

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

10 June 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 (remotely (except item 7.1, 7.7 to 7.10)

Ms B Campbell

Ms T Collier (remotely) (except item 7.2)

Ms L Dundas (except item 7.6)

Mr J Edmondson (except item 7.6)

Mr R Gale

Ms C Gillies

Ms L Kraft

Mrs A MacLean

Mr S Mackie (remotely (except item 7.4, 7.5 to 7.7 & 7.11)

Ms J McEwan (except item 7.7 to 7.12)

Mr D Millar (remotely)

Ms M Paterson (remotely)

Non-Committee Members Present:

Substitutes:

Ms M MacCallum (remotely) (item 7.5 only)

Apologies:

Ms S Atkin

Mr K Rosie

Officers participating:

Mr B Robertson, Area Planning Manager – South (BR)

Ms E Forbes, Planning Team Leader (EF)

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 C Simms, Planner (CS)

Ms K Slotwinska, Planner (KS)

Ms N Coyne, Graduate Planner (NC)
 Ms K Tolley, Graduate Planner (KT)
 Ms J Bridge, Senior Engineer (JB)
 Ms R Banfro, Solicitor (Planning) and Clerk
 Ms R Ross, Committee Officer

Ms L Kraft in the Chair

ITEM NO	DECISION	ACTION
1	Apologies for Absence Leisgeulan	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt Item 7.1 – Mr R Bremner Item 7.2 – Ms J McEwan	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 4 April 2026 which was APPROVED .	n/a
4	Major Development Update Iarrtasan Mòra There had been circulated Report No PLN/024/26 by the Area Planning Manager – South providing an update on progress of all cases within the “Major” development category currently with the Infrastructure and Environment Service for determination. During discussion the following points were raised:- • concern was expressed about the Energy Consent Unit's system for collecting consultation responses, particularly the inability to submit drawings and links, and their non-compliance with accessibility requirements; and • updates were requested on the application for land at Knockbreck Farm in Ward 7, Coull Links Golf Course, the legal agreement for Leadmore Quarry and the application from Oatridge Ltd in Ward 10. The Committee NOTED the current position with the applications.	PW
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais There is circulated Report No PLN/025/26 by the Area Planning Manager – North.	21 - 51)

	In reference to Pre-Application Notice 26/01268/PAN, it was requested that consideration be given to noise management for neighbouring properties, and that a detailed analysis of the Tomich Junction be carried out prior to a full application coming forward. In reference to planning application 13/03980/PIP, relating to the mixed-use development on land east of Portree Industrial Estate, Staffin Road, Portree, Isle of Skye, it was noted that planning permission in principle had been granted for the proposal submitted by Oatridge Ltd. Clarification was sought on whether the associated legal agreement had been completed.	
	In terms of Standing Order 9, it was AGREED that item 6 be considered following item 7.5.	
7	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
7.1	Applicant: Scottish Hydro Electric Transmission Plc. (25/01055/S37) (PLN/027/26) Location: Land Between Strathy North And South Wind Farms, Strathy (Ward 01). Nature of Development: Strathy South Wind Farm Grid Connection installation and operation of 132kV OHL on double circuit steel structure towers, approximately: Option 1, 10.5km with 8.3km installed with a future capacity of 275 kV; or, Option 2, 13.5km with 11km installed with a future capacity of 275kV comprising the removal and temporary diversion of existing OHL to allow temporary underground cabling. Construction of a cable sealing end (CSE) compound, formation of access tracks and associated infrastructure. Recommendation: RAISE AN OBJECTION Declaration of Interest – Mr R Bremner as a Trustee of the Flow Country Partnership The Committee AGREED to RAISE AN OBJECTION to the application for the reasons detailed in the report with delegated powers being given to being granted to the Area Planning Manager – North or Area Planning Manager - South to respond to any further supplementary environmental information provided by the applicant, where it does not materially change the scale of the proposed development or the reasons for the objection.	MF
7.2	Applicant: Scottish Hydro Electric Transmission Plc (26/00733/S37) (PLN/02826) Location: Land 550M NW Of Brabster Farm Cottage, Canisbay (Ward 03). Nature of Development: Slickly Windfarm Connection - Installation of approximately 8.6 km of 132 kV single circuit overhead line supported on trident double wood pole structures between Slickly Substation and Gills Bay Switching Station. Recommendation: RAISE NO OBJECTION Members AGREED to RAISE NO OBJECTION subject to delegated powers being granted to the Area Planning Manager – North or Area Planning	NC

