

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

23 April 2026, 9.30AM

MINUTE / ACTION NOTE

Listed below are the decisions taken by Committee at their Teams 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:

Ms S Atkin
Mr M Baird
Mr R Bremner
Ms T Collier (except from item 6.1 to item 7)
Ms L Dundas
Mr J Edmondson
Mr R Gale
Ms C Gillies
Ms L Kraft
Mr S Mackie
Mrs A MacLean
Ms J McEwan
Mr D Millar
Ms M Paterson
Mr K Rosie

Non-Committee Members Present:

Mr M Green

Apologies:

Ms B Campbell

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 J Wiseman, Principal Planner (JW)
Mr R Mcateer, Graduate Planner (RM)
Ms J Bridge, Senior Engineer – Project Design Unit (JB)
Ms R Banfro, Solicitor (Planning) and Clerk
Ms R Ross, Committee Officer

ITEM NO	DECISION	ACTION
1	<p>Appointment of Chair Suidheachadh de Chathraiche</p> <p>Mr K Rosie proposed by Ms L Kraft and seconded by Ms S Atkin. Mr J Edmondson proposed by Mr R Gale and seconded by Mr M Baird.</p> <p>Mr K Rosie – 9 Votes (Ms S Atkin, Mr R Bremner, Ms T Collier, Ms L Dundas, Ms C Gillies, Ms L Kraft, Mrs A MacLean, Mrs M Paterson, Mr K Rosie)</p> <p>Mr J Edmondson – 6 votes (Mr M Baird, Mr J Edmondson, Mr R Gale, Mr S Mackie, Ms J McEwan, Mr D Millar)</p> <p>Mr K Rosie Appointed as chair</p> <p>As the position of Vice Chair was now vacant a vote was taken to elect a Vice Chair.</p> <p>Mr J Edmondson proposed by Mr R Gale and seconded by Mr M Baird. Ms L Kraft proposed by Mr R Bremner and seconded by Ms T Collier.</p> <p>Mr J Edmondson – 7 Votes (Mr M Baird, Mr J Edmondson, Mr R Gale, Mr S Mackie, Mrs A MacLean, Ms J McEwan, Mr D Millar)</p> <p>Ms L Kraft – 8 Votes (Ms S Atkin, Mr R Bremner, Ms T Collier, Ms L Dundas, Ms C Gillies, Ms L Kraft, Mrs M Paterson, Mr K Rosie)</p> <p>Cllr Kraft appointed as Vice Chair</p>	
2	<p>Apologies for Absence Leisgeulan</p> <p>Apologies were intimated on behalf of Mrs B Campbell.</p>	n/a
3	<p>Declarations of Interest Foilseachaidhean Com-pàirt</p> <p>There were no declarations of interest.</p>	n/a
4	<p>Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais</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 11 March 2026 which was APPROVED.</p>	n/a
5	<p>Major Development Update Iartasan Mòra</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”</p>	PW

