THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE

11 March 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 (except item 7.1)
Ms B Campbell
Ms T Collier (from item 4 until item 7.4)
Ms L Dundas
Mr J Edmondson
Mr R Gale
Ms C Gillies
Ms L Kraft
Mrs A MacLean
Ms J McEwan (except 7.1to item 9)
Mr D Millar
Mr K Rosie

Non-Committee Members Present:
Mr P Oldham

Apologies:
Ms S Atkin
Mr S Mackie
Mrs M Paterson

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 L Burnside, Principal Planner (LB)
Mr M Fitzpatrick, Principal Planner (MF)
Mr M Kordas, Principal Planner (MK)
Mr C Simms, Planner (CS)
Ms K Slotwinska, Planner (KS)
Ms K Tolley, Graduate Planner (KT)
Ms J Bridge, Principal Engineer (JB)
Ms R Banfro, Solicitor (Planning) and Clerk
Ms R Ross, Committee Officer

Also in attendance:
Ian Kelly, on behalf of Stuart Mills – Halkirk Community Council, and Kathrin Haltiner – Third Party Objector
Maryanne Paterson – Onshore Consents Manager, Thistle Wind Partners
Euan Walker – Project Director, Thistle Wind Partners

ITEM NO	DECISION	ACTION
1	**Mr D Millar in the Chair** **Apologies for Absence** **Leisgeulan** Apologies were intimated on behalf of Ms S Atkin, Mr S Mackie and Mrs M Paterson.	**n/a**
2	**Declarations of Interest** **Foillseachaidhean Com-pàirt** Mr D Millar – Items 6, 7.1 and 7.3 Ms C Gillies – Item 7.5	**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 21 January 2026 which was **APPROVED**, with the addition of Ms J Bridge, Principal Engineer to the participating officers.	**n/a**
4	**Major Development Update** **Iarrtasan Mòra** 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" development category currently with the Infrastructure and Environment Service for determination. During discussion the following points were raised:- • an update was sought on application 23/05466/FUL, Rosskeen, Invergordon and it was confirmed that the petition that was raised had been dismissed by the Court of Session; • it was queried whether the Highland Council Planning Authority had reconsidered any decisions as a result of the recent Raeshaw decision, and it was suggested that the Council waited to react to the decision until the process had concluded; • concern was expressed over the Energy Consents Unit (ECU) no longer accepting representations by email and it was confirmed that the Committee could write to the ECU to express its concerns, • disappointment was expressed at the Scottish Government's response regarding the Coull Links application, and	**PW**

	• concerns were raised as to the wording of item 8 and 9 of the agenda on the point being raised, it was clarified that officers were content with the wording of the agenda issued to Members. The Committee **NOTED** the current position with the applications.	
5	**Major Developments – Pre-application consultations** **Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais** There had been circulated Report No PLN/011/26 by the Area Planning Manager – North. The Committee **NOTED** the applications.	**PW**
6	**Pre Determination Hearing and Determination of Planning Application** **Èisteachd Ro-dhearbhaidh is Dearbhadh airson Iarrtas Dealbhachaidh** **Declaration of Interest – Mr D Millar, having reflected on remarks made during the Committee meeting on 21 January, had considered the objective test and was of the view that a reasonable person could conclude there was a risk that he may be perceived as having a predetermined position in relation to renewable energy proposals. In accordance with paragraph 5.6 of the revised Code of Conduct, and in order to protect public confidence in the integrity of the decision-making process, he left the meeting for this item.** **Mr K Rosie in the Chair** **Applicant:** Thistle Wind Partners Joint Venture (25/02964/PIP) (PLN/012/26) **Location:** Land 1500M East Of Old Free Church Manse Bower (Ward 02). **Nature of Development:** Construction of onshore transmission infrastructure comprising cable landfall, substation, cable circuits, temporary construction areas, access, drainage, landscaping and associated infrastructure. **Recommendation: GRANT** A pre-determination hearing was held in respect of this item at which the applicant and a representative of the local Community Council and a third-party objector, were present. Parties spoke in support of the application and their representations and were asked questions by members. At the conclusion of the hearing, parties confirmed that they were satisfied with the way the hearing had been conducted. During discussion the following points were raised:- • it was proposed that the decision be deferred for a site visit to allow members to better assess the cumulative impacts on the local area, the cumulative impacts resulting from Banniskirk, impacts on the road network, impacts on road users and affected residents by the proposed development; and • it was suggested that a site visit was not needed as all the relevant information was contained within the report, the fly-over video and visualisations gave a good impression of the development. Following further discussion and a vote the Committee **AGREED** not to defer the application, the votes having been cast as follows:-	**MK**

