

The Highland Council

South Planning Applications Committee

Council Chamber, HQ, 17 June 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 D Fraser
Mr L Fraser
Mr K Gowans
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

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 J Wiseman, Principal Planner (JW)
Ms C Millard, Planner (CM)
Ms L Prins, Principal Planner (LP)
Ms JA Bain, Planner (JAB)
Mr M Clough, Senior Engineer, Transport Planning (MC)
Ms A Gibbs, Principal Solicitor (AG)
Ms K Arnott, Committee Administrator (KA)

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan Mr A Graham and 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 13 May 2026 which was APPROVED .	n/a
4	Major Development Update Iarrtasan Mòra	
	There had been circulated Report No PLS/34/26 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. The Committee NOTED the current position with the applications.	PW
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
	There had been circulated Report No PLS/35/26 by the Area Planning Manager – South. The Committee NOTED there were no pre-application notices for consideration at this meeting.	
6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	Applicant: Scottish Hydro Electric Transmission Plc (25/03986/S37) (PPLS/36/26) Location: Land 1525M SE of Finglack, Culloden Moor, Inverness (Wards 12,15,18,19). Nature of Development: Beaully to Peterhead 400 kV OHL - Install, operate and keep installed 186km of new 400 kV overhead transmission line (OHL), supported on steel lattice tower structures, between proposed new substations at Fanellan (NH 48321 42717) in the area of Beaully, Greens (NJ 81960 47587) in the area of New Deer and Netherton (NK 05761 45576) in the area of Peterhead; associated crossing works, temporary diversions and permanent realignment to 14.7 km of existing 132 kV and 275 kV OHLs, and ancillary development and associated works. Recommendation: RAISE OBJECTION	JW
	Agreed: to (i) RAISE AN OBJECTION to the application for the reasons set out in section 11 of the report; and to delegate authority to the Area Planning Manager- South to respond to any further or supplementary information which may arise during the PLI process as provided for in Section 11A of the report; and (ii) NOTE that concerns regarding noise impacts would be addressed through the conditions session as part of the public local inquiry process; and that agricultural impacts were already being addressed through further inquiry procedure.	
6.2	Applicant: NHS Highland (26/00771/MSC) (PLS/37/26) Location: Land 400M NE of Blar Mhor Industrial Estate, Lochyside, Fort William (Ward 11) Nature of Development: Proposed hospital (Class 8) with associated energy centre, outbuildings, and miscellaneous development. Application for the	CM

	approval of matters specified in conditions 2 (a - c), (e - g), (j - t), 6, 7, 9, 10, 12, 13, 16, 17, 18, 21, and 25 of planning consent 25/03053/S42 at Land 400M NE Of Blar Mhor Industrial Estate Lochyside Fort William. Recommendation: GRANT	
	Agreed: to APPROVE the application for matters specified in conditions as set out in section 11 of the report.	
6.3	Applicant: Forestry and Land Scotland (22/06211/FUL) (PLS/38/26) Location: Land 485M SE of 4 Tower Ridge Courtyard, Torlundy, Fort William (Ward 21). Nature of Development: Extension to visitor car parking land 485m SE of 4 Tower Ridge Courtyard, Torlundy, Fort William. Recommendation: GRANT Following discussion Members raised significant issues with the application including: • concern of the lack of toilet facilities when there is already an issue with human waste in the area; • parking not being made available 24 hours; and • the impact of the additional vehicles accessing the car park from the A82 junction. Members were advised that issues associated with toilet facilities and overnight parking were not relevant planning considerations. Members thereafter discussed whether a site visit would assist in gaining a better understanding of the site and road safety concerns associated with the proposed development. Motion: Ms K Willis seconded by Mr T MacLennan moved to defer the determination of the application for a site visit. Amendment: Mr L Fraser seconded by Mr P Oldham moved there should be no site visit. On the vote being taken there were 12 votes for the motion, 2 votes for the amendment and no abstentions. The motion was therefore carried; the votes having been cast as following: Motion: Mr C Ballance, Mr D Fraser, Mr K Gowans, Mr M Gregson, Mr R Jones, Mr B Lobban, Mrs I MacKenzie, Mr A MacKintosh, Mr T MacLennan, Mr D Macpherson, Ms L Saggars and Ms K Willis. Amendment: Mr L Fraser and Mr P Oldham	LP
	Agreed: to DEFER consideration of the application for a site visit to gain a better understanding of the application site and road safety concerns, with agreement that an invitation should be extended to Transport Scotland to attend too.	
6.4	Applicant: Tulloch Homes & Barratt David Wilson North Scotland (25/03744/FUL) (PLS/39/26) Location: Land 290M West of Tesco, Dores Road, Inverness (Ward 15). Nature of Development: Erection of 47no. houses, associated infrastructure	JAB