	Manager – South to finalise the wording of conditions detailed in the report and condition 5.	
7.3	Applicant: Highlands And Islands Enterprise (25/04583/PIP) (PLN/029/25) Location: Land 280M East Of Lochshell, Reiss (Ward 03). Nature of Development: Erection of buildings for use as business (Class 4), general industry (Class 5), storage and distribution (Class 6) and storage and distribution with trade counter, access, roads, parking, open space, landscaping, drainage, utilities and associated works. Recommendation: GRANT The Committee AGREED to GRANT planning permission, subject to the conditions detailed in the report, with delegated powers granted to officers to amend conditions 2, 8 and 12 as required by HIAL, and conditions 3, 15 and 20 as required by Transport Planning to clarify the requirements for bus stops and associated infrastructure on the A99. Delegated powers were also granted to include an additional condition relating to a Stage 3 Road Safety Audit and to delete the informative.	CS
7.4	Applicant: J Murphy And Sons Limited (25/02223/FUL) (PLN/030/26) Location: Land 160m Northwest Of Tigh Ardachu, Mosshill, Brora (Ward 04). Nature of Development: Formation of temporary compound cabins and storage (retrospective) Recommendation: GRANT Motion – Mr R Gale, seconded Mr J Edmondson The proposal is contrary to NPF4 Policy 9(c). The land is known or suspected to be contaminated, having regard to the contaminated officer's consultation response which highlights previous quarry use and potential contamination risks, including possible infill and ground gas generation. However, the applicant has failed to demonstrate that the land is, or can be made, safe and suitable for the proposed new use. The reliance on an informative only is not considered sufficient, particularly given the use of the site for welfare cabins, staff occupation, foul drainage tanks, water supply arrangements, fuel storage and skips. The proposal is also considered to be significantly detrimental to individual and community residential amenity, contrary to HwLDP Policy 28. The report on handling identifies neighbouring residential properties close to the site, including properties within the immediate surrounding area, and records concerns regarding noise from the compound, associated traffic movements, burning of waste materials and intrusive floodlighting. Members consider that nearby residents are adversely affected by operational noise, vehicle movements on constrained local roads, external lighting, and general disturbance from the compound use. The proposal is therefore contrary to HwLDP Policy 28 and NPF4 Policy 14. The Committee AGREED to REFUSE planning permission for the reasons given in the motion.	LB
7.5	Applicant: Fastned UK Ltd (25/04701/FUL) (PLN/031/26) Location: Land 60M North of 23 Barclay Gardens, North Kessock (Ward 09). Nature of Development: Erection of EV charging station, retail unit (Class 1A) and cafe/restaurant (Class 3 with ancillary takeaway) with associated	EF

	infrastructure and amenity open space (amendment to 23/03666/FUL). Recommendation: GRANT The Committee AGREED to GRANT planning permission subject to the conditions detailed in the report.	
6	Continued Item Cuspairean a' Leantainn Applicant: S4N Spittal Limited (25/02382/S36) (PLN/026/26) Location: Land 500M West of DC Site Spittal Sub Station, Halkirk (Ward 03). Nature of Development: Achies 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 Motion – Mr R Gale, seconded by Ms J McEwan This development is considered contrary to NPF 4 policy 11 (e)(xiii). The proposed development is located within a rural landscape in low lying open agricultural land. This proposal is considered to contribute to the significant industrialisation of the landscape and the long-term erosion of its rural character. The proposal would add to the existing and emerging concentration of energy infrastructure in the Spittal, Achies and Banniskirk area, including Spittal Substation, existing overhead lines, Spittal BESS, Achanarras BESS, the BESS at Caithness Flagstone Ltd, the BESS on land adjacent to Banniskirk Quarry, West of Orkney onshore transmission infrastructure, Banniskirk Substation, the Spittal to Beaully 400kV overhead line, Ayre Offshore Wind Farm onshore transmission infrastructure. When assessed cumulatively with those developments, the proposal would result in an unacceptable cumulative landscape and visual impacts, in terms of the industrialisation of the farmed and lowland plain landscape character type, and unacceptable effects of the character of views particularly those experienced by road users on the A9 represented by VP1, and experienced by local road users and residential receptors to the north and north-west of the site represented by VP2 and VP3. In particular, the construction phase of this proposed development would add to the cumulative construction impact from other energy infrastructure projects in the Spittal, Achies and Banniskirk area. Although construction would be temporary, the number and proximity of nearby projects could lead to repeated or overlapping construction activity, increasing construction traffic, works activity and visual disturbance for local receptors over a longer period. The proposed mitigation is not considered sufficient to address this cumulative harm. While the proposed bunding, planting and colour treatment may reduce visual effects when experienced from some localised views of the development over time, they would not prevent the proposal from adding to the wider cumulative concentration of energy infrastructure in the Spittal, Achies, and Banniskirk area which would be more apparent in the short or medium term.	MF