	To Defer: Ms L Dundas, Mr J Edmondson, Mr R Gale, Mrs J McEwan. **Not to Defer:** Mr M Baird, Mr R Bremner, Mrs I Campbell, Ms T Collier, Ms C Gillies, Ms L Kraft, Mrs A MacLean, Mr K Rosie. **Motion – Mr R Bremner seconded by Mr K Rosie** To **GRANT** planning permission subject to i. the conditions detailed in the report ii. the amendments in relation to conditions 3, 15, 18 and 33 and iii. the additional condition that no development would commence until the Ayre Offshore Windfarm had been consented. **Mr R Gale** proposed an amendment to **REFUSE** planning permission, but following discussion with officers the amendment was withdrawn. The Committee **AGREED** to **GRANT** planning permission subject to: (1) the amendments in relation to condition 3 (development zones), condition 15 (CTMP), condition 18 (Abnormal Loads) and condition 33 (decommissioning); and (2) the additional condition that no development would commence until such time as the Scottish Ministers had issued a decision notice granting consent under Section 36 of the Electricity Act 1989 for the connecting Ayre Offshore Wind Farm with delegated powers granted to officers to finalise the wording of the conditions in consultation with the Chair or Vice Chair of NPAC and NPAC Ward Members**.**	
7	**Planning Applications to be Determined** **Iarrtasan Dealbhaidh rin Dearbhadh**	
7.1	**Declaration of Interest – Mr D Millar, having reflected on remarks made during the Committee meeting on 21 January, had considered the objective test and was of the view that a reasonable person could conclude there was a risk that he may be perceived as having a predetermined position in relation to renewable energy proposals. In accordance with paragraph 5.6 of the revised Code of Conduct, and in order to protect public confidence in the integrity of the decision-making process, he left the meeting for this item.** **Applicant:** Scottish Hydro Electric Transmission Plc. (24/05153/S37) (PLN/013/26) **Location:** Land Between Strathy North And South Wind Farms, Strathy (Ward 01). **Nature of Development**: Strathy Wood Wind Farm Grid Connection installation and operation of approximately 4.5 km of 132 kV overhead line (OHL) on double circuit steel structure towers and the installation and operation of 2 No. trident wood H poles each with downlead spans of up to 18m from each pole for connection onto an existing trident H wood pole 132 kV OHL. **Recommendation: RAISE AN OBJECTION** The Committee **AGREED** to **RAISE AN OBJECTION** for the reasons detailed in the report.	**MF**

