatterton, Principal Planner (AC)  
Mr J Kelly, Planning Team Leader (JK)  
Ms C MacLeod, Planner (CMacL)  
Ms E Watt, Principal Planner (EW)  
Ms N Coyne, Graduate Planner (NC)  
Mr M Clough, Senior Engineer, Transport Planning (MC)  
Ms A Gibbs, Principal Solicitor  
Ms K Arnott, Committee Administrator

ITEM NO	DECISION	ACTION
1	<b>Apologies for Absence Leisgeulan</b>	

	Ms L Saggars	
		n/a
<b>2</b>	<b>Declarations of Interest</b> <b>Foillseachaidhean Com-pàirt</b>  Item 7.4 – Mr B Lobban, Ms K Willis Item 7.5 – Ms M Reid Item 7.6 – Mr M Gregson	
		n/a
<b>3</b>	<b>Confirmation of Minutes</b> <b>Dearbhadh a' Gheàrr-chunntais</b>	
	There had been submitted for confirmation as a correct record the action note/minute of the meeting of the Committee held on the 8 October 2025 which was <b>APPROVED</b> .	n/a
<b>4</b>	<b>Major Development Update</b> <b>Iarrtasan Mòra</b>	
	There had been circulated Report No PLS/65/25 by the Area Planning Manager - South which, provides a summary of all cases within the “Major” development category currently with the Planning and Development Service for determination. The report also details progress on proposals submitted under S36 or S37 of the Electricity Act 1989 on which the Council is consulted.  The Committee <b>NOTED</b> the current position with the applications.	<b>PW</b>
<b>5</b>	<b>Major Developments – Pre-application consultations</b> <b>Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b>	
	There had been circulated Report No PLS/66/25 by the Area Planning Manager – South.  The Committee <b>NOTED</b> the current pre-application notices.	<b>PW</b>
<b>6</b>	<b>Continued Item</b> <b>Cuspairean a' Leantainn</b>	
6.1	<b>Applicant:</b> Highland Council (25/00437/FUL) (PLS/67/25) <b>Location:</b> Land 110M East of Kamara, 23 Torr Gardens, Dores (Ward 12). <b>Nature of Development:</b> Erection of 17no. residential units and associated infrastructure.  <b>Recommendation: GRANT.</b>	<b>KG</b>
	<b>Agreed:</b> to <b>GRANT</b> planning permission in line with the officer recommendation, subject to the conclusion of a Section 75 agreement and conditions, all as set out in Section 11 of the report dated 22 August 2025 subject to the retention of Condition 9 and the removal of Condition 15 outlined in the consultation with local members.	

7	<b>Planning Applications to be Determined</b> <b>Iarrtasan Dealbhaidh rin Dearbhadh</b>	
7.1	<p><b>Applicant:</b> The Highland Council (25/03053/S42) (PLS/68/25)  <b>Location:</b> Land 400M NE of Blar Mhor Industrial Estate, Lochside, Fort William (Ward 11).  <b>Nature of Development:</b> Section 42 Application to develop land without compliance with conditions 1 of 18/03647/PIP to increase the Hospital GFA (up to 12,400m2) with associated site area increases.  <b>Recommendation: GRANT</b></p>	<b>SMacm</b>
	<p><b>Agreed:</b> to <b>GRANT</b> planning permission in line with the officer recommendation subject to the variation of the existing Section 75 agreement, and the conditions as set out in Section 11 of the report.</p>	
7.2	<p><b>Applicant:</b> Ms Wendy McGonigal (25/02655/FUL) (PLS/69/25)  <b>Location:</b> Land 190M SW of Darroch Cottage, Spean Bridge (Ward 11).  <b>Nature of Development:</b> Change of use of land, siting of cabin, shed, formation of hard standing, erection of fence.  <b>Recommendation: REFUSE</b></p>	<b>LP</b>
	<p><b>REFUSED</b> planning permission in line with the officer recommendation for the four reasons set out in Section 11 of the report.</p>	
7.3	<p><b>Applicant:</b> Mr and Mrs M Crolla (25/01736/FUL) (PLS/70/25)  <b>Location:</b> Land 120M NW of Taigh Breagh, Achnabobane, Spean Bridge (Ward 11).  <b>Nature of Development:</b> Erection of house and garage, formation of self-contained unit on upper floor of garage (Plot 1) (amended proposal).  <b>Recommendation: GRANT</b></p> <p><b>Motion:</b> Mr J Grafton seconded by Mr C Lobban to <b>refuse</b> the development proposal is contrary to NPF4 Policies 15, 16 and 17 and HwLDP Policy 35 by reason that the scale and design of the dwellinghouse is not suitable, and the addition of the double garage and self-catering unit increases the overall scale and use of development on this site. In terms of NPF4 Policy 15 the applicant has not demonstrated the location of the site supports local living.</p> <p>Whilst the site does benefit from full planning permission the difference in scale and design in what is proposed now to what was granted is unacceptable and the planning history does not carry sufficient weight as a material consideration to justify a grant in this case.</p> <p><b>Amendment:</b> Mr T MacLellan seconded by Mr P Oldham to <b>grant</b> planning permission in line with the officer recommendation.</p> <p>On the vote being taken there were 11 votes for the Motion and 2 votes for the amendment.</p> <p>The <b>motion</b> was therefore <b>carried</b>; the votes having been cast follows:</p> <p><b>For the Motion:</b> Mr C Ballance, 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 J Grafton, Ms K Willis.</p> <p><b>For the Amendment:</b> Mr T MacLellan, Mr P Oldham.</p>	<b>LP</b>

	<b>REFUSED</b> planning permission for the reasons provided by Mr J Grafton.	
7.4	<p><b>Mr B Lobban and Ms K Willis declared an interest in relation to item 7.4. Mr B Lobban due to his work as Commissioner, Northern Lighthouse Board, which was consulted on the application; and Ms K Willis having a close family member working for MOWI, the applicant. They both left the meeting and took no part in the determination of this application.</b></p> <p><b>Applicant:</b> Mowi Scotland Ltd (25/01964/FUL) (PLS/71/25)  <b>Location:</b> Site 310M South of Managers House, North Ballachulish Onich (Ward 21).  <b>Nature of Development:</b> Marine Fish Farm – Atlantic salmon – alteration from 16 x 24m pens to 1 group of 4 x 36m2 pens, 2 groups of 6 x 24m2 pens at site.  <b>Recommendation: GRANT</b></p> <p>Members requested the Area Planning Manager – South writes to the Marine Directorate of the Scottish Government on behalf of the Committee in relation to the structures of the pens to ensure they are stormproof.</p>	<b>AC</b>
	<b>Agreed:</b> to <b>GRANT</b> planning permission in line with the officer recommendation subject to the conditions as set out in Section 11 of the report.	
7.5	<p><b>Ms M Reid declared an interest in relation to item 7.5 due to being a close friend of one of the directors of the applicant company, however she left the meeting at item 7.3 and was not present for the determination of this application.</b></p> <p><b>Applicant:</b> Henderson Group Ltd (24/00970/FUL) (PLS/72/25)  <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: GRANT</b></p> <p>Following the Case Officer's presentation, it was proposed the Committee defer determination of the application for a site visit due to a need to see the site to appreciate the wider issues regarding height levels, road access, pedestrian access as well as active travel in the area. Questions were also asked about whether there was a Tree Preservation Order in place and other aspects about the site and submitted plans which also need to be addressed by the Service following the deferral.</p>	<b>KG</b>
	<b>Agreed:</b> to <b>DEFER</b> the application pending a Site Visit being undertaken.	
7.6	<p><b>Applicant:</b> Highland and Isles Enterprise (25/01156/PIP) (PLS/73/25)  <b>Location:</b> Land 310M East of Inverness College UHI 1 Inverness Campus, Inverness (Ward 19).  <b>Nature of Development:</b> Phase 2 Inverness Campus comprising erection of buildings for use as business (Class 4), hotel (Class 7), staff and student residential accommodation (sui generis) and alternative shops and professional services (Class 1A), food and drink (Class 3) and/or non-residential institutions (Class 10) uses, associated infrastructure including</p>	<b>JK</b>

	internal campus, roads, access, parking, open space, landscaping, sustainable urban drainage, utilities and associated works. <b>Recommendation: GRANT</b>	
	<b>AGREED:</b> to <b>GRANT</b> planning permission in principle with the officer recommendation, subject to the conclusion of a Section 75 Agreement (which is to include a pause & review element following completion of the A9 / A96 Inshes to Smithton Road Scheme); amendment of Condition 2 to read 83,080sqm; amendment to Condition 13 to read "Access Management Plan"; amendment to Condition 11 to include reference to the provision of Swift boxes; and substitution of wording of Condition 16 (presented to Members) to require a further Transport Assessment at the appropriate time.	
7.7	<b>Applicant:</b> Opdenenergy UK16 (25/00154/FUL) (PLS/74/25) <b>Location:</b> Land 330M East of Grigorhill Cottage, Nairn (Ward 18). <b>Nature of Development:</b> Construction of a 49.9MW battery energy storage facility, battery storage units, ancillary buildings and equipment, access road and associated work. <b>Recommendation: GRANT</b>	<b>CMacl</b>
	<b>Agreed:</b> to <b>GRANT</b> planning permission in line with the officer recommendation subject to the conditions as set out in Section 11 of the report.	
7.8	<b>Applicant:</b> The Highland Council - Housing (25/03806/S42) (PLS/75/25) <b>Location:</b> Land 545M SE of Charleston Academy, General Booth Road, Inverness (Ward 13). <b>Nature of Development:</b> Section 42 application to develop land without compliance with condition 17 of planning permission 23/05335/FUL (Erection of 118 residential units, infrastructure, roads, drainage and landscaping). <b>Recommendation: GRANT</b>	<b>EW</b>
	<b>Agreed:</b> to <b>GRANT</b> planning permission in line with officer recommendation subject to the variation of the existing Section 75 agreement, and the conditions as set out in Section 11 of the report.	
7.9	<b>Applicant:</b> Mr Mike Gault (25/01547/FUL) (PLS/76/25) <b>Location:</b> Woodcliffe, Fort William Road, Newtonmore PH20 1DG (Ward 20). <b>Nature of Development:</b> Erection of Extension. <b>Recommendation: GRANT</b>  <b>Motion:</b> Mr R Jones seconded by Mr C Ballance <b>moved</b> that the application be refused for the following reasons:  1 - The application does not comply with Highland Council's supplementary planning guidance section 3 in that the extension's design scale, form, proportions and building materials do not relate to the original building and it is not subservient to it.  2 – This application does not comply with Cairngorms National Park LDP, Policy 1 as the alterations do not protect or enhance the appearance and character of the dwelling and the surrounding area.  3 – This application does not comply with NPF4 Policy 16 which states that house holder development will be supported only if it 'Does not have a detrimental impact on the character or environmental quality of the home and	<b>NC</b>

