

Agenda Item	5
Report No	PLS/45/26

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 6 August 2026

Report Title: Proposal of Application Notice Update

Report By: Area Planning Manager – South

Purpose/Executive Summary

This report provides an update on the Proposal of Application Notices (PANs) submitted to the Planning and Development Service since the previous PAN update report presented to the last committee.

Recommendation

Members are asked to note the submission of these PANs and highlight any material issues they wish to be brought to the attention of the applicants before the submission of an application for planning permission.

1. Update

- 1.1 Appendix 1 provides a list of all valid Proposal of Application Notices submitted to the service since the previous PAN update report presented to the last committee.
- 1.2 The associated application forms, drawings, and any relevant supporting information are provided in the remaining appendices of this report.
- 1.3 Details for any of these applications can be obtained through the Council's eplanning portal <http://wam.highland.gov.uk/wam> by entering the respective case reference number.

2. RECOMMENDATION

- 2.1 That Members note the submission of these PANs and highlight any material issues they wish to be brought to the attention of the applicants before the submission of an application for planning permission.

3. IMPLICATIONS

- 3.1 Resource: Not applicable.
- 3.2 Legal: Not applicable.
- 3.3 Community (Equality, Poverty and Rural): Not applicable.
- 3.4 Climate Change/Carbon Clever: Not applicable.
- 3.5 Risk: Not applicable.
- 3.6 Gaelic: Not applicable.

Signature: Bob Robertson
Designation: (Acting) Planning Manager - South
Author: Peter Wheelan, Strategic Projects Team Leader

APPENDIX 1 - PROPOSAL OF APPLICATION NOTICES – SOUTH PLANNING APPLICATIONS COMMITTEE

Appendix	Case Officer	App.No.	Applicant	Site Address	Description	Ward	Drawing Numbers
2	Chritine MacLeod	26/02733/PAN	Springfield Properties PLC	Land At Milton of Culloden South Inverness IV2 7NZ	Residential development and associated infrastructure	17	2.1 – PAN Form 2.2 – Location Plan
3	Lucy Prins	26/02332/PAN	Mars Commercial Property Holdings Ltd	Glengarry View Point Invergarry PH35 4HR	Proposed visitor centre, cafe, shop and associated support infrastructure including car and coach parking	11	3.1 – PAN Form 3.2 – Location Plan

PROPOSAL OF APPLICATION NOTICE

MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a pre-application consultation report.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

Data Protection

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: https://www.highland.gov.uk/directory_record/1052173/planning_applications_consents_and_notice_of_review

☒ I have read and understood the privacy notice.

Contact Details

Applicant	Springfield Properties PLC c/o Stuart Morrison	Agent	
Address	Alexander Fleming House 8 Southfield Drive Elgin Morayshire IV30 6GR	Address	
Phone	07810056054	Phone	
Email	stuart.morrison@springfield.co.uk	Email	

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.

Land at Milton of Culloden South, Inverness, IV2 7NZ

Description of Development

Please include detail where appropriate – e.g. the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Residential development and associated infrastructure.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?
If yes, please provide a copy of this Opinion.

☐ Yes

☒ No

Community Consultation

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
Culloden Community Council	25.06.2026
Local Elected Members	Date Notice Served
Glynis Campbell Sinclair Morven Reid Trish Robertson	25.06.2026
Members of Scottish Parliament and Members of Parliament	Date Notice Served
Emma Roddick Angus MacDonald	25.06.2026

Names / details of other parties	Date Notice Served

Details of Proposed Consultation

Proposed Public Event 1	Venue	Date and Time
In person, drop-in public exhibition.	Small Hall at Smithton Church, 1 Murray Road, Smithton, IV2 7YU	Tuesday 21st of July 2026 between the hours of 4pm-7pm
Proposed Public Event 2 (at least 14 days after Public Event 1)	Venue	Date and Time
In person, drop-in public exhibition.	Small Hall at Smithton Church, 1 Murray Road, Smithton, IV2 7YU	Tuesday 25th of August 2026 between the hours of 4pm-7pm