7.3	**In terms of Standing Order 9 the Committee AGREED to consider item 7.3 at this stage.** **Declaration of Interest – Mr D Millar, having reflected on remarks made during the Committee meeting on 21 January, had considered the objective test and was of the view that a reasonable person could conclude there was a risk that he may be perceived as having a predetermined position in relation to renewable energy proposals. In accordance with paragraph 5.6 of the revised Code of Conduct, and in order to protect public confidence in the integrity of the decision making process, he left the meeting for this item.** **Applicant:** Boralex Ltd (25/02861/S36) (PLN/015/26) **Location:** Land 1500M SE Of Borlum House Reay (Ward 02). **Nature of Development:** Limekiln Battery Energy Storage System (BESS) Construction and operation of a proposed Battery Energy Storage System (BESS) (over 50 MW) and an extension to the existing Limekiln Wind Farm Substation, associated infrastructure, access and ancillary works. **Recommendation: RAISE NO OBJECTION** The Committee **AGREED** to **RAISE NO OBJECTION** and to grant delegated powers to Officers to finalise the wording of conditions, in consultation with the Chair or Vice Chair and NPAC Local Ward Members.	**LB**
7.2	**Mr D Millar in the Chair** **Applicant:** Global Energy Nigg/Sumitomo Electric UK Cable Ltd (25/02492/S42) (PLN/014/26) **Location:** Sumitomo Electric UK Power Cables LTD, Nigg, Tain (Ward 07). **Nature of Development:** Section 42 application to vary Condition 9 on 23/04662/FUL to amend construction working hours and days. **Recommendation: GRANT** The Committee **AGREED** to **GRANT** the application subject to the conditions detailed in the report.	**KT**
7.4	**Applicant:** A. & D. Sutherland Ltd (24/02943/FUL) (PLN/016/26) **Location:** Caithness Flagstone Limited, Spittal Quarry, Spittal, Wick (Ward 03). **Nature of Development:** Extension to Spittal Quarry for the extraction of flagstone. **Recommendation: GRANT** The Committee **AGREED** to **GRANT** subject to the conclusion of a Section 75 Agreement and subject to the conditions detailed in the report.	**CS**
7.5	**Declaration of Interest – Ms C Gillies, as a close friend is one of the Objectors to the application.** **Applicant:** Highland Heart Ltd (25/00282/FUL) (PLN/017/26) **Location:** Land 45M SE Of Sandbank, Broadford, Isle of Skye (Ward 10). **Nature of Development:** Erection of 8 short-term letting units, 1 staff facilities unit and 1 service/office unit **Recommendation: GRANT**	**KS**

	The Committee **AGREED** to **GRANT** planning permission subject to the conditions detailed in the report.	
7.6	**Applicant:** Helen and Dennis Connell (25/01280/FUL) (PLN/018/26) **Location:** Helden, 16 Waterloo, Breakish, Isle Of Skye (Ward 10). **Nature of Development:** Erection of decking, formation of parking hard standing and gate (retrospective) **Recommendation: GRANT** The Committee **AGREED** to **GRANT** planning permission subject to the conditions detailed in the report, subject to the amended condition 1 and an additional condition concerning the reinstatement of the stone wall with the final wording of conditions delegated to Officers in consultation with the Chair or Vice Chair and NPAC Local Ward Members.	**LM**
8	**Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division in respect of Applications made under Section 36 of the Electricity Act 1989**	
8.1	**Applicant**: Mey Energy Storage Limited (24/02621/S36) (ECU00004838) **Location** Land 700M East Of Woodlands Mey (Ward 3) **Nature of Development**: Installation of a battery energy storage system and associated infrastructure with a generating capacity of up 300mw located on land at Phillips Mains Farm The Committee **NOTED** the decision of the Reporter to grant planning permission for the reasons given in the decision notice.	
8.2	**Applicant**: Kirkton Wind Farm Limited (22/05533/S36) (WIN-270-21) **Location**: Kirkton Energy Park, 2.1km South of Melvich, Sutherland, IV24 **Nature of Development**: Kirkton Energy Park - Erection and operation of a wind farm comprising of 11 wind turbines of up to 149.9m blade tip height, battery energy storage system, access tracks, substation, control building, 2 borrow pits, temporary construction compound and associated development for a period of 30 years The Committee **NOTED** the decision of the Reporter to refuse planning permission for the reasons given in the decision notice.	
9	**Appeals to Planning and Environmental Appeals Division (DPEA) under Town and Country Planning (Scotland) Act 1997** **Applicant:** Ms Marlene Lipka (25/01063/FUL) (PPA-270-2317) **Location:** 15 Riverside Place Thurso KW14 8BZ **Nature of Development:** Extension and change of use from house to paint & decoration supply business (in retrospect) The Committee **NOTED** the decision of the Reporter to dismiss the appeal and refuse planning permission.	
	The meeting ended at 3.30 pm.	