	<p>surrounding area in terms of size, design and impact'. This is an extension which doubles the size of the existing property does not pass this test.</p> <p>4 – This application does not comply with NPF4 Policy 14 in terms of scale and massing.</p> <p><b>Amendment:</b> Mr B Lobban seconded by Mr L Fraser moved as an <b>amendment</b> to grant planning permission in line with officer recommendations.</p> <p>On the vote being taken there were 6 votes for the motion and 6 votes for the amendment with 1 abstention.</p> <p>There being an equality of votes, the Chair used his casting vote in favour of the motion.</p> <p>The <b>Motion</b> was therefore <b>carried</b>; the votes having been cast as follows:</p> <p><b>For the Motion:</b> Mr C Ballance, Mr A Graham, Mr M Gregson, Mr R Jones, Mr D Macpherson, Ms K Willis.</p> <p><b>For the Amendment:</b> Mr D Fraser, Mr L Fraser, Mr K Gowans, Mr B Lobban, Mr T MacLennan, Mr L Saggars.</p> <p><b>Abstention:</b> Mr P Oldham</p>	
	<p><b>REFUSED</b> Planning Permission for the reasons provided by Mr Jones.</p>	
	<p><b>The meeting ended at 3.35pm.</b></p>	

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

**Council Chamber, HQ, Thursday 18 December 2025, 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  
Mr A Graham  
Dr M Gregson  
Mr R Jones  
Mrs I MacKenzie

Mr A MacKintosh  
Mr T MacLennan  
Mr D Macpherson  
Mr P Oldham  
Ms M Reid  
Ms L Saggars  
Ms K Willis

**Non-Committee Members Present:**

Mr J Bruce  
Mr M Cameron  
Ms L Dundas  
Ms E Knox  
Ms T Robertson

**Also in Attendance:**

**For the Applicant:**

Matthew Atkins, Senior Town Planning Specialist, Scottish Hydro Electric Transmission PLC  
Greg Clarke, Head of Corporate Affairs, Scottish Hydro Electric Transmission PLC  
Laurie Kibblewhite, Project Director, Scottish Hydro Electric Transmission PLC  
Russell Stewart, Head of Development, Scottish Hydro Electric Transmission PLC  
Callum Petrie, Senior Consents and Environment Manager, Scottish Hydro Electric Transmission PLC  
Adam Porter, Lead Engineer, Scottish Hydro Electric Transmission PLC  
Ross Mackay, Senior Development Project Manager, Scottish Hydro Electric Transmission PLC  
Steph Wade, Town Planning Specialist, Scottish Hydro Electric Transmission PLC  
Rob Slaughter, Principal Substation Project Engineer (remote), Scottish Hydro Electric Transmission PLC

**Community Council and Third Party Representatives:**

Susan Ogston, Kiltarlity Community Council (Chair)

David Garvie, Kiltarlity Community Council  
Kate Ollis

Anna Lound  
 John Heathcote  
 Donna Peacock  
 Gordon Cardew  
 Rick Lound  
 Fiona Urquhart  
 Tony Davidson  
 Neil MacLeod

**Officers participating:**

Mr B Robertson, Acting Area Planning Manager – South (BR)  
 Mr P Wheelan, Strategic Projects Team Leader (PW)  
 Mr R Dowell, Principal Planner (RD)  
 Mr M Clough, Senior Engineer, Transport Planning (MC)  
 Ms Z Skinner, Environmental Health Officer (ZS)  
 Mr R Sinha, Principal Landscape Officer (RS)  
 Ms A Gibbs, Principal Solicitor  
 Ms R Ross, Committee Administrator

ITEM NO	DECISION	ACTION
1	<p><b>Apologies for Absence</b>  <b>Leisgeulan</b></p> <p>Apologies were intimated on behalf of Mr K Gowans and Mr B Lobban</p>	
2	<p><b>Declarations of Interest</b>  <b>Foillseachaidhean Com-pàirt</b></p>	
	None.	n/a
3	<p><b>Pre Determination Hearing and Determination of Planning Application</b>  <b>Èisteachd Ro-dhearbhaidh is Dearbhadh airson Iartas Dealbhachaidh</b></p>	
3.1	<p><b>Applicant:</b> Scottish Hydro Electric Transmission Plc (25/00826/FUL)          (PLS/77/25)  <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 work.  <b>Recommendation: GRANT</b></p> <p>A pre-determination hearing was held in respect of this application at which representatives of the Applicant, the Kiltarlity Community Council and interested parties were present. Parties each spoke to the application and made their representations and were asked questions by the Committee. At the conclusion of the hearing, parties confirmed that they were satisfied with the way the hearing had been conducted.</p> <p><b>Motion:</b> Mr D Fraser seconded by Mr C Ballance moved to defer determination of the application for a site visit. He proposed that the site visit would take the route from the A9 – Beauly – Black Bridge and then to the</p>	RD

	<p>application site. At the site the Committee would require to observe key features of the proposed development, this included: ground platform levels, the extent of key main buildings, the security fence of 4.5m, to understand the height and the scale of the proposal. Thereafter he proposed that the Committee travel to Tomnacross School, to see what the pupils would see, returning to Inverness via Clachnaharry Road.</p> <p><b>Amendment:</b> Mr P Oldham seconded by Mr L Fraser that there should be no site visit.</p> <p>On the vote being taken there were 12 votes for the motion, 2 votes for the amendment and 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 A Graham, Mr M Gregson, Mr R Jones, Mrs I MacKenzie, Mr A Mackintosh, Mr T MacLennan, Mr D Macpherson, Ms M Reid, Ms L Saggars and Ms K Willis.</p> <p><b>Amendment:</b> Mr L Fraser and Mr P Oldham</p>	
	<p><b>Agreed:</b> to <b>DEFER</b> the application pending a Site Visit being undertaken.</p>	
	<p><b>The meeting ended at 2.35pm.</b></p>	

**THE HIGHLAND COUNCIL**  
**NORTH PLANNING APPLICATIONS**  
**COMMITTEE**

**11 March 2026, 9.30AM**

**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:**

Mr M Baird  
Mr R Bremner (except item 7.1)  
Ms B Campbell  
Ms T Collier (from item 4 until item 7.4)  
Ms L Dundas  
Mr J Edmondson  
Mr R Gale  
Ms C Gillies  
Ms L Kraft  
Mrs A MacLean  
Ms J McEwan (except 7.1 to item 9)  
**Mr D Millar**  
**Mr K Rosie**

**Non-Committee Members Present:**

Mr P Oldham

**Apologies:**

Ms S Atkin  
Mr S Mackie  
Mrs M Paterson

**Officers participating:**

Mr D Jones, Area Planning Manager – North (DJ)  
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 M Kordas, Principal Planner (MK)  
Mr C Simms, Planner (CS)  
Ms K Slotwinska, Planner (KS)  
Ms K Tolley, Graduate Planner (KT)  
Ms J Bridge, Principal Engineer (JB)  
Ms R Banfro, Solicitor (Planning) and Clerk  
Ms R Ross, Committee Officer

**Also in attendance:**

Ian Kelly, on behalf of Stuart Mills – Halkirk Community Council, and Kathrin Haltiner – Third Party Objector

Maryanne Paterson – Onshore Consents Manager, Thistle Wind Partners

Euan Walker – Project Director, Thistle Wind Partners

<b>ITEM NO</b>	<b>DECISION</b>	<b>ACTION</b>
1	<p><b>Mr D Millar in the Chair</b></p> <p><b>Apologies for Absence</b> <b>Leisgeulan</b></p> <p>Apologies were intimated on behalf of Ms S Atkin, Mr S Mackie and Mrs M Paterson.</p>	n/a
2	<p><b>Declarations of Interest</b> <b>Foillseachaidhean Com-pàirt</b></p> <p>Mr D Millar – Items 6, 7.1 and 7.3 Ms C Gillies – Item 7.5</p>	n/a
3	<p><b>Confirmation of Minutes</b> <b>Dearbhadh a’ Gheàrr-chunntais</b></p> <p>There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 21 January 2026 which was <b>APPROVED</b>, with the addition of Ms J Bridge, Principal Engineer to the participating officers.</p>	n/a
4	<p><b>Major Development Update</b> <b>Iartasan Mòra</b></p> <p>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.</p> <p>During discussion the following points were raised:-</p> <ul style="list-style-type: none"> <li>• an update was sought on application 23/05466/FUL, Rosskeen, Invergordon and it was confirmed that the petition that was raised had been dismissed by the Court of Session;</li> <li>• it was queried whether the Highland Council Planning Authority had reconsidered any decisions as a result of the recent Raeshaw decision, and it was suggested that the Council waited to react to the decision until the process had concluded;</li> <li>• concern was expressed over the Energy Consents Unit (ECU) no longer accepting representations by email and it was confirmed that the Committee could write to the ECU to express its concerns,</li> <li>• disappointment was expressed at the Scottish Government’s response regarding the Coull Links application, and</li> </ul>	PW