	<p>development category currently with the Infrastructure and Environment Service for determination.</p> <p>The Committee NOTED the current position with the applications.</p> <p>During discussion the following points were raised:-</p> <ul style="list-style-type: none"> • concern was expressed about the lack of communication concerning applications for temporary workers' accommodation in Skye and it was requested that an update on this be provided to local members; • clarification was sought, and provided, on the current status of Application 13/03980/PIP from Oatridge Ltd at Land East of Portree Industrial Estate; • an update was sought on how the Energy Consents Unit was dealing with Section 36 and Section 37 applications and their decision to stop accepting representations by email; • concerns were expressed over how major developments were being monitored and how conditions were being enforced, with particular attention being drawn to the use of bird scarers and plastic matting, and the ongoing use of a yard in Brora where Planning Permission had not been granted; • an update was requested on the Woodcock Hills Windfarm development; • it was suggested that there should be a full-time enforcement team in Caithness due to ongoing enforcement issues concerning the Causey Myre development and the effects that this could have on the area's World Heritage status. 	
<p>6</p>	<p>Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh</p>	
<p>6.1</p>	<p>Applicant: Field Corriemoillie Ltd (24/05255/S36) (PLN/019/26) Location: Land At Corriemoillie Quarry, Garve (Ward 05). Nature of Development: Corriemoillie battery energy storage system (BESS) facility with a capacity of up to 200MW and associated infrastructure. This case will be determined by the Energy Consents Unit. Recommendation: RAISE NO OBJECTION</p> <p>Motion from Mr R Gale seconded by Ms J McEwan to defer for a site visit. Amendment from Mr D Millar seconded by Mr R Bremner not to defer for a site visit.</p> <p>For the motion: Ms S Atkin, Ms L Dundas, Mr J Edmondson, Mr R Gale, Mr S Mackie, Ms J McEwan, Mrs M Paterson.</p> <p>For the amendment: Mr M Baird, Mr R Bremner, Ms C Gillies, Ms L Kraft, Mrs A MacLean, Mr D Millar, Mr K Rosie.</p> <p>There being 7 votes for the motion and 7 votes for the amendment, with no abstentions, the Chair used his casting vote in favour of the amendment.</p> <p>The Committee AGREED not to defer for a site visit.</p>	<p>JW</p>

Motion from Mr R Bremner seconded by Ms L Kraft to **Raise no Objection** subject to the conditions detailed in the report.
Amendment from Mr R Gale seconded by Mr S Mackie to **Raise an Objection** for the following reasons:

This development is considered contrary to policy 11 e) (ii) and (xiii).

The proposed development is located within a rural upland landscape currently characterised by forestry and open moorland. The loss of the woodland area is considered to adversely impact landscape character. This must be considered in the context of existing and proposed developments in the area, including the existing Corriemoillie Substation and associated overhead line, Lochluichart Wind Farm, Corriemoillie Wind Farm and Lochluichart Extension Wind Farm, together with the approved Grudie Bridge BESS, the proposed Lochluichart East BESS and the proposed extension to Corriemoillie Substation. While the report includes a cumulative assessment, it is not accepted that the combined landscape and visual effects of this pattern of development are as limited and localised as concluded. The cumulative impact of these developments is contributing to the gradual industrialisation of the landscape and the long-term erosion of its rural upland character. Although NPF4 recognises that significant landscape and visual impacts are to be expected for some forms of renewable energy development, such impacts will generally only be acceptable where they are localised and appropriately mitigated. That threshold is not considered to be met in this case.

For the motion: Mr M Baird, Mr R Bremner, Ms C Gillies, Ms L Kraft, Mrs A MacLean, Mr D Millar, Mr K Rosie.

For the Amendment: Ms S Atkin, Ms L Dundas, Mr J Edmondson, Mr R Gale, Mr S Mackie, Ms J McEwan, Mrs M Paterson.

There being **7** votes for the motion and **7** votes for the amendment, with no abstentions, the Chair used his casting vote in favour of the motion.

The Committee **AGREED:-**

- i. to **RAISE NO OBJECTION** subject to the conditions detailed in the report and subject to the following revised conditions:

3. Final Layout, Design and Specifications

(1) No development shall commence unless and until full siting and design details of the development including all proposed battery cabinets, buildings, and ancillary infrastructure hereby permitted, have been submitted to, and approved in writing by, the Planning Authority. These details shall include:

- a. the make, model, design, power rating, sound power level of the batteries, the dimensions of the battery storage cabinets and ancillary infrastructure, control building, storage and office facilities to be installed, and show separation distances between battery storage units which shall comply with the prevailing fire safety legislation and best practice guidelines at the time of installation; and,

b. the external colour and/or finish of the storage containers, buildings, and ancillary infrastructure on site, which shall have a neutral, non-reflective, semi-matte finish.

(2) No element of the development shall have any text, sign or logo displayed on any external surface, save those required by law under other legislation.