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	**Appointment of Chair** **Suidheachadh de Chathraiche** 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. 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) Mr J Edmondson – 6 votes (Mr M Baird, Mr J Edmondson, Mr R Gale, Mr S Mackie, Ms J McEwan, Mr D Millar) **Mr K Rosie Appointed as chair** As the position of Vice Chair was now vacant a vote was taken to elect a Vice Chair. 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. 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) 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) **Cllr Kraft appointed as Vice Chair**	
2	**Apologies for Absence** **Leisgeulan** Apologies were intimated on behalf of Mrs B Campbell.	**n/a**
3	**Declarations of Interest** **Foillseachaidhean Com-pàirt** There were no declarations of interest.	**n/a**
4	**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 11 March 2026 which was **APPROVED.**	**n/a**
5	**Major Development Update** **Iarrtasan Mòra** 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"	**PW**

	development category currently with the Infrastructure and Environment Service for determination. The Committee **NOTED** the current position with the applications. During discussion the following points were raised:- • 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.	
6	**Planning Applications to be Determined** **Iarrtasan Dealbhaidh rin Dearbhadh**	
6.1	**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** 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. **For the motion:** Ms S Atkin, Ms L Dundas, Mr J Edmondson, Mr R Gale, Mr S Mackie, Ms J McEwan, Mrs M Paterson. **For the amendment:** Mr M Baird, Mr R Bremner, Ms C Gillies, Ms L Kraft, Mrs A MacLean, Mr D Millar, Mr K Rosie. 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. The Committee **AGREED** not to defer for a site visit.	**JW**

	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: EcIA Report, including any micrositing; 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

	ii. to investigate opportunities for further training for Members on Battery Energy Storage Systems and Renewable Energy Generation.	
6.3	**In terms of Standing Order 9, the Committee AGREED to consider item 6.3 at this stage.** **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** 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. 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.	**PW**
6.2	**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:** 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 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. There were **8** votes for the motion and **6** votes for the amendment, the votes being cast as follows:- **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. **For the Amendment:** Mr R Bremner, Ms C Gillies, Ms L Kraft, Mrs A MacLean, Mr D Millar, Mr K Rosie. The Committee **AGREED** to **DEFER** discussion pending a site visit.	**MF**
6.4	**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** The Committee **AGREED** to **GRANT** Planning Permission subject to the conditions detailed in the report.	**RM**

6.5	**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** 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.	**LM**
7	**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** **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 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.	
	The meeting ended at 2.45pm.	

Agenda Item 17iii

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 Saggers
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** *subject to an amendment to item 6.8, noting Cllr Oldham seconded Cllr Lobban's motion not Cllr Fraser.*	**n/a**
4	**Major Development Update** **Iarrtasan Mòra**	
	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. Members' attention was drawn to: • 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. The Committee **NOTED** the current position with the applications.	**PH**
5	**Major Developments – Pre-application consultations** **Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais**	
	There had been circulated Report No PLS/27/26 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 ((25/02301/S37) (PLS/28/26)	**MK**

	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 Beauly-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**	
	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".	
6.2	**Applicant:** Field Beauly Limited (25/00503/S36) (PLS/29/26) **Location:** Land 465M SE of Dunballoch, Beauly (Ward 12). **Nature of Development:** Beauly 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**	**MK**
	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. 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.	
6.3	**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**	**CMacL**
	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. The Committee further **AGREED** that any MSC application should be brought back to committee for determination.	
6.4	**Applicant:** Aviemore Gin Society Limited (26/00402/FUL) (PLS/31/26) **Location:** Guest Accommodation, The Old Minister's House, Inverdruie, Aviemore (Ward 20) **Nature of Development:** Change of use of guest house to short term let. **Recommendation: GRANT**	**RC**
	Agreed: to **GRANT** the planning permission for the reason set out in section 11 of the report.	