	<ul style="list-style-type: none"> <li>concerns were raised as to the wording of item 8 and 9 of the agenda on the point being raised, it was clarified that officers were content with the wording of the agenda issued to Members.</li> </ul> <p>The Committee <b>NOTED</b> the current position with the applications.</p>	
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 PLN/011/26 by the Area Planning Manager – North.</p> <p>The Committee <b>NOTED</b> the applications.</p>	PW
6	<p><b>Pre Determination Hearing and Determination of Planning Application</b> <b>Eisteachd Ro-dhearbhaidh is Dearbhadh airson Iartas Dealbhachaidh</b></p> <p><b>Declaration of Interest – Mr D Millar, having reflected on remarks made during the Committee meeting on 21 January, had considered the objective test and was of the view that a reasonable person could conclude there was a risk that he may be perceived as having a predetermined position in relation to renewable energy proposals. In accordance with paragraph 5.6 of the revised Code of Conduct, and in order to protect public confidence in the integrity of the decision-making process, he left the meeting for this item.</b></p> <p><b>Mr K Rosie in the Chair</b></p> <p><b>Applicant:</b> Thistle Wind Partners Joint Venture (25/02964/PIP) (PLN/012/26) <b>Location:</b> Land 1500M East Of Old Free Church Manse Bower (Ward 02). <b>Nature of Development:</b> Construction of onshore transmission infrastructure comprising cable landfall, substation, cable circuits, temporary construction areas, access, drainage, landscaping and associated infrastructure. <b>Recommendation: GRANT</b></p> <p>A pre-determination hearing was held in respect of this item at which the applicant and a representative of the local Community Council and a third-party objector, were present. Parties spoke in support of the application and their representations and were asked questions by members. At the conclusion of the hearing, parties confirmed that they were satisfied with the way the hearing had been conducted.</p> <p>During discussion the following points were raised:-</p> <ul style="list-style-type: none"> <li>it was proposed that the decision be deferred for a site visit to allow members to better assess the cumulative impacts on the local area, the cumulative impacts resulting from Banniskirk, impacts on the road network, impacts on road users and affected residents by the proposed development; and</li> <li>it was suggested that a site visit was not needed as all the relevant information was contained within the report, the fly-over video and visualisations gave a good impression of the development.</li> </ul> <p>Following further discussion and a vote the Committee <b>AGREED</b> not to defer the application, the votes having been cast as follows:-</p>	MK

	<p><b>To Defer:</b> Ms L Dundas, Mr J Edmondson, Mr R Gale, Mrs J McEwan.</p> <p><b>Not to Defer:</b> Mr M Baird, Mr R Bremner, Mrs I Campbell, Ms T Collier, Ms C Gillies, Ms L Kraft, Mrs A MacLean, Mr K Rosie.</p> <p><b>Motion – Mr R Bremner seconded by Mr K Rosie</b></p> <p>To <b>GRANT</b> planning permission subject to</p> <ol style="list-style-type: none"> <li>i. the conditions detailed in the report</li> <li>ii. the amendments in relation to conditions 3, 15, 18 and 33 and</li> <li>iii. the additional condition that no development would commence until the Ayre Offshore Windfarm had been consented.</li> </ol> <p><b>Mr R Gale</b> proposed an amendment to <b>REFUSE</b> planning permission, but following discussion with officers the amendment was withdrawn.</p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> planning permission subject to:</p> <ol style="list-style-type: none"> <li>(1) the amendments in relation to condition 3 (development zones), condition 15 (CTMP), condition 18 (Abnormal Loads) and condition 33 (decommissioning); and</li> <li>(2) the additional condition that no development would commence until such time as the Scottish Ministers had issued a decision notice granting consent under Section 36 of the Electricity Act 1989 for the connecting Ayre Offshore Wind Farm</li> </ol> <p>with delegated powers granted to officers to finalise the wording of the conditions in consultation with the Chair or Vice Chair of NPAC and NPAC Ward Members.</p>	
<p><b>7</b></p>	<p><b>Planning Applications to be Determined</b> <b>Iartasan Dealbhaidh rin Dearbhadh</b></p>	
<p>7.1</p>	<p><b>Declaration of Interest – Mr D Millar, having reflected on remarks made during the Committee meeting on 21 January, had considered the objective test and was of the view that a reasonable person could conclude there was a risk that he may be perceived as having a predetermined position in relation to renewable energy proposals. In accordance with paragraph 5.6 of the revised Code of Conduct, and in order to protect public confidence in the integrity of the decision-making process, he left the meeting for this item.</b></p> <p><b>Applicant:</b> Scottish Hydro Electric Transmission Plc. (24/05153/S37) (PLN/013/26)</p> <p><b>Location:</b> Land Between Strathy North And South Wind Farms, Strathy (Ward 01).</p> <p><b>Nature of Development:</b> Strathy Wood Wind Farm Grid Connection installation and operation of approximately 4.5 km of 132 kV overhead line (OHL) on double circuit steel structure towers and the installation and operation of 2 No. trident wood H poles each with downlead spans of up to 18m from each pole for connection onto an existing trident H wood pole 132 kV OHL.</p> <p><b>Recommendation: RAISE AN OBJECTION</b></p> <p>The Committee <b>AGREED</b> to <b>RAISE AN OBJECTION</b> for the reasons detailed in the report.</p>	<p><b>MF</b></p>

7.3	<p><b>In terms of Standing Order 9 the Committee AGREED to consider item 7.3 at this stage.</b></p> <p><b>Declaration of Interest – Mr D Millar, having reflected on remarks made during the Committee meeting on 21 January, had considered the objective test and was of the view that a reasonable person could conclude there was a risk that he may be perceived as having a predetermined position in relation to renewable energy proposals. In accordance with paragraph 5.6 of the revised Code of Conduct, and in order to protect public confidence in the integrity of the decision making process, he left the meeting for this item.</b></p> <p><b>Applicant:</b> Boralex Ltd (25/02861/S36) (PLN/015/26)  <b>Location:</b> Land 1500M SE Of Borlum House Reay (Ward 02).  <b>Nature of Development:</b> Limekiln Battery Energy Storage System (BESS) Construction and operation of a proposed Battery Energy Storage System (BESS) (over 50 MW) and an extension to the existing Limekiln Wind Farm Substation, associated infrastructure, access and ancillary works.  <b>Recommendation: RAISE NO OBJECTION</b></p> <p>The Committee <b>AGREED to RAISE NO OBJECTION</b> and to grant delegated powers to Officers to finalise the wording of conditions, in consultation with the Chair or Vice Chair and NPAC Local Ward Members.</p>	<b>LB</b>
7.2	<p><b>Mr D Millar in the Chair</b></p> <p><b>Applicant:</b> Global Energy Nigg/Sumitomo Electric UK Cable Ltd (25/02492/S42) (PLN/014/26)  <b>Location:</b> Sumitomo Electric UK Power Cables LTD, Nigg, Tain (Ward 07).  <b>Nature of Development:</b> Section 42 application to vary Condition 9 on 23/04662/FUL to amend construction working hours and days.  <b>Recommendation: GRANT</b></p> <p>The Committee <b>AGREED to GRANT</b> the application subject to the conditions detailed in the report.</p>	<b>KT</b>
7.4	<p><b>Applicant:</b> A. &amp; D. Sutherland Ltd (24/02943/FUL) (PLN/016/26)  <b>Location:</b> Caithness Flagstone Limited, Spittal Quarry, Spittal, Wick (Ward 03).  <b>Nature of Development:</b> Extension to Spittal Quarry for the extraction of flagstone.  <b>Recommendation: GRANT</b></p> <p>The Committee <b>AGREED to GRANT</b> subject to the conclusion of a Section 75 Agreement and subject to the conditions detailed in the report.</p>	<b>CS</b>
7.5	<p><b>Declaration of Interest – Ms C Gillies, as a close friend is one of the Objectors to the application.</b></p> <p><b>Applicant:</b> Highland Heart Ltd (25/00282/FUL) (PLN/017/26)  <b>Location:</b> Land 45M SE Of Sandbank, Broadford, Isle of Skye (Ward 10).  <b>Nature of Development:</b> Erection of 8 short-term letting units, 1 staff facilities unit and 1 service/office unit  <b>Recommendation: GRANT</b></p>	<b>KS</b>

	The Committee <b>AGREED</b> to <b>GRANT</b> planning permission subject to the conditions detailed in the report.	
7.6	<p><b>Applicant:</b> Helen and Dennis Connell (25/01280/FUL) (PLN/018/26)  <b>Location:</b> Helden, 16 Waterloo, Breakish, Isle Of Skye (Ward 10).  <b>Nature of Development:</b> Erection of decking, formation of parking hard standing and gate (retrospective)  <b>Recommendation:</b> <b>GRANT</b></p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> planning permission subject to the conditions detailed in the report, subject to the amended condition 1 and an additional condition concerning the reinstatement of the stone wall with the final wording of conditions delegated to Officers in consultation with the Chair or Vice Chair and NPAC Local Ward Members.</p>	<b>LM</b>
<b>8</b>	<b>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division in respect of Applications made under Section 36 of the Electricity Act 1989</b>	
8.1	<p><b>Applicant:</b> Mey Energy Storage Limited (24/02621/S36) (ECU00004838)  <b>Location</b> Land 700M East Of Woodlands Mey (Ward 3)  <b>Nature of Development:</b> Installation of a battery energy storage system and associated infrastructure with a generating capacity of up 300mw located on land at Phillips Mains Farm</p> <p>The Committee <b>NOTED</b> the decision of the Reporter to grant planning permission for the reasons given in the decision notice.</p>	
8.2	<p><b>Applicant:</b> Kirkton Wind Farm Limited (22/05533/S36) (WIN-270-21)  <b>Location:</b> Kirkton Energy Park, 2.1km South of Melvich, Sutherland, IV24  <b>Nature of Development:</b> Kirkton Energy Park - Erection and operation of a wind farm comprising of 11 wind turbines of up to 149.9m blade tip height, battery energy storage system, access tracks, substation, control building, 2 borrow pits, temporary construction compound and associated development for a period of 30 years</p> <p>The Committee <b>NOTED</b> the decision of the Reporter to refuse planning permission for the reasons given in the decision notice.</p>	
<b>9</b>	<p><b>Appeals to Planning and Environmental Appeals Division (DPEA) under Town and Country Planning (Scotland) Act 1997</b></p> <p><b>Applicant:</b> Ms Marlene Lipka (25/01063/FUL) (PPA-270-2317)  <b>Location:</b> 15 Riverside Place Thurso KW14 8BZ  <b>Nature of Development:</b> Extension and change of use from house to paint &amp; decoration supply business (in retrospect)</p> <p>The Committee <b>NOTED</b> the decision of the Reporter to dismiss the appeal and refuse planning permission.</p>	
	<b>The meeting ended at 3.30 pm.</b>	