(3) The submission shall explain and demonstrate how the proposed BESS layout satisfies the Health and Safety Guidance for Grid Scale Electrical Energy Storage Systems, National Fire Chiefs Council's Guidance - Guidance on Grid Scale Battery Energy Storage System Planning, and Draft Guidance National Fire Chiefs Council on Grid Scale Battery Energy Storage Systems and/or any or any superseding guidance prevailing at the time.

Thereafter, the storage cabinets, buildings, and ancillary infrastructure shall be installed and operated in accordance with these approved details and, with reference to part (b) above, the storage containers, buildings, and ancillary infrastructure shall be maintained in the approved colour, free from rust, staining or discolouration until such time as the development is decommissioned. All cables between the storage containers, buildings, and ancillary infrastructure shall be installed and kept underground.

Reason: To ensure the Planning Authority is aware of the development details and to protect the visual amenity of the area.

8. Habitat Management Plan

(1) No Development shall commence unless and until a Habitat Management Plan (HMP), in accordance with the Outline Habitat Management Plan (65214947-SWE-XX-XX-RP-J-0003 Rev. C02), has been submitted to, and approved in writing by, the Planning Authority, in consultation with the councils Ecology Team. The HMP shall set out the proposed habitat management of the site during the period of construction, operation, and decommissioning, restoration and aftercare, including full details of biodiversity enhancement measures.

(2) The HMP shall provide for the maintenance, monitoring, and reporting of the habitat within the HMP area.

(3) The HMP shall include provision for regular monitoring and review to be undertaken against the HMP objectives and measures for securing amendments or additions to the HMP in the event that the HMP objectives are not being met.

(4) Unless and until otherwise agreed in advance in writing with the Planning Authority, the approved HMP (as amended from time to time with written approval of the Planning Authority) shall be implemented in full within the first planting season following commissioning of the development and shall remain in place for a minimum of 30 years.

GIS shapefiles of HMP areas shall be supplied with the HMP to the Planning Authority prior to the commencement of works.

Reason: To detail how all mitigation, compensation and enhancement measures of biodiversity for the site will be delivered.

11. Species Protection Plan

No development shall commence until Species Protection Plans have been submitted to and approved in writing by the Planning Authority, in consultation with the Council's Ecology Team. For the avoidance of doubt, the submitted plans shall include a Bird Protection Plan, and any other protected species identified on-site during the pre-construction surveys required by condition 10. Thereafter, the development shall be constructed in accordance with the approved details and maintained in perpetuity.

Reason: To ensure that all construction and operation of the proposed development has a limited impact on protected species, and to ensure that the mitigation measures contained in the Ecological Impact Assessment Report which accompanied the application, or as otherwise agreed, are fully implemented.

13. Ecological Clerk of Works

(1) There shall be no Commencement of Development unless and until the terms of appointment of an independent Environmental Clerk of Works (EnvCoW) by the Company have been submitted to, and approved in writing by, the Planning Authority. This must include a EnvCoW schedule, detailing when the EnvCoW shall be present on site. For the avoidance of doubt, the EnvCoW shall be appointed as a minimum for the period from the commencement of development to the final commissioning of the development and their remit shall, in addition to any functions approved in writing by the Planning Authority, include (but not be limited to):

- a. impose a duty to monitor compliance with the ecological and environmental commitments provided in the: EclA Report, including any micro-siting; the Construction and Environmental Management Plan; the Habitat Management Plan and Species and Habitat Protection Plans.
- b. Providing training to the developer and contractors on their responsibilities to ensure that work is carried out in strict accordance with environmental protection requirements;
- c. require the EnvCoW to report to the nominated construction project manager any incidences of non-compliance with the EnvCoW works at the earliest practical opportunity;
- d. require the EnvCoW to report to the Planning Authority any incidences of non-compliance with the EnvCoW Works at the earliest practical opportunity
- e. maintains a Register of all inspections and audits, to include an inventory of all measures on the site, their effectiveness, as well as any advice provided;
- f. require the EnvCoW to report to the Planning Authority monthly, with a concise summary of the actions on site. The ECoW shall thereafter be appointed on the terms approved throughout the period from pre-construction works, Commencement of Development to completion of construction works and post-construction site reinstatement works.

