

The Highland Council
South Planning Applications
Committee

Council Chamber, HQ, 13 May 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 6.1)
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 D Macpherson
Mr P Oldham
Ms L Saggars
Ms K Willis

Substitutes:

Ms T Robertson for Ms M Reid

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 R Dowell, Principal Planner (RD)
Mr M Kordas, Principal Planner (MK)
Ms C MacLeod, Planner (CMacL)
Mr R Cubey, Graduate Planner (RC)
Mr M Clough, Senior Engineer, Transport Planning (MC)
Ms A Gibbs, Principal Solicitor
Ms K Arnott, Committee Administrator

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan	
	Mrs M Reid	n/a

2	Declarations of Interest Foillseachaidhean Com-pàirt	
	None.	n/a
3	Confirmation of Minutes Dearbhadh a' Gheàrr-chunntais	
	There had been submitted for confirmation as a correct record the action note and minute of the meeting of the Committee held on 01 April 2026 which was APPROVED <i>subject to an amendment to item 6.8, noting Cllr Oldham seconded Cllr Lobban's motion not Cllr Fraser.</i>	n/a
4	Major Development Update Iartasan Mòra	
	<p>There had been circulated Report No PLS/26/26 by the Area Planning Manager - providing an update on progress of all cases within the "Major" development category currently with the Infrastructure and Environment Service for determination.</p> <p>Members' attention was drawn to:</p> <ul style="list-style-type: none"> • the Fanellan Substation which had previously been refused by the South Planning Application Committee in February 2026. Members were informed papers had been submitted by the Highland Council to the Scottish Government; • the application to install an overhead electricity line from Spittal to Beauly, following agreement at Full Council on the 14th May 2026, would be determined at a joint meeting of the North Planning Application Committee/South Planning Application Committee on the 9th and 10th September 2026; and • information was sought, and provided, on the quarry items within the report and when these would be addressed. Members were advised these applications which were subject to the conclusion of legal agreements and were assured the teams in planning, transport planning and legal were working together to get these completed. <p>The Committee NOTED the current position with the applications.</p>	PH
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
	<p>There had been circulated Report No PLS/27/26 by the Area Planning Manager – South.</p> <p>The Committee NOTED there were no pre-application notices for consideration at this meeting.</p>	
6	Planning Applications to be Determined Iartasan Dealbhaidh rin Dearbhadh	
6.1	Applicant: Scottish Hydro Electric Transmission Plc ((25/02301/S37) (PLS/28/26)	MK

	<p>Location: Land 1635M east of Tom Guisachan, Tomich, Cannich (Ward 12). Nature of Development: Bingally 400 kV Substation Overhead Line Tie-in-Install and keep installed two new 400kV steel lattice towers and approximately 1.6km of overhead line (including a temporary diversion requiring two temporary towers) to facilitate the tie-in of the existing Beaully-Denny overhead line into the proposed Bingally 132/400kV substation, associated ancillary infrastructure including access tracks, construction laydown area and compound. Recommendation: RAISE NO OBJECTION</p>	
	<p>Agreed: to withdraw the Council's initial objection and confirm that it RAISED NO OBJECTION to the application subject to the conditions listed in section 11 of the report, subject to an amendment to Condition 21 to include the words "all temporary works have been reinstated".</p>	
6.2	<p>Applicant: Field Beaully Limited (25/00503/S36) (PLS/29/26) Location: Land 465M SE of Dunballoch, Beaully (Ward 12). Nature of Development: Beaully BESS - Construction and operation of a Battery Energy Storage System along with associated infrastructure and ancillary works, earthworks, access, drainage, landscaping and biodiversity enhancements. Recommendation: RAISE AN OBJECTION</p>	MK
	<p>Agreed: to RAISE AN OBJECTION to the application for the two reasons set out in section 11B and 11C of the report and delegate authority to the Area Planning Manager – South to respond to the ECU on any further supplementary environmental information as provided in section 11A of the report.</p> <p>The Committee further AGREED that the Chair, Vice Chair and Ward Members would be consulted by the Area Planning Manager – South on the draft conditions proposed as part of the PLI process.</p>	
6.3	<p>Applicant: Mr Alistair Struthers (25/03493/PIP) (PLS/30/26) Location: Kila, 79 Grampian Road, Aviemore PH22 1RH (Ward 20). Nature of Development: Erection of 2no. houses to utilise as short term letting units. Recommendation: GRANT</p>	CMacL
	<p>Agreed: to GRANT planning permission in principle subject to the payment of the required developer contributions and the conditions set out in section 11 of the report.</p> <p>The Committee further AGREED that any MSC application should be brought back to committee for determination.</p>	
6.4	<p>Applicant: Aviemore Gin Society Limited (26/00402/FUL) (PLS/31/26) Location: Guest Accommodation, The Old Minister's House, Inverdrue, Aviemore (Ward 20) Nature of Development: Change of use of guest house to short term let. Recommendation: GRANT</p>	RC
	<p>Agreed: to GRANT the planning permission for the reason set out in section 11 of the report.</p>	

6.5	<p>Applicant: Mr Kevin Space (26/00427/FUL) (PLS/32/26) Location: The Lookout, 3 Lodge Lane, High Burnside, Aviemore PH22 1UJ (Ward 20). Nature of Development: Use of property as short term letting unit. Recommendation: GRANT</p>	RC
	<p>Agreed: to REFUSE planning permission because the development proposal is contrary to NPF4 Policy 30 e) i) whereby it will have an unacceptable impact on the local amenity and character of the residential street which already has a significant number of short term lets. And, in the context of the Highland Housing Challenge, the loss of residential accommodation is not outweighed by demonstrable local economic benefits:</p>	
6.6	<p>Applicant: Upland Developments Limited (26/00532/S42) (PLS/33/26) Location: Ironworks, 122B Academy Street, Inverness (Ward 14). Nature of Development: Section 42 application to vary deemed condition relating to commencement period of planning permission 21/05238/FUL for the demolition of building and erection of hotel; formation of Class 11 commercial unit. Recommendation: GRANT</p>	JK
	<p>Agreed: to GRANT the planning permission subject to the conditions set out in section 11 of the report.</p>	
	<p>The meeting ended at 12:40pm.</p>	