**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 A MacKintosh ( <b>except 6.2</b> )
Mr D Fraser	Mr T MacLennan ( <b>except for item 6.2</b> )
Mr L Fraser ( <b>except for item 6.1</b> )	Mr D Macpherson ( <b>except for item 6.2</b> )
Mr K Gowans ( <b>except for item 6.1</b> )	Mr P Oldham
Mr A Graham	Ms M Reid ( <b>except for item 6.2</b> )
Mr M Gregson	Ms L Siggers ( <b>except for item 6.2</b> )
Mr B Lobban ( <b>except for item 6.1</b> )	Ms K Willis ( <b>except for item 6.2 and 7.1</b> )
Mrs I MacKenzie	

**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>	<b>PW</b>
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>a) 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>b) The progressive phasing of restorations works to ensure early restoration of any excavated phase;</li> <li>c) The treatment of surfaces prior to and after topsoiling and proposals to establish suitable vegetative cover (including tree and scrub planting);</li> <li>d) A programme of after care for each phase or sub-phase of restoration;</li> <li>e) 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>DEFER</b> the application to the meeting taking place on the 18 February 2026	
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>Agreed:</b> to <b>DEFER</b> the application to the meeting taking place on the 18 February 2026	
	<b>The meeting ended at 5.00pm.</b>	

**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><b>Apologies for Absence</b>  <b>Leisgeulan</b></p> <p>Ms M Reid and Mr D MacPherson</p>	
		n/a
2	<p><b>Declarations of Interest</b>  <b>Foillseachaidhean Com-pàirt</b></p>	
	None.	n/a
3	<p><b>Planning Applications to be Determined</b>  <b>Iarrtasan Dealbhaidh rin Dearbhadh</b></p> <p><b>Pre Determination Hearing and Determination of Planning Application</b>  <b>Èisteachd Ro-dhearbhaidh is Dearbhadh airson Iarrtas Dealbhachaidh</b></p>	
3.1	<p><b>Applicant:</b> Scottish Hydro Electric Transmission Plc (25/00592/FUL)  (PLS/011/26)  <b>Location:</b> Land 1700M SE Of Glasha Tomich Cannich (Ward 12)  <b>Nature of Development:</b> 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.  <b>Recommendation:</b> 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><b>Agreed:</b> to <b>GRANT</b> 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><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:</b> GRANT</p>	
	<p><b>Agreed:</b> to <b>GRANT</b> 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><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:</b> REFUSE</p>	
	<p><b>REFUSED</b> planning permission subject to the reasons stated in Section 11 of the report.</p>	
4	<p><b>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division</b>  <b>Co-dhùnadh mu lartas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</b></p>	
4.1	<p><b>Applicant:</b> Wildstone Estates Ltd (ADA-270-2003) (PLS/12/26)  <b>Location:</b> IMO, Longman Road, Inverness, IV1 1RY  <b>Nature of Development:</b> Erection of digital advertisement hoarding.</p> <p>The Committee is invited <b>NOTED</b> 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><b>The meeting ended at 4.10pm.</b></p>	

**THE HIGHLAND COUNCIL**  
**NORTH PLANNING APPLICATIONS**  
**COMMITTEE**

**11 March 2026, 9.30AM**

**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:**

Mr M Baird  
Mr R Bremner (except item 7.1)  
Ms B Campbell  
Ms T Collier (from item 4 until item 7.4)  
Ms L Dundas  
Mr J Edmondson  
Mr R Gale  
Ms C Gillies  
Ms L Kraft  
Mrs A MacLean  
Ms J McEwan (except 7.1 to item 9)  
**Mr D Millar**  
**Mr K Rosie**

**Non-Committee Members Present:**

Mr P Oldham

**Apologies:**

Ms S Atkin  
Mr S Mackie  
Mrs M Paterson

**Officers participating:**

Mr D Jones, Area Planning Manager – North (DJ)  
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 M Kordas, Principal Planner (MK)  
Mr C Simms, Planner (CS)  
Ms K Slotwinska, Planner (KS)  
Ms K Tolley, Graduate Planner (KT)  
Ms J Bridge, Principal Engineer (JB)  
Ms R Banfro, Solicitor (Planning) and Clerk  
Ms R Ross, Committee Officer

**Also in attendance:**

Ian Kelly, on behalf of Stuart Mills – Halkirk Community Council, and Kathrin Haltiner – Third Party Objector

Maryanne Paterson – Onshore Consents Manager, Thistle Wind Partners

Euan Walker – Project Director, Thistle Wind Partners

<b>ITEM NO</b>	<b>DECISION</b>	<b>ACTION</b>
1	<p><b>Mr D Millar in the Chair</b></p> <p><b>Apologies for Absence</b> <b>Leisgeulan</b></p> <p>Apologies were intimated on behalf of Ms S Atkin, Mr S Mackie and Mrs M Paterson.</p>	n/a
2	<p><b>Declarations of Interest</b> <b>Foillseachaidhean Com-pàirt</b></p> <p>Mr D Millar – Items 6, 7.1 and 7.3 Ms C Gillies – Item 7.5</p>	n/a
3	<p><b>Confirmation of Minutes</b> <b>Dearbhadh a’ Gheàrr-chunntais</b></p> <p>There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 21 January 2026 which was <b>APPROVED</b>, with the addition of Ms J Bridge, Principal Engineer to the participating officers.</p>	n/a
4	<p><b>Major Development Update</b> <b>Iartasan Mòra</b></p> <p>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.</p> <p>During discussion the following points were raised:-</p> <ul style="list-style-type: none"> <li>• an update was sought on application 23/05466/FUL, Rosskeen, Invergordon and it was confirmed that the petition that was raised had been dismissed by the Court of Session;</li> <li>• it was queried whether the Highland Council Planning Authority had reconsidered any decisions as a result of the recent Raeshaw decision, and it was suggested that the Council waited to react to the decision until the process had concluded;</li> <li>• concern was expressed over the Energy Consents Unit (ECU) no longer accepting representations by email and it was confirmed that the Committee could write to the ECU to express its concerns,</li> <li>• disappointment was expressed at the Scottish Government’s response regarding the Coull Links application, and</li> </ul>	PW

	<ul style="list-style-type: none"> <li>concerns were raised as to the wording of item 8 and 9 of the agenda on the point being raised, it was clarified that officers were content with the wording of the agenda issued to Members.</li> </ul> <p>The Committee <b>NOTED</b> the current position with the applications.</p>	
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 PLN/011/26 by the Area Planning Manager – North.</p> <p>The Committee <b>NOTED</b> the applications.</p>	PW
6	<p><b>Pre Determination Hearing and Determination of Planning Application</b> <b>Eisteachd Ro-dhearbhaidh is Dearbhadh airson Iartas Dealbhachaidh</b></p> <p><b>Declaration of Interest – Mr D Millar, having reflected on remarks made during the Committee meeting on 21 January, had considered the objective test and was of the view that a reasonable person could conclude there was a risk that he may be perceived as having a predetermined position in relation to renewable energy proposals. In accordance with paragraph 5.6 of the revised Code of Conduct, and in order to protect public confidence in the integrity of the decision-making process, he left the meeting for this item.</b></p> <p><b>Mr K Rosie in the Chair</b></p> <p><b>Applicant:</b> Thistle Wind Partners Joint Venture (25/02964/PIP) (PLN/012/26) <b>Location:</b> Land 1500M East Of Old Free Church Manse Bower (Ward 02). <b>Nature of Development:</b> Construction of onshore transmission infrastructure comprising cable landfall, substation, cable circuits, temporary construction areas, access, drainage, landscaping and associated infrastructure. <b>Recommendation: GRANT</b></p> <p>A pre-determination hearing was held in respect of this item at which the applicant and a representative of the local Community Council and a third-party objector, were present. Parties spoke in support of the application and their representations and were asked questions by members. At the conclusion of the hearing, parties confirmed that they were satisfied with the way the hearing had been conducted.</p> <p>During discussion the following points were raised:-</p> <ul style="list-style-type: none"> <li>it was proposed that the decision be deferred for a site visit to allow members to better assess the cumulative impacts on the local area, the cumulative impacts resulting from Banniskirk, impacts on the road network, impacts on road users and affected residents by the proposed development; and</li> <li>it was suggested that a site visit was not needed as all the relevant information was contained within the report, the fly-over video and visualisations gave a good impression of the development.</li> </ul> <p>Following further discussion and a vote the Committee <b>AGREED</b> not to defer the application, the votes having been cast as follows:-</p>	MK