	The Committee AGREED to RAISE AN OBJECTION for the reasons detailed in the motion.	
	In terms of Standing Order 9, the Committee Agreed that item 7.12 be considered at this stage.	
7.12	Applicant: Whirlwind Energy Storage LLP (25/03236/S42) (PLN/038/26) Location: Land 295M South of Mill House, Stainland, Thurso (Ward 03). Nature of Development: Application for S42 to amend the wording of condition 14 of planning consent 22/02054/FUL and subsequent changes to siting, design and ancillary infrastructure. Recommendation: GRANT The Committee AGREED to GRANT planning permission subject to the conditions detailed in the report.	LB
7.6	Applicant: Miss Connie Ramsay (25/02860/PIP) (PLN/032/26) Location: Land 100M West of Duel Hill House, Fendom, Tain (Ward 07). Nature of Development: Erection of house and cattery. Recommendation: REFUSE The Committee AGREED to refuse planning permission for the reasons detailed in the report.	KT
7.7	Applicant: Balmacara Hotel (25/01462/FUL) (PLN/033/26) Location: Balmacara Hotel, Balmacara, Kyle (Ward 05). Nature of Development: Change of use from public bar to guest and staff accommodation and erection of extension to hotel (including amendments to planning permissions 18/02161/FUL and 23/03156/FUL) Recommendation: GRANT The Committee AGREED to GRANT planning permission subject to the conditions detailed in the report.	KS
7.8	Applicant: Mr Gareth Cotten (25/03337/FUL) (PLN/034/26) Location: The Highland Fling, Station Road, Kyle (Ward 05). Nature of Development: Change of use of first floor of the building to hostel (retrospective) Recommendation: GRANT The need for traffic management plan for Kyle was emphasised and the Senior Engineer – Project Design Unit, undertook to raise this with the Council's Roads' Team as an operational matter and to report back to Committee in due course. Motion – Mr R Gale, seconded Ms L Dundas to defer the decision until a Traffic Management Plan for Kyle was provided. This motion was subsequently withdrawn. The Committee AGREED:	KS

	i. to GRANT planning permission subject to the conditions detailed in the report; and ii. to escalate the request for a Traffic Management Plan for Kyle for consideration by the Roads' Team.	
7.9	Applicant: Wise Folly Ltd. (26/00366/FUL) (PLN/035/26) Location: Shoe Cellar, Main Street, Kyle (Ward 05). Nature of Development: Change of use from shop to short-term let (part-retrospective). Recommendation: GRANT The need for traffic management plan for Kyle was emphasised and the Senior Engineer – Project Design Unit, undertook to raise this with the Council's Roads' Team as an operational matter and to report back to Committee in due course. The Committee AGREED: i. to GRANT planning permission subject to the conditions detailed in the report; and ii. to escalate the request for a Traffic Management Plan for Kyle for consideration by the Roads' Team.	LM
7.10	Applicant: Mr Nick Plank. (26/00095/FUL) (PLN/036/26) Location: Land 70m West of Fon Tobar, 8 Lower Milovaig, Glendale, Isle of Skye (Ward 10) Nature of Development: Erection of a deer fence (retrospective) Recommendation: GRANT AGREED to GRANT planning permission subject to the conditions detailed in the report.	LM
7.11	Applicant: Inver House Distillers (25/01402/FUL) (PLN/037/26) Location: Land 65m SE of Iluka, Oldwick Road, Wick (Ward 03). Nature of Development: Erection of bonded warehouse and formation of access, carpark, SuDS and landscaping Recommendation: GRANT Declaration of Interest – Ms J McEwan due to a personal involvement with supporters, objectors and landowner. Agreed to GRANT planning permission subject to the conditions detailed in the report.	KT
	The meeting ended at 4.25 pm.	