6.5	**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**	**RC**
	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:	
6.6	**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**	**JK**
	Agreed: to **GRANT** the planning permission subject to the conditions set out in section 11 of the report.	
	The meeting ended at 12:40pm.	

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 Saggers
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:** Beauly 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 Beauly, 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 Saggers 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 Saggers 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.	

The Highland Council

Minutes of Meeting of the **City Region Deal Monitoring Group** held remotely on Tuesday 28 April 2026 at 3.30pm.

Present:

Mr A Christie	Mr M Green
Mr K Gowans (Chair)	Mrs M Reid

Officials in attendance:
Ms C Townsley, Programme Manager
Ms C Pieraccini, Strategic Lead Finance (Place)
Ms A Macrae, Senior Committee Officer

1. Apologies for Absence

There were apologies for absence from Mr I Brown, Mr J Bruce, Mr D Fraser, Ms L Niven, Mrs T Robertson and Mr R Stewart.

2. Declarations of Interest/Transparency Statements

There were no declarations of interest or transparency statements.

3. Minutes of Previous Meeting

The Group **NOTED** the Minutes of the City Region Deal Monitoring Group held on 3 February 2026.

4. UK Shared Prosperity Fund – Delivery Plan Progress Update

There had been circulated Report No. CRD/03/26 by the Programme Manager.

The Group **NOTED** the 2025/26 UKSPF Delivery Plan progress.

5. Inverness & Highland City Region Deal Programme - 2025/26 Quarter 4

There had been circulated Report No. CRD/04/26 by the Programme Manager.

In discussion, concern was expressed at the uncertainty around the sustainability of the Life Sciences Innovation Centre and continuation of the Science Skills Academy and the importance of the Group escalating both matters to the relevant strategic committee.

At this point, Members were provided with an update on the funding options being explored in relation to the Science Skills Academy and details of a review undertaken by the Scottish Science Centres and potential implications for accessing core funding in common with the recognised science centres in Scotland. The review report would not be published or endorsed by Scottish Ministers until after the Scottish Parliamentary elections in May 2026.

The Group **NOTED** the 2025/26 Quarter 4 update for the Inverness & Highland City Region Deal and that the potential to escalate the Life Sciences Innovation Centre and Science Skills Academy to the relevant strategic committee would be investigated.

6. Albyn Housing, Innovative Assisted Living (Fit Homes)

There had been circulated CRD/05/26 Report by the Assistant Chief Executive – Place.

In discussion, disappointment was expressed that Albyn Housing was to conclude further development of the Fit Homes technology project, this having been a flagship project. It was important that further information be sought from Albyn Housing on how long they would continue to maintain the systems and technology in the existing homes going forward.

In response, it was explained that Albyn Housing had advised they would continue to support the technology element until it was no longer required by each individual user and the existing properties continued to be allocated to those who required accessible housing. It was also highlighted the Council's own technology pilot was moving towards a more interactive type of technology rather than the sensor-based system used in Fit Homes.

Following on from the above, it was acknowledged that cognisance had to be taken of the fact that technology in this sector was moving at a fast pace. Thereafter, and response to a query, it was confirmed that following the appointment of consultants, it was anticipated the independent Post-Project Evaluation (PPE), to be conducted in line with established City-Region Deal governance arrangements, would take approximately 10 to 12 weeks. The Chair requested that the PPE report be circulated to Members of the Group as soon as it was available.

The Group **NOTED** the update for the Inverness & Highland City Region Deal FIT Homes project and that the PPE report would be circulated to Members of the Group as soon as it was available.

The meeting ended at 3.55pm.