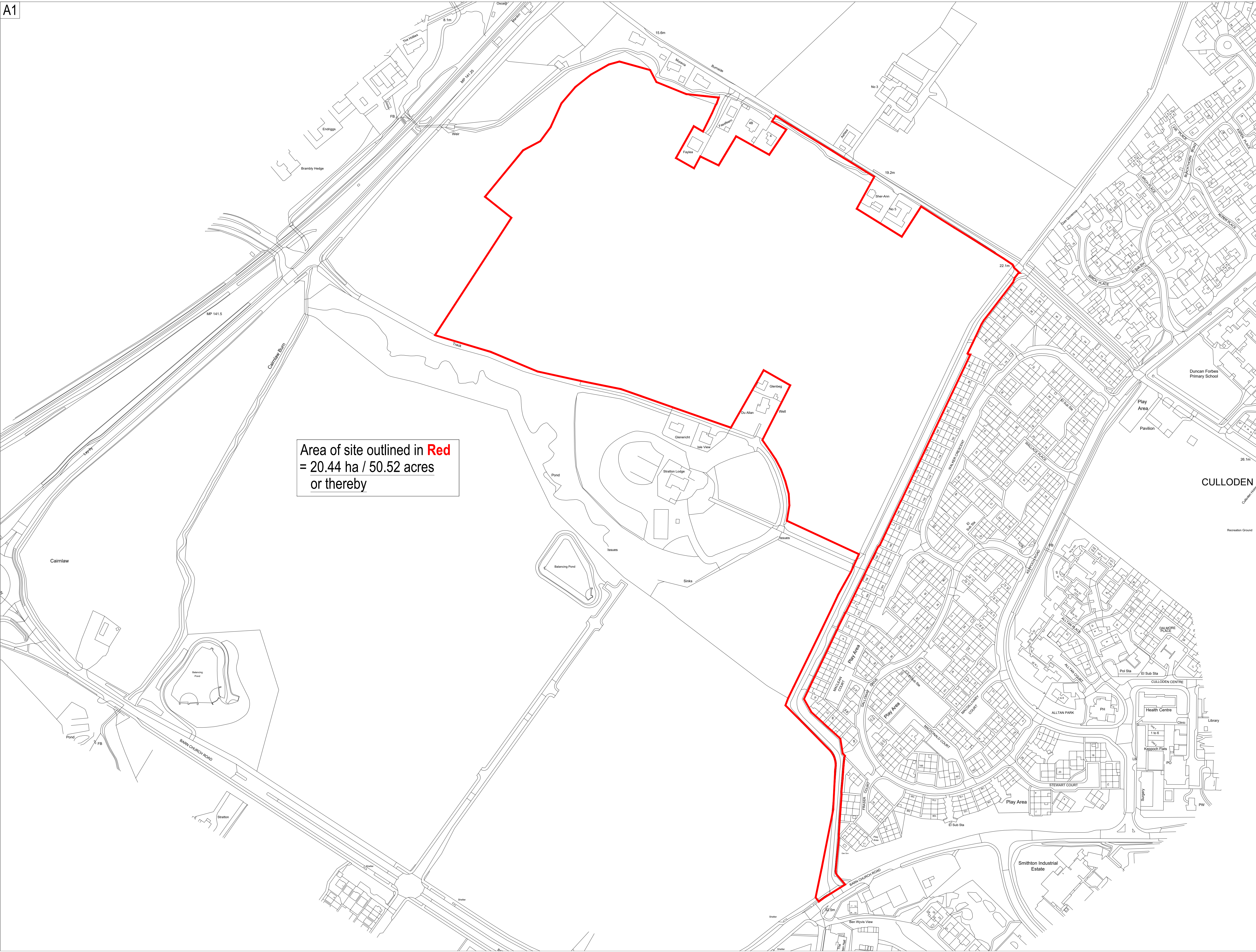
Publication of Event

Newspaper Advert	Name of Newspaper	Advert Date
Event 1 Notice Event 2 Notice	Inverness Courier Inverness Courier	Friday 10th July 2026 Friday 14th August 2026