	<p><b>To Defer:</b> Ms L Dundas, Mr J Edmondson, Mr R Gale, Mrs J McEwan.</p> <p><b>Not to Defer:</b> Mr M Baird, Mr R Bremner, Mrs I Campbell, Ms T Collier, Ms C Gillies, Ms L Kraft, Mrs A MacLean, Mr K Rosie.</p> <p><b>Motion – Mr R Bremner seconded by Mr K Rosie</b></p> <p>To <b>GRANT</b> planning permission subject to</p> <ol style="list-style-type: none"> <li>i. the conditions detailed in the report</li> <li>ii. the amendments in relation to conditions 3, 15, 18 and 33 and</li> <li>iii. the additional condition that no development would commence until the Ayre Offshore Windfarm had been consented.</li> </ol> <p><b>Mr R Gale</b> proposed an amendment to <b>REFUSE</b> planning permission, but following discussion with officers the amendment was withdrawn.</p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> planning permission subject to:</p> <ol style="list-style-type: none"> <li>(1) the amendments in relation to condition 3 (development zones), condition 15 (CTMP), condition 18 (Abnormal Loads) and condition 33 (decommissioning); and</li> <li>(2) the additional condition that no development would commence until such time as the Scottish Ministers had issued a decision notice granting consent under Section 36 of the Electricity Act 1989 for the connecting Ayre Offshore Wind Farm</li> </ol> <p>with delegated powers granted to officers to finalise the wording of the conditions in consultation with the Chair or Vice Chair of NPAC and NPAC Ward Members.</p>	
7	<p><b>Planning Applications to be Determined</b> <b>Iartasan Dealbhaidh rin Dearbhadh</b></p>	
7.1	<p><b>Declaration of Interest – Mr D Millar, having reflected on remarks made during the Committee meeting on 21 January, had considered the objective test and was of the view that a reasonable person could conclude there was a risk that he may be perceived as having a predetermined position in relation to renewable energy proposals. In accordance with paragraph 5.6 of the revised Code of Conduct, and in order to protect public confidence in the integrity of the decision-making process, he left the meeting for this item.</b></p> <p><b>Applicant:</b> Scottish Hydro Electric Transmission Plc. (24/05153/S37) (PLN/013/26)</p> <p><b>Location:</b> Land Between Strathy North And South Wind Farms, Strathy (Ward 01).</p> <p><b>Nature of Development:</b> Strathy Wood Wind Farm Grid Connection installation and operation of approximately 4.5 km of 132 kV overhead line (OHL) on double circuit steel structure towers and the installation and operation of 2 No. trident wood H poles each with downlead spans of up to 18m from each pole for connection onto an existing trident H wood pole 132 kV OHL.</p> <p><b>Recommendation: RAISE AN OBJECTION</b></p> <p>The Committee <b>AGREED</b> to <b>RAISE AN OBJECTION</b> for the reasons detailed in the report.</p>	MF

7.3	<p><b>In terms of Standing Order 9 the Committee AGREED to consider item 7.3 at this stage.</b></p> <p><b>Declaration of Interest – Mr D Millar, having reflected on remarks made during the Committee meeting on 21 January, had considered the objective test and was of the view that a reasonable person could conclude there was a risk that he may be perceived as having a predetermined position in relation to renewable energy proposals. In accordance with paragraph 5.6 of the revised Code of Conduct, and in order to protect public confidence in the integrity of the decision making process, he left the meeting for this item.</b></p> <p><b>Applicant:</b> Boralex Ltd (25/02861/S36) (PLN/015/26)  <b>Location:</b> Land 1500M SE Of Borlum House Reay (Ward 02).  <b>Nature of Development:</b> Limekiln Battery Energy Storage System (BESS) Construction and operation of a proposed Battery Energy Storage System (BESS) (over 50 MW) and an extension to the existing Limekiln Wind Farm Substation, associated infrastructure, access and ancillary works.  <b>Recommendation: RAISE NO OBJECTION</b></p> <p>The Committee <b>AGREED to RAISE NO OBJECTION</b> and to grant delegated powers to Officers to finalise the wording of conditions, in consultation with the Chair or Vice Chair and NPAC Local Ward Members.</p>	<b>LB</b>
7.2	<p><b>Mr D Millar in the Chair</b></p> <p><b>Applicant:</b> Global Energy Nigg/Sumitomo Electric UK Cable Ltd (25/02492/S42) (PLN/014/26)  <b>Location:</b> Sumitomo Electric UK Power Cables LTD, Nigg, Tain (Ward 07).  <b>Nature of Development:</b> Section 42 application to vary Condition 9 on 23/04662/FUL to amend construction working hours and days.  <b>Recommendation: GRANT</b></p> <p>The Committee <b>AGREED to GRANT</b> the application subject to the conditions detailed in the report.</p>	<b>KT</b>
7.4	<p><b>Applicant:</b> A. &amp; D. Sutherland Ltd (24/02943/FUL) (PLN/016/26)  <b>Location:</b> Caithness Flagstone Limited, Spittal Quarry, Spittal, Wick (Ward 03).  <b>Nature of Development:</b> Extension to Spittal Quarry for the extraction of flagstone.  <b>Recommendation: GRANT</b></p> <p>The Committee <b>AGREED to GRANT</b> subject to the conclusion of a Section 75 Agreement and subject to the conditions detailed in the report.</p>	<b>CS</b>
7.5	<p><b>Declaration of Interest – Ms C Gillies, as a close friend is one of the Objectors to the application.</b></p> <p><b>Applicant:</b> Highland Heart Ltd (25/00282/FUL) (PLN/017/26)  <b>Location:</b> Land 45M SE Of Sandbank, Broadford, Isle of Skye (Ward 10).  <b>Nature of Development:</b> Erection of 8 short-term letting units, 1 staff facilities unit and 1 service/office unit  <b>Recommendation: GRANT</b></p>	<b>KS</b>

	The Committee <b>AGREED</b> to <b>GRANT</b> planning permission subject to the conditions detailed in the report.	
7.6	<p><b>Applicant:</b> Helen and Dennis Connell (25/01280/FUL) (PLN/018/26)  <b>Location:</b> Helden, 16 Waterloo, Breakish, Isle Of Skye (Ward 10).  <b>Nature of Development:</b> Erection of decking, formation of parking hard standing and gate (retrospective)  <b>Recommendation:</b> <b>GRANT</b></p> <p>The Committee <b>AGREED</b> to <b>GRANT</b> planning permission subject to the conditions detailed in the report, subject to the amended condition 1 and an additional condition concerning the reinstatement of the stone wall with the final wording of conditions delegated to Officers in consultation with the Chair or Vice Chair and NPAC Local Ward Members.</p>	<b>LM</b>
<b>8</b>	<b>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division in respect of Applications made under Section 36 of the Electricity Act 1989</b>	
8.1	<p><b>Applicant:</b> Mey Energy Storage Limited (24/02621/S36) (ECU00004838)  <b>Location</b> Land 700M East Of Woodlands Mey (Ward 3)  <b>Nature of Development:</b> Installation of a battery energy storage system and associated infrastructure with a generating capacity of up 300mw located on land at Phillips Mains Farm</p> <p>The Committee <b>NOTED</b> the decision of the Reporter to grant planning permission for the reasons given in the decision notice.</p>	
8.2	<p><b>Applicant:</b> Kirkton Wind Farm Limited (22/05533/S36) (WIN-270-21)  <b>Location:</b> Kirkton Energy Park, 2.1km South of Melvich, Sutherland, IV24  <b>Nature of Development:</b> Kirkton Energy Park - Erection and operation of a wind farm comprising of 11 wind turbines of up to 149.9m blade tip height, battery energy storage system, access tracks, substation, control building, 2 borrow pits, temporary construction compound and associated development for a period of 30 years</p> <p>The Committee <b>NOTED</b> the decision of the Reporter to refuse planning permission for the reasons given in the decision notice.</p>	
<b>9</b>	<p><b>Appeals to Planning and Environmental Appeals Division (DPEA) under Town and Country Planning (Scotland) Act 1997</b></p> <p><b>Applicant:</b> Ms Marlene Lipka (25/01063/FUL) (PPA-270-2317)  <b>Location:</b> 15 Riverside Place Thurso KW14 8BZ  <b>Nature of Development:</b> Extension and change of use from house to paint &amp; decoration supply business (in retrospect)</p> <p>The Committee <b>NOTED</b> the decision of the Reporter to dismiss the appeal and refuse planning permission.</p>	
	<b>The meeting ended at 3.30 pm.</b>	

**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	<b>Apologies for Absence Leisgeulan</b>  Mr D MacPherson	
		<b>n/a</b>
	<b>Declarations of Interest Foillseachaidhean Com-pàirt</b>	

	None.	n/a
2	<b>Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais</b>	
	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 <b>APPROVED</b> , <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. A further amendment was requested to item 6.8 in which Cllr Oldham seconded Cllr Lobban and not Cllr Fraser.</i>	n/a
3	<b>Major Development Update Iarrtasan Mòra</b>	
	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.  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.  The Committee <b>NOTED</b> the current position with the applications.	<b>PW</b>
4	<b>Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais</b>	
	There had been circulated Report No PLS/16/26 by the Area Planning Manager – South.  The Committee <b>NOTED</b> the current pre-application notices.	
5.	<b>Continued Item</b>	
	<b>Applicant:</b> Ms Yvonne Birrell (24/02815/FUL) (PLS/16/26) <b>Location:</b> Delmore Bungalow, Inverness, IV3 8RG (Ward 13). <b>Nature of Development:</b> Erection of House. <b>Recommendation:</b> <b>GRANT</b> .	<b>LP</b>
	<b>Agree:</b> the recommendation to <b>GRANT</b> 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.	