	and landscaping works (amendment to application 17/02007/FUL). Recommendation: GRANT Some Members expressed concern at the way the applicant had applied for planning permission, with 3 separate applications having been made (items 6.4, 6.5 and 6.6) rather than one application for Major development. The lack of green space and affordable housing was highlighted as well as road safety concerns. Motion: Mr A Mackintosh seconded by Mr K Gowans moved to grant the application in accordance with Officer recommendations. Amendment: Mr C Ballance seconded by Mr M Gregson moved to grant the application in accordance with Officer recommendations and that the Area Manager South was to write to the developer to express the Committee's concerns regarding the 3 applications rather than a single application. On the vote being taken there were 2 votes for the motion, 12 votes for the amendment and no abstentions. The motion was therefore carried; the votes having been cast as following: Motion: Mr L Fraser and Mr K Gowans. Amendment: Mr C Ballance, Mr D Fraser, 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 and Ms K Willis.	
	Agreed: to GRANT planning permission subject to the conclusion of a Section 75 Agreement and the conditions set out in section 11 of the report, with the Area Planning Manager - South to write to the applicant to express the Committee's concerns regarding the submission of 3 applications rather than one.	
6.5	Applicant: Tulloch Homes & Barratt David Wilson North Scotland (25/03745/FUL) (PLS/40/26) Location: Land 290M West of Tesco, Dores Road, Inverness (Ward 15). Nature of Development: Erection of 45no. houses and 4no. flats, associated infrastructure and landscaping works (amendment to application 17/02007/FUL). Recommendation: GRANT	JAB
	Agreed: to GRANT planning permission subject to the conclusion of a Section 75 agreement and the conditions set out in section 11 of the report.	
6.6	Applicant: Tulloch Homes & Barratt David Wilson North Scotland (25/03746/FUL) (PLS/41/26) Location: Land 290M West of Tesco, Dores Road, Inverness (Ward 15). Nature of Development: Erection of 40no. flats across 3 blocks, associated infrastructure and landscaping works (amendment to application 17/02007/FUL). Recommendation: GRANT	JAB
	Agreed: to GRANT planning permission subject to the conclusion of a Section 75 agreement and the conditions set out in section 11 of the report.	

6.7	Applicant: Ms Chrissy Curbishley (26/00426/FUL) (PLS/42/26) Location: 1A Grampian Court, Aviemore, PH22 1TB (Ward 20). Nature of Development: Use of property as short term letting unit. Recommendation: GRANT	JK
	Agreed: to REFUSE planning permission as the proposed development is contrary to NPF4 Policy 30 e) ii in that the proposed development results in the loss of residential development which is not outweighed by demonstrable economic benefit.	
6.8	Applicant: Amazing Places (26/00474/FUL) (PLS/43/26) Location: 23 Grampian Court, Aviemore, PH22 1TB (Ward 20). Nature of Development: Use of property as short term letting unit. Recommendation: GRANT	JK
	Agreed: to REFUSE planning permission as the proposed development is contrary to NPF4 Policy 30 e) ii in that the proposed development contributes to the loss of residential development which is not outweighed by demonstrable economic benefit.	
	The meeting ended at 4.40pm.	