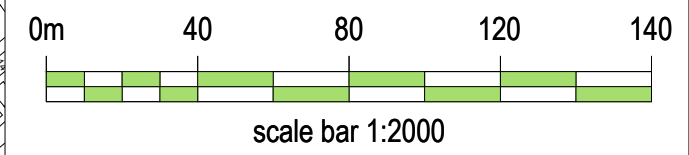
Details of any other consultation methods (date, time and with whom)

--

Signed		Date	25.06.2026
--------	---	------	------------



Important notes for clients / contractors
No works are to commence on site until all relevant approvals have been obtained. Any deviations to the approved plans have to be reported to this office. Contractors to check all dimensions on site prior to commencement of work. Given dimensions only to be used "DO NOT SCALE". The copyright of this drawing and design remain the sole property of Springfield Properties Plc and must not under any circumstance be reproduced in any way without express written consent.



DRAFT

Rev	Date	Remarks	By	Ch.
-----	------	---------	----	-----

Revisions



Springfield Properties Plc

Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk	Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX Tel: 01324 555 536 Fax: 01324 574 890 Email: larbert@springfield.co.uk
---	---

Project
Milton of Culloiden
Inverness

Drawing
Location Plan

Scale	Date	Drawn by	Checked by
1:2000	May 2026	KD	SM

Drawing no.	Rev
IN01-1_POAN_01	-

PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997 (Section 35B)
The Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013 (Regulations 4 -7)

To be completed for all developments within the national or major categories of development

Name of Council	The Highland Council
Address	Council Headquarters, Glenurquhart Road, Inverness, IV3 5NX

Proposed development at [Note 1]

Land north east of Old Orchard House,
Ardoch, Invergarry

Description of proposal [Note 2]

Proposed visitor centre, cafe, shop and associated
support infrastructure including car and coach parking

Notice is hereby given that an application is being made to

[Note 3] The Highland Council Council by [Note 4] Mars Commercial Property Holdings Ltd

Of [Note 5]

Tom-an-Oir, Invergarry, PH35 4HR

In respect of [Note 6]

Two in-person public consultation events and online consultation website
--

To take place on [Note 7] Thursday 11th June 2026 and Thursday 25th June 2026 (see FPL covering letter for further details)

[Note 8] The following parties have received a copy of this Proposal of Application Notice

Glengarry Community Council
The Highland Council Local Ward Councillors
Local MP and MSP
Glengarry Community Development Trust

[Note 9] For further details contact Alan Farningham at Farningham Planning Ltd

on telephone number

07768 952610

And/or at the following address

Daldownie, Trochry, Dunkeld, PH8 0BX

[Note 10] I certify

Signed

On behalf of

Farningham Planning Ltd for Mars Commercial Property Holdings Ltd

Date

28th May 2026

PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997
Regulation 6 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013

NOTES FOR GUIDANCE

- [Note 1] – Insert postal address or location of proposed development
- [Note 2] – Insert description in general terms of the development to be carried out.
- [Note 3] – Insert Council name.
- [Note 4] – Insert name of applicant and/or agent
- [Note 5] – Insert applicant's and/or agent's postal address
- [Note 6] - Insert form of consultation the prospective applicant proposes to undertake e.g. public meeting
- [Note 7] – Insert date and venue of consultation
- [Note 8] – Insert list of those groups who have been invited to attend
- [Note 9] – Insert details as to how the prospective applicant/agent can be contacted (incl. name, address and tel. no)
- [Note 10] - Attach plan that outlines the location of the proposed development and is sufficient to identify the site

Pre-application Consultation (PAC)

Where PAC is required, the prospective applicant must, under sections 35B(1) and (2) (of the Act), provide to the planning authority a 'Proposal of Application Notice' at least 12 weeks (section 35B(3)) prior to the submission of an application for planning permission. The Proposal of Application Notice must include the information set out in section 35B(4) and in regulation 6, namely:

- i) a description in general terms of the development to be carried out;*
- ii) the postal address of the site at which the development is to be carried out, if available
- iii) a plan showing the outline of the site at which the development is to be carried out and sufficient to identify the site;
- iv) detail as to how the prospective applicant may be contacted and corresponded with; and
- v) an account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take.