6	<b>Planning Applications to be Determined</b> <b>Iarrtasan Dealbhaidh rin Dearbhadh</b>	
6.1	<p><b>Applicant:</b> Fearna PSH Ltd (25/01135/S36) (PLS/17/26)  <b>Location:</b> Land 4390M NW of Kingie Lodge, Invergarry (Ward 11).  <b>Nature of Development:</b> 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.  <b>Recommendation: RAISE AN OBJECTION</b></p> <p>Members were made aware of the following updates to the report:</p> <ul style="list-style-type: none"> <li>• Para 1.8 – second public consultation was on 10 Dec 2024, not 2023.</li> <li>• Para 2.3 – reservoir volume of Loch Quoich should read 362Mm<sup>3</sup></li> <li>• 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.</li> <li>• Para 2.17 – no European eel in Loch Quoich as they are not in eDNA surveys.</li> <li>• Para 2.19 – the peat is generally not deep, reference to “deep blanket peat” as the dominant soil type isn’t correct.</li> <li>• Para 5.1 – should be A87 as opposed to A86.</li> <li>• Para 5.15 – noise locations and data refer to a previous hydro scheme and this para is not correct.</li> <li>• 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.</li> <li>• Paras 7.66 and 7.67 – Some of the peaks referenced relate to a previous hydro scheme in these paras and are not correct.</li> <li>• Para 7.123 – reference to Landscape Officer, this should be Landscape Architect for the avoidance of doubt.</li> <li>• Para 7.124 – references to an incorrect SLA, it should be Moidart and Morar and Glen SLA.</li> <li>• 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.</li> <li>• 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</li> <li>• Ness Salmon District Fishery Board have submitted a late consultation confirming they have no objection.</li> <li>• Condition 4 is to be removed.</li> </ul>	RD
	<p>The Committee unanimously <b>RAISED AN OBJECTION</b> 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><b>Applicant:</b> Ardersier Port Ltd (25/04362/PIP) (PLS/18/26)  <b>Location:</b> Former Fabrication Yard (Ward 17).  <b>Nature of Development:</b> 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.  <b>Recommendation: GRANT</b></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>	<b>JW</b>
	<p><b>AGREED:</b> the recommendation to <b>GRANT</b> the application as set out in section 11 of the report.</p>	
6.3	<p><b>Applicant:</b> Mr A Willis (23/00585/FUL) (PLS/19/26)  <b>Location:</b> Commando Rock, Genuig, Lochailort, PH38 4NB (Ward 21).  <b>Nature of Development:</b> Erection of dwelling house.  <b>Recommendation: GRANT</b></p>	<b>LP</b>
	<p><b>AGREED:</b> the recommendation to <b>GRANT</b> 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><b>Applicant:</b> Mr R Mackay (22/02517/FUL) (PLS/20/26)  <b>Location:</b> Shoshone, Clovuillin, Ardgour, Fort William PH33 7AB (Ward 21).  <b>Nature of Development:</b> Proposed 2no. holiday letting units.  <b>Recommendation: GRANT</b></p>	<b>HS</b>
	<p><b>AGREED:</b> the recommendation to <b>GRANT</b> the application as set out in section 11 of the report.</p>	

6.5	<p><b>Applicant:</b> C J Hospitality (25/04536/FUL) (PLS/21/26)  <b>Location:</b> 12B Ness Walk, Inverness, IV3 5SQ (Ward 13).  <b>Nature of Development:</b> Change of use from offices (Class 4) to hotel (Class 7).  <b>Recommendation: GRANT</b></p>	<b>EW</b>
	<p><b>AGREED:</b> the recommendation to <b>GRANT</b> the application as set out in section 11 of the report.</p>	
6.6	<p><b>Applicant:</b> C J Hospitality (25/04614/LBC) (PLS/22/26)  <b>Location:</b> 12B Ness Walk, Inverness IV3 5SQ (Ward 13).  <b>Nature of Development:</b> Alterations.  <b>Recommendation: GRANT</b></p>	<b>EW</b>
	<p><b>AGREED:</b> the recommendation to <b>GRANT</b> the application as set out in section 11 of the report.</p>	
6.7	<p><b>Applicant:</b> Alvie Trust (25/03584/FUL) (PLS/23/26)  <b>Location:</b> Land 60M NW of Mon A'Choille, Insh Kingussie (Ward 20).  <b>Nature of Development:</b> Erection of house.  <b>Recommendation: GRANT</b></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>	<b>JAB</b>
	<p><b>REFUSED</b> planning permission for the reason provided.</p>	
6.8	<p><b>Applicant:</b> Mr David Rennie (25/04464/PIP) (PLS/24/26)  <b>Location:</b> Land 95M SE of Fionchra, Farr, Inverness (Ward 12).  <b>Nature of Development:</b> Erection of house.  <b>Recommendation: GRANT</b></p> <p><b>Motion:</b> Mr D Fraser seconded by Mr C Ballance to grant planning permission as set out in Section 11 of the report:</p> <p><b>Amendment:</b> Mr B Lobban seconded by Mr P Oldham, 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 <b>amendment</b> was therefore <b>carried</b>, the votes having been cast as follows:</p>	<b>EW</b>

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

## The Highland Council

Minutes of Meeting of the **City Region Deal Monitoring Group** held remotely on Tuesday 3 February 2026 at 3.30pm.

### **Present:**

Mr I Brown	Mr M Green
Mr A Christie	Mrs M Reid
Mr K Gowans (Chair)	Mrs T Robertson

### **Officials in attendance:**

Mr M Bailey, Programme Manager  
Ms C Townsley, Project Manager  
Mrs O Bayon, Committee Officer

### **1. Apologies for Absence**

There were apologies for absence from Mr J Bruce, Mr D Fraser, Ms L Niven, and Mr R Stewart.

### **2. Declarations of Interest/Transparency Statements**

There were no declarations of interest or transparency statements.

### **3. Minutes of Previous Meeting**

The Group **NOTED** the City Region Deal Monitoring Group held on 4 November 2025.

### **4. UK Shared Prosperity Fund – Delivery Plan Progress Update**

There had been circulated Report No. CRD/01/26 by the Programme Manager.

During discussion the following points were raised:-

- Members were advised that the recently announced UK Government extension to September 2026 had already reduced delivery risks for several projects by removing the previous March deadline pressure;
- information was sought on whether underspends could be opened to external bids. It was confirmed that the governance process required consideration of existing projects first, then other approved interventions and external bids only where no suitable internal options were identified;
- concern was raised that the Smithton Road active travel works appeared incomplete despite the report stating completion. It was undertaken that the on-site status would be confirmed with the project lead and reported back to the Monitoring Group;
- Members requested a list of awards made through the Strategic Events Grant Fund and any available feedback from supported events;
- positive feedback was offered regarding the increased number of Business Gateway referrals to Highland Opportunity Investment Ltd;

- clarification was sought on the consortium commissioned to deliver specialist employment support for people with disabilities and long-term health conditions. It was confirmed that details would be circulated once verified with the Employability Team;
- further information was requested on the Inverness Campus sports facility, including whether it formed part of a wider sports strategy and future management arrangements. It was confirmed that discussions were ongoing with UHI and partners and that an update would be provided;
- information was sought on whether UHI's green skills delivery extended across the region or was limited to Inverness. It was confirmed that the current allocation related to Inverness delivery, with earlier years having supported other UHI sites; and
- Members sought an update on the Sustainable Construction Centre at UHI and it was confirmed that an update would be provided.

The Group:-

- i. **NOTED** the 2025/26 UKSPF Delivery Plan progress; and
- ii. **AGREED** that officers provide Members with:

- the confirmed status of the Smithton Road active travel works;
- details of Strategic Events Grant Fund awards and event feedback;
- the composition of the specialist employment support consortium;
- further information on the Inverness Campus sports facility; and
- an update on the Sustainable Construction Centre.

## 5. Inverness & Highland City Region Deal Programme - 2025/26 Quarter 3

There had been circulated Report No. CRD/02/26 by the Programme Manager.

The Programme Manager provided a verbal update and referred to the return of £464k following Albyn Housing's decision not to proceed with the planned Fit Homes expansion. It was confirmed that the funding would require to be reallocated within the Deal and that an update would be provided at the next quarterly report.

During discussion, the following points were raised:

- concern was expressed that Albyn Housing had withdrawn from the additional roll out of the Fit Homes technology after several years of strong promotion of the model. Members considered the decision a significant loss, particularly given the project's intended role in supporting care at home and reducing pressure on health and social care services;
- Members highlighted that the decision had come as a surprise and observed the risk of reputational damage for the Council and the wider Deal if the issue was not addressed robustly;
- it was suggested that Albyn Housing should be invited to attend the next meeting of the Group to explain the rationale behind its decision and respond to Member concerns. A report to the Monitoring Group from the IHCRD PMO was also requested;

- it was confirmed that the Programme Manager had already sought detailed clarification from Albyn and that both UK and Scottish Governments had followed up with their own questions to ensure that previously delivered outputs could be sustained;
- Members acknowledged that the IHCRD PMO had sought and received internal audit guidance as part of the due diligence applied in reviewing the circumstances of Albyn's withdrawal from the additional funding allocation for the additional roll out of the Fit Homes technology;
- clarification was sought on the future sustainability of the Life Sciences Innovation Centre, with concerns expressed about reduced staffing levels. It was confirmed that discussions were ongoing with UHI and Government representatives, including the establishment of a joint group to consider options for long-term sustainability;
- positive comments were made regarding the achievements of projects under the Northern Innovation Hub and highlighted innovative work being delivered across the Deal portfolio; and
- reassurance was sought regarding delivery of the new Corran Ferry vessel. It was advised that, at this early stage, no delay was anticipated.

The Group:-

- NOTED** the 2025/26 Quarter 3 update for the Inverness & Highland City Region Deal;
- AGREED** that Albyn Housing be invited to attend the next meeting of the Group to explain its decision to not proceed from the Fit Homes expansion; and
- AGREED** that a report be submitted to the next meeting setting out the information and explanations received from Albyn Housing, the outcome of enquiries made by UK and Scottish Governments, and the Internal Audit guidance received as part of the due diligence undertaken.

## 6. Inverness & Highland City Region Deal Key Risks, Challenges & Opportunities

The Programme Manager provided a verbal update and advised that the risks referenced earlier in the meeting had already been covered. It was also advised that this meeting marked his final attendance at the Group, as he was moving to a new post within the organisation. It was further confirmed that Ms C Townsley would continue to support the Deal following his departure. He thanked the Group for its support throughout his period of involvement with the City Region Deal and this Monitoring Group and expressed confidence that the remaining projects, including the Corran Ferry work, would deliver successfully.

The Chair expressed appreciation for the Programme Manager's contribution to the Deal, recognising his approachable manner, openness to all Members and the significant role he had played in progressing complex projects, with Members echoing these sentiments and acknowledging his professionalism and the positive working relationships established during his time supporting the City Region Deal.

The Group **NOTED** the position.

The meeting concluded at 4:00pm

## The Highland Council

Minutes of Meeting of the **Inverness and Cromarty Firth Green Freeport Monitoring Group** held in **Committee Room 1, Council Headquarters, Glenurquhart Road, Inverness** on **Thursday, 2 April 2026** at **12pm**.