Reason: To secure effective monitoring of and compliance with the environmental mitigation and management measures associated with the Development during the construction phase; and

	<p>ii. to investigate opportunities for further training for Members on Battery Energy Storage Systems and Renewable Energy Generation.</p>	
6.3	<p>In terms of Standing Order 9, the Committee AGREED to consider item 6.3 at this stage.</p> <p>Applicant: RJ McLeod (25/01360/FUL) (PLN/021/26) Location: Land 300M NW Of Broadford Substation, Broadford, Isle of Skye (Ward 10). Nature of Development: Creation and operation of a borrow pit required to facilitate the construction of Broadford Substation extension. Recommendation: GRANT</p> <p>Prior to commencing his presentation, the Planning Team Leader drew members attention to the consultation responses received from SEPA and Transport Planning after the report had been written.</p> <p>The Committee AGREED to GRANT planning permission subject to the conditions detailed in the report and the additional conditions in relation to site access and visibility splays with powers delegated to officers to finalise the wording of that proposed condition.</p>	PW
6.2	<p>Applicant: S4N Spittal Limited (25/02382/S36) (PLN/020/26) Location: Land 500M West of DC Site Spittal Sub Station, Halkirk (Ward 03). Nature of Development: Achieves BESS - Construct and operate a battery energy storage system (BESS) development and associated infrastructure, with a generating capacity of approximately 162MW. Recommendation: RAISE NO OBJECTION</p> <p>Motion from Mrs J McEwan seconded by Mr S Mackie to defer for a site visit. Amendment from Cllr Bremner seconded by Mr K Rosie not to defer for a site visit.</p> <p>There were 8 votes for the motion and 6 votes for the amendment, the votes being cast as follows:-</p> <p>For the Motion: Ms S Atkin, Mr M Baird, Ms L Dundas, Mr J Edmondson, Mr R Gale, Mr S Mackie, Ms J McEwan, Mrs M Paterson.</p> <p>For the Amendment: Mr R Bremner, Ms C Gillies, Ms L Kraft, Mrs A MacLean, Mr D Millar, Mr K Rosie.</p> <p>The Committee AGREED to DEFER discussion pending a site visit.</p>	MF
6.4	<p>Applicant: Mr D MacAskill (25/04916/FUL) (PLN/022/26) Location: Land 60m North of 13 Cove, Poolewe (Ward 05). Nature of Development: Erection of dwelling house and garage. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT Planning Permission subject to the conditions detailed in the report.</p>	RM

6.5	<p>Applicant: Richard Simpson (25/04916/FUL) (PLN/023/26) Location: Highland Heights Holding Heights of Inchvannie, (Ward 05). Nature of Development: Installation of 4 glamping lodges. Recommendation: GRANT</p> <p>The Committee AGREED to GRANT planning permission subject to the amended condition 2 relating to the implementation of works in accordance with a landscaping plan and subject to the conditions detailed in the report, with delegated powers being granted to officers to finalise the wording of condition 2.</p>	LM
7	<p>Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division 3-272) Co-dhùnadh mu Iarrtas do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir</p> <p>Applicant: Barry Property Limited (24/02439/FUL) (NA-270-011) Location: Former Bridgend Building Supplies Yard, Bridgend, Thurso, KW14 8JZ Nature of Development: Change of use of land to form holiday park</p> <p>The Committee NOTED the decision of the Reporter appointed by the Scottish Ministers to dismiss the appeal made and to refuse planning permission for the reasons stated in the Decision Letter.</p>	
	<p>The meeting ended at 2.45pm.</p>	