* You should provide an outline of the proposal's characteristics, and the identification of its category (e.g. Major development). Any subsequent application needs to be recognisably linked to what was described in the proposal of application notice.

Submission of an Application after Pre-application Consultation Notice

The submission of the proposal of application notice starts the PAC processing clock. After a minimum of 12 weeks, having carried out the statutory requirements and any additional requirements specified by the planning authority, an applicant can submit the application along with the required written Pre-application Consultation Report. Information in relation to the proposal of application notice must also be placed by the planning authority on the list of applications required under section 36A and regulation 21.

Additional consultation activity (responding to the Proposal of Application Notice)

The applicant is required to indicate in the proposal of application notice what consultation will be undertaken in addition to the statutory minimum. The planning authority must respond within 21 days of receiving the Notice to advise the applicant whether the proposed PAC is satisfactory or if additional notification and consultation above the statutory minimum is required in order to make it binding on the applicant. In doing so, planning authorities are to have regard to the nature, extent and location of the proposed development and to the likely effects, both at and in the vicinity of that location, of its being carried out (section 35B(8)). Additional consultation requirements should be proportionate, specific and reasonable in the circumstances. If there is no response to the proposal of application notice by the planning authority within 21 days, only the statutory minimum PAC activities will be required.

Scottish Ministers expect planning authorities to develop and maintain up to date lists of bodies and interests with whom applicants should consult in particular types of case. These lists should be available to applicants, who can draft proposal of application notices in light of that information. Further advice on planning community engagement activity can be found in Planning Advice Note 81: Community Engagement – Planning With People.

Minimum consultation activity

Consultation with community councils - Under regulation 7 an applicant must consult every community council any part of whose area is within or adjoins the land where the proposed development is situated. This includes community councils in a neighbouring planning authority.

The public event - Regulation 7 also requires the holding of at least two public event for members of the public where they can make comments to the prospective applicant on their proposals. This 'public event' must be advertised at least 7 days in advance in a newspaper circulating in the locality of the proposed development. The advertisement for the public event must include:

- a description of, and the location of, the proposed development;
- details as to where further information may be obtained concerning the proposed development;
- the date and place of the public event;
- a statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so; and
- a statement that comments made to the prospective applicant are not representations to the planning authority. If the applicant submits an application there will be an opportunity to make representations on that application to the planning authority.

Applicants will gain less from poorly attended or unrepresentative PAC events and should ensure that processes are put in place that will allow members of the community to participate meaningfully in any public event. The public event should be reasonably accessible to the public at large, including disabled people. It may be appropriate for the public event to take place over a number of dates, times and places. Applicants should ensure that individuals and community groups can submit written comments in response to the newspaper advertisement.

There is a need to emphasise to communities that the plans presented to them for a proposed planning application may alter in some way before the final proposal is submitted as a planning application to the planning authority. Even after PAC, and once a planning application has been submitted to the planning authority, communities should ensure that any representations they wish to make on the proposal are submitted to that authority as part of the process of considering the planning application.

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.



PROJECT & INTERIOR DESIGNERS

TOM AN OIR, INVERGARRY PH35 4HR,
SCOTLAND
CONTACT NO : +44 1809 511 353
EMAIL ID : prakash.iyer@mars-world.com

REV NO	DESCRIPTION	DATE

- ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.
- THIS DRAWING IS NOT TO BE SCALED
- ANY DISCREPANCIES TO BE REPORTED TO THE MARS DESIGN STUDIO

CLIENT	MARS PROJECTS LIMITED
JOB TITLE	GLENGARRY VIEWPOINT REDEVELOPMENT, A87, INVERGARRY, PH35 4HG

PROJECT DESIGNER	P.I.
DRAWN BY	J.C.
PLOT SCALE	1:5000 (A1)
FLOOR	-
DRAWING DATE	28.05.2026
DRAWING NUMBER -	GGV-PP-LP-01

PROJECT NAME	
GLENGARRY VIEWPOINT VISITOR CENTRE DEVELOPMENT	