### **Present:-**

Mr I Brown	Mr K Gowans
Mr S Coghill	Mr M Green
Mr R Cross	Mr G MacKenzie (Remote)
Mr J Edmondson	Mrs T Robertson

### **In attendance:-**

Mr A Webster, Service Lead - Economic Development & Regeneration  
Ms L Holroyd, Project Manager  
Mr B Porter, Finance Manager  
Miss J MacLennan, Joint Democratic Services Manager  
Mrs O Bayon, Committee Officer

### **Also in attendance:-**

Mr C MacPherson, Chief Executive, ICF Green Freeport

### **Mr K Gowans in the Chair**

#### **1. Apologies for Absence**

Apologies for absence were received on behalf of Mr S Kennedy, Mrs A MacLean and Mr R Stewart.

#### **2. Declarations of Interest/Transparency Statement**

There were no Declarations of Interest/Transparency Statements.

#### **3. Minutes of Last Meeting**

The Group **NOTED** the Minutes of Meeting of the Inverness Cromarty Firth Green Freeport Monitoring Group held on 23 January 2026, which were approved by the Economy and Infrastructure Committee at its meeting on 12 February 2026.

#### **4. Minutes of the Inverness and Cromarty Firth Green Freeport Board**

The Group **NOTED** the Minutes of Meeting of the Inverness and Cromarty Firth Green Freeport Board held on 15 January 2026.

## 5. Monitoring Group Terms of Reference

There had been circulated the proposed revised Terms of Reference for the Inverness and Cromarty Firth Green Freeport Monitoring Group.

The changes to the Terms of Reference were minor and reflected the transition of the Green Freeport Programme from the development phase to the delivery phase. References relating to the development and approval of the Full Business Case had been updated, as these stages had now been completed. The revised Terms of Reference therefore reflected the current operational position of the Group.

The position of Deputy Chair remained vacant and this matter would be included as an agenda item at the next ICFGF meeting.

The Monitoring Group:-

- i. **NOTED** the proposed revised Terms of Reference for the Group; and
- ii. **AGREED** to recommend to the Economy and Infrastructure Committee that the revised Terms of Reference be approved and thereafter submitted to full Council for approval.

## 6. Update from the Inverness and Cromarty Firth Green Freeport Company

There had been circulated a presentation from Mr C MacPherson, Chief Executive, ICF Green Freeport, covering the following areas:

### a) Progress Update

Mr C MacPherson, Chief Executive, ICF Green Freeport, gave an overview of progress since the formal launch of the Green Freeport and highlighted recent activity.

Members were advised that a significant level of investment activity had been secured to date, with a strong pipeline continuing to develop. The scale and pace of progress were reported as comparing favourably with similar programmes elsewhere.

Reference was made to extensive engagement activity undertaken during the past year, including meetings with inward investors, supply chain organisations, government departments and other stakeholders. Ongoing engagement with community groups across different parts of Highland was also highlighted.

It was announced that the Chief Executive intended to step down from his role later in the year, having overseen the establishment phase of the Green Freeport. The programme had now transitioned into the delivery phase. The Chair recorded the Group's appreciation of his work.

## **b) Governance**

An update was provided on governance arrangements. The majority of substantive actions required as part of the Green Freeport governance framework had been completed, with remaining actions administrative in nature and expected to be concluded shortly.

The operation of the landowner levy model was outlined, with contributions being received in line with expectations. Reference was also made to ongoing Board activity, including Audit and Remuneration Committees, and to strengthened governance arrangements aligned with recognised standards of public conduct.

## **c) Annual Conversation**

Members were advised that engagement had taken place with the UK and Scottish Governments as part of the annual oversight and assurance process, with Highland Council participating in its role as Accountable Body.

It was reported that feedback received to date had been positive, with particular recognition given to the partnership working between the Green Freeport and Highland Council.

## **d) Financial Position**

The financial position of the Green Freeport was summarised. Members were advised that forward financial projections had been reviewed and that the organisation remained in a stable position.

Reserve levels were reported as appropriate for current commitments, with funding arrangements operating as planned.

## **e) Market Update**

A brief overview of market conditions was provided, including reference to factors affecting the wider sector.

Members were advised of continued demand for industrial land across the Inverness area and wider Highland, with market signals indicating increasing pressure for suitable business and industrial space.

During discussion, clarification was sought on the scope for expansion of designated Green Freeport land. It was confirmed that any such changes would require a change in UK primary legislation and advice received to date has been that this will not be possible.

The Monitoring Group **NOTED** the status of the updates provided.

## **7. Seed Capital Update**

There had been circulated Report No ICF/02/26 by the Assistant Chief Executive – Place.

A detailed discussion took place, during which the following main points were raised:

- in relation to the A9 Tomich Junction Improvements, Members sought an update on progress and funding arrangements. It was explained that further surveys and due diligence were underway and that while additional seed capital funding had been provisionally identified, full match funding was not yet in place. Potential options, including engagement with national partners and developer contributions, continued to be explored and the project remained subject to further approval through the relevant governance processes;
- questions were raised regarding the Port of Cromarty Firth project, including the currency of employment figures and whether any changes to the wider expansion proposals would impact the appropriateness of the seed capital allocation. It was explained that much of the information referenced was drawn from earlier Outline Business Cases and that updated outputs would be assessed as part of the Full Business Case process. It was confirmed that any material changes to a project would require further consideration by the Green Freeport Board and the Council in its role as Accountable Body;
- clarification was also sought in relation to the Highland Deephaven project, including the scope of the seed capital funded activity. It was explained that the project related to feasibility work only, to support the potential development of new deepwater access infrastructure, with the capital works to be funded separately. The physical constraints of the site were outlined in general terms;
- all seed capital projects were progressing through the Full Business Case stage at different speeds. Some projects were more advanced and already in delivery, while others remained subject to further due diligence, funding confirmation and statutory approvals. It was emphasised that projects could not proceed without the required consents from the UK and Scottish Governments and that robust processes were in place to manage any significant changes from the original outline business cases;
- Members were advised that officers continued to engage regularly with the UK and Scottish Governments and that governance, procurement, financial and subsidy control requirements were being monitored closely.

The Monitoring Group **NOTED** the update on the seed capital programme.

## **8. Industrial Strategy Zone Site Accelerator Grant**

There had been circulated Report No ICF/03/26 by the Assistant Chief Executive – Place.

Members were advised that a funding opportunity had been made available by the UK Government towards the end of the financial year to support projects within Industrial Strategy Zones. A short timeframe had been provided for submissions and three projects had been put forward on behalf of the Inverness and Cromarty Firth Green Freeport.

It was reported that two of the submitted projects had been approved at the funding level requested, with the third project approved at a lower award than originally sought. Members were advised that additional support in the form of consultancy assistance was also being made available through the Freeports Hub programme and that work under this element had already commenced.

Reference was made to the rapid turnaround required to develop and submit the proposals and it was recognised that lessons would be taken forward to ensure that potential projects were identified in advance should similar opportunities arise in the future.

The Monitoring Group **NOTED** the update on Industrial Strategy Zone Site Accelerator Grant projects.

## The Highland Council

Minutes of Meeting of the **Harbours Management Board** held in **Jans, 6 Broom Place, Portree, IV51 9HL** on **Friday, 22 May 2026** at **11.30am**.

### **Present:-**

Mr I Brown

Mr J Edmondson

Mr R Cross

Mr M Green (Chair)

Ms M Hutchison

Mr D Macpherson

Mrs T Robertson

### **In attendance:-**

Mr T Usher, Harbours Manager

Mr A Maciver, Principal Engineer

Mr J MacKay, Marine Superintendent

Mrs O Bayon, Committee Officer

## **1. Apologies for Absence**

Apologies for absence were intimated on behalf Mr W MacKay, Mr H Morrison and Ms L Niven.

## **2. Declarations of Interest/Transparency Statement**

The Committee **NOTED** the following Transparency Statement:-

Item 4: Ms M Hutchison

## **3. Minutes of Last Meeting**

The Board **NOTED** the Minutes of Meeting of the Harbours Management Board held on the 28 November 2025.

## **4. Harbour Dues – Schedule of Rates and Dues for 2026/27**

**Transparency Statement: Ms M Hutchison made a Transparency Statement in respect of this item as a relative working for the Highland Council Harbours. However, having applied the objective test, reviewed her position in relation to the item, she did not consider that she had an interest to declare.**

There had been circulated Report No HMB/1/26 by the Assistant Chief Executive – Place.

Members were provided with an overview of the draft Schedule of Rates and Dues for the financial year 2026/27.

During discussion, the following main points were raised:-

- concern was raised regarding the absence of regular financial monitoring reports to the Board which limited the ability to assess harbour performance, income and expenditure trends, with this attributed to misalignment between Board meeting dates and financial reporting cycles, compounded by changes in staffing;
- the need for more regular financial reporting was emphasised, suggesting that quarterly updates should be provided regardless of timing constraints and that the most up to date available management accounts should be presented at each meeting to support informed decision-making;
- the operation of cruise liner activity across Highland harbours was outlined, including that passengers in all locations were transferred ashore by vessel-operated tenders due to limited berthing infrastructure, influencing the level of dues that could be charged compared to ports offering direct berthing;
- clarification was provided on cruise liner booking arrangements, observing that charges were typically increased in line with RPI on a 12-month basis despite bookings being made several years in advance;
- Members discussed the application of dues where cruise calls were cancelled, observing that partial charges were still applied and highlighting the need for a clearer understanding of communication with agents and operators;
- the potential to review cruise liner charging levels was highlighted, particularly in high-demand locations such as Portree, including the scope to increase charges beyond inflation where market conditions allowed, with any such approach requiring to be informed by comparative data and wider market conditions;
- the need for further information on comparative harbour dues and charging structures at other ports was highlighted to support future consideration of pricing strategy and ensure that opportunities to maximise income were appropriately explored;
- the need for more detailed information on individual harbour characteristics and performance was highlighted to support more informed decision-making across different locations;
- differences in charging approaches across harbour activities were highlighted, including that short stay or fuel stop visits were often not charged separately for berthing, with costs instead reflected within fuel pricing;
- opportunities for harbour development were highlighted, particularly in Fort William where potential infrastructure improvements, including pier extension and increased facilities, could support greater marine activity and economic benefit, with constraints identified and engagement with local stakeholders required to assess feasibility;
- increased cruise activity could generate wider economic benefit, with visitors contributing to local spend without placing pressure on overnight accommodation capacity;
- the importance of engagement with key stakeholders, including the Chamber of Commerce and community organisations, was emphasised, with partnership working considered essential to progress any development proposals; and
- the benefit of local knowledge in assessing development opportunities was highlighted, with the value of holding a future meeting or site visit in Fort William identified to support a clearer understanding of potential options.

The Board:-

- i. **NOTED** the contents of the draft Schedule of Rates and dues, inclusive of inflationary uplift, applied at 4.2%;
- ii. **AGREED to RECOMMEND** to the Environment and Infrastructure Committee approval of the publication of the Schedule of Rates and Dues for Highland Council Harbours for the financial year 2026/27;
- iii. **AGREED** that regular financial monitoring reports be presented to the Board, with the most up to date available information provided at each meeting;
- iv. **AGREED** that a report on cruise liner activity and charging be prepared and brought forward to a future meeting, including market comparisons and opportunities for income generation; and
- v. **AGREED** that a report on the potential for harbour development in Fort William be brought forward to a future meeting.

## 5. Portree Harbour Repairs

There had been circulated Report No HMB/02/26 by the Assistant Chief Executive – Place.

During discussion, the following main points were raised:-

- an update was provided on the progress of works, with Members advised that the project, valued at approximately £1.2M within a wider £2M capital allocation, was progressing broadly in line with programme, with wet works ahead of schedule and dry works slightly behind, and completion anticipated in August;
- it was confirmed that regular engagement was taking place with harbour users and stakeholders, including weekly coordination meetings with contractors and harbour staff, to minimise disruption in what remained a busy operational harbour;
- further information was requested on what works had been undertaken and the associated budget, observing that the level of detail provided to the Board to date had been limited;
- concern was raised that the Board had not previously been formally advised of the scale and commencement of the works, highlighting that a project of this nature should have been reported in advance to allow appropriate oversight;
- clarification was provided that the works had originated from a condition survey and had been progressed through the Council's Project Design Unit, with the Harbours service primarily involved in operational coordination rather than project delivery. This approach had resulted in a lack of visibility for the Board on capital projects delivered through other Council services;
- as a management board, there was a need for greater oversight of harbour-related capital expenditure, including clarity on funding sources, governance arrangements and reporting pathways;
- concern was raised regarding the lack of clarity on how works were funded, particularly in the context of the absence of regular financial reporting to the Board;
- the distinction between Harbours controlled budgets and wider Council capital investment was outlined, including that larger capital projects were funded

through the Highland Council capital programme and currently delivered by the Project Design Unit rather than managed directly by the Harbours team as previously. This created a disconnect in reporting, with the Board receiving updates on smaller operational and revenue works but not on larger capital schemes affecting harbour infrastructure;

- Members requested visibility of a forward programme of major harbour works, including projects in the pipeline over future years and a programme of upcoming capital works be provided, setting out key projects and timelines, to allow the Board to identify priority areas for reporting and scrutiny;
- current and planned capital works across the harbour estate were outlined, including projects at Lochinver, dredging at Helmsdale and Nairn, and other ongoing investment, with a lack of a consolidated format for reporting these identified;
- revenue budgets for maintenance were limited, with funding primarily directed towards essential repairs and health and safety works, raising concern regarding the sustainability of maintaining the asset base over time;
- it was acknowledged that much of the maintenance work was reactive in nature, with additional pressures arising from storm damage and unforeseen events, creating challenges in forward planning;
- there was a need for better financial visibility across both capital and revenue budgets, observing that the absence of detailed reporting limited the Board's ability to fulfil its oversight role effectively;
- it was recognised that there was a lack of clarity in governance arrangements, with major projects progressing through wider Council processes without direct reporting to the Board;
- matters relating to governance, reporting and financial oversight of harbour capital projects might require further consideration, including potential referral through Audit processes; and
- improved reporting arrangements would support both operational oversight and the ability of Members to advocate for future investment where required.

The Board:-

- i. **NOTED** the contents of the report;
- ii. **AGREED** that a detailed update on Portree Harbour works, including full financial information, be brought forward to a future meeting to allow proper scrutiny;
- iii. **AGREED** that information on major harbour capital projects be provided to the Board, including improved visibility of projects delivered through other Council services; and
- iv. **AGREED** that a forward programme of major and minor harbour works be presented to the Board, setting out projects in the pipeline and anticipated timelines.

## 6. Kinlochbervie Harbour Development Plan

There had been circulated Report No HMB/03/26 by the Assistant Chief Executive – Place.

During discussion, the following main points were raised:-

- Kinlochbervie Harbour was of significant economic importance to the local community and remained one of the top fishing ports in the UK by value of landings, with the harbour underpinning local employment and activity;
- the harbour was currently not competitive in fuel pricing, with fuel required to be transported by road, placing it at a disadvantage compared to ports such as Scrabster, Ullapool and Lochinver where fuel was delivered by sea at lower cost or benefited from shorter road haulage distances
- concern was raised that, unless this competitive disadvantage was addressed, there was a risk of vessels moving away from Kinlochbervie, which would have wider implications for the viability of the fish market and the sustainability of the community;
- a key element of the development proposals was the creation of a sea tanker discharge berth to allow fuel to be delivered by sea, reducing costs and improving competitiveness with other ports;
- it was observed that an options appraisal had been undertaken for the tanker berth, with Option 5 identified as the preferred option due to its flexibility, durability and potential for future expansion, including use by larger vessels;
- the proposed infrastructure would also support opportunities arising from offshore wind developments, particularly in relation to operation and maintenance activities, which could provide long term economic benefits to the area;
- funding arrangements were outlined, including potential sources such as existing capital allocations, external funding through the Fisheries Fund, Highlands and Islands Enterprise and possible contributions from offshore wind operators;
- it was recognised that delivery of the project would require a partnership approach and a funding package comprising multiple contributors. The urgency of progressing the project was emphasised, with concern that delays could result in further decline in fishing activity at the harbour. Fish landings at Kinlochbervie had already reduced significantly, with a reported decrease in tonnage over the previous year, which reinforced the need for timely intervention;
- the relationship between fuel pricing, vessel behaviour and harbour income was highlighted, with it recognised that while fuel margins were limited, landing dues represented a significant proportion of harbour revenue;
- potential temporary measures to support competitiveness were explored, including the possibility of subsidising fuel pricing or introducing incentives linked to landing catches, recognising that such approaches would require further consideration of financial and governance implications. Any such measures would need to be considered alongside wider Council budget requirements and charging policies;
- Members emphasised that the principal objective should be to maintain fishing activity at Kinlochbervie, recognising that loss of the market would likely be irreversible;
- potential private sector involvement was highlighted, including opportunities for investment in fuel infrastructure or associated facilities, with reference made to examples from other ports;

- the development proposals formed part of a wider strategic approach to securing the long-term sustainability of Kinlochbervie, including alignment with community, housing and economic development considerations; and
- it was suggested that further work be undertaken, involving relevant Council services, to explore options to address the decline in landings and support the harbour's ongoing viability.

The Board:-

- NOTED** the development opportunities available;
- AGREED to RECOMMEND** to the Environment and Infrastructure Committee that operational land at Kinlochbervie Harbour be retained until the shore side needs of wind farm operation] and maintenance companies were established;
- NOTED** the progress on the designing of a sea tanker berth at Kinlochbervie; and
- AGREED** that options to address the decline in fish landings at Kinlochbervie be explored further, including consideration of short term measures, with appropriate input from relevant Council services including Finance.

## 7. Uig Harbour Redevelopment – Update Report

There had been circulated Report No HMB/04/26 by the Assistant Chief Executive – Place.

During discussion, the following main points were raised:-

- an update was provided on the covered walkway, including the ongoing adjudication process in relation to storm damage, with no agreement reached with the contractor on an engineering solution and a determination expected shortly. Further inspection of the structure had been undertaken in April, which identified some additional, but not significant, damage and that the covered walkway remained under the contractor's responsibility as a defect, with Harbour staff continuing to monitor the condition and remove loose debris where possible;
- significant concern was raised regarding the safety of the covered walkway, particularly during periods of adverse weather, with reference made to instances of debris becoming dislodged and the associated risks to staff, ferry passengers and harbour users;
- concern was also expressed that the current situation required harbour staff to respond reactively to safety risks, including consideration of pier closures during severe weather, which was considered unsustainable;
- the need for early and decisive action following the outcome of adjudication was emphasised, including consideration of interim measures to reduce risk, with removal of perspex panels identified as a potential minimum intervention;
- in response to a query, it was advised that the original delivery date for MV Lochmor was not available at the meeting, and the officer undertook to provide this information following the meeting;

- information was provided on the post construction study relating to storm impacts on adjacent properties, including engagement with property owners and completion of a site assessment, with the final report under review by officers to inform next steps;
- clarification was provided on arrangements for the new terminal building, including lease and maintenance responsibilities between the Council and CalMac, with interim arrangements in place pending final agreement;
- an update was provided on vessel delivery timescales and associated infrastructure requirements, including ongoing design work in relation to shore power provision and the proposed location of infrastructure;
- concern was raised regarding harbour staff facilities, including toilet provision, which was not meeting expected standards and required improvement;
- it was suggested that the next meeting of the Harbours Management Board be held in Lochinver, recognising its role as the operational base for the service; and
- the Chair recorded appreciation to Mr T Usher, Harbours Manager, on the occasion of his final meeting of the Board, recognising his long service and significant contribution to Highland Council Harbours.

The Board:-

- i. **NOTED** the position;
- ii. **AGREED to RECOMMEND** to the Environmental and Infrastructure Committee that the significant safety concerns relating to the covered walkway at Uig Harbour be formally raised, with a request that prompt action be taken following the outcome of adjudication; and
- iii. **AGREED** that the next meeting of the Harbours Management Board, scheduled for 11 September 2026, be held in Lochinver.

The meeting ended at 2:30pm