The Highland Council

Minutes of Meeting of the **Community Regeneration Fund Strategic Sub Group** held **Committee Leader's Room,** in the **Council Headquarters, Glenurquhart Road, Inverness** and **Remotely** on **Tuesday 2 June 2026** at **1pm.**

Present:-	
Mr I Brown Mr J Finlayson Mr K Gowans Mr M Green Mr R Gale	Mr R Jones (Remote) Mrs I Campbell Mr G MacKenzie (Remote) Ms K Willis (Remote)
In attendance:- Ms S McKandie, CO Revenues & Commercialisation Mr M Bailey, Strategic Lead Commercialisation Ms F Cameron, Programme Manager – Community Regeneration Ms M Gray, Project Officer – Community Regeneration Miss J MacLennan, Joint Democratic Services Manager Mrs O Marsh, Committee Officer	

Mr K Gowans in the Chair

Business

1. Apologies for Absence

Apologies for absence were intimated on behalf of Mr A Jarvie and Ms L Johnston.

2. Declarations of Interest/Transparency Statement

There were no Declarations of Interest/Transparency Statements.

3. Minutes of Last Meeting

The Sub Group **NOTED** the Minutes of Meeting of the Community Regeneration Fund Strategic Sub Group held on the 20 January 2026.

4. Islands Programme 2026/27 - Submission of Applications to Scottish Government

There had been circulated Report No HCCF/03/26 by the Assistant Chief Executive - Place.

During discussion, the following points were raised:-

- it was confirmed that the six proposed applications would be submitted as part of a competitive national bidding process, with final funding decisions taken by the Scottish Government assessment panel and that the submission relating to The Storr would be amended as discussed;

- it was outlined that the original Islands Programme funding request for The Storr formed part of a wider project, and options were considered to increase the funding request to incorporate additional elements in response to increased visitor demand and operational pressures;
- concern was expressed regarding the potential impact of a substantial increase in the funding request on the overall success of Highland bids, recognising the competitive process, the limited national funding available and the risk of reducing the number of successful projects;
- support was expressed for further investment in The Storr, with Members highlighting its success, economic contribution and the need to improve infrastructure and visitor management, alongside environmental protection;
- Members discussed the option of a revised and prioritised funding request, focusing on key elements of the project that could be delivered within a reduced overall ask, rather than progressing the full enhanced proposal;
- following further discussion, a funding level of £400,000 was proposed and supported as a balanced approach, allowing progression of priority elements of the project while supporting the overall strength of Highland submissions; and
- it was confirmed that revised application details would require to be updated prior to submission within the required timescales and that this could be progressed by officers.

The Sub Group **AGREED**;-

i. to submit the 6 applications presented to the Scottish Government as part of the 2026/27 competitive national bidding round;
ii. that the Islands Programme funding request for The Storr project be amended to £400,000 to reflect priority elements of the project; and
iii. that officers finalise and submit the applications, including revisions to The Storr proposal, in line with the agreed funding level.

The meeting ended at 1:20pm

The Highland Council

Minutes of Meeting of the Inverness and Cromarty Firth Green Freeport Monitoring Group held in Committee Room 1, Council Headquarters, Glenurquhart Road, Inverness on Friday, 5 June 2026 at 10am.

Present:-

Mr I Brown
Mr R Cross
Mr J Edmondson
Mr K Gowans
Mr S Kennedy (Remote)
Mrs M Reid
Mrs T Robertson

Non-Members also present:

Ms A MacLean (Remote)
Mr S Coghill

In attendance:-
Ms S McKandie, CO Revenues & Commercialisation
Mr A Webster, Service Lead - Economic Development & Regeneration
Mr B Porter, Finance Manager
Miss J MacLennan, Joint Democratic Services Manager
Mrs O Bayon, Committee Officer

Also in attendance:-

Mr C MacPherson, Chief Executive, ICF Green Freeport
Ms A Wilson, Interim Managing Director, ICF Green Freeport

Mr K Gowans in the Chair

1. Apologies for Absence

Apologies for absence were received on behalf of Mr M Green, Mr G MacKenzie and Mr R Stewart.

2. Declarations of Interest/Transparency Statement

There were no Declarations of Interest/Transparency Statements.

3. Appointment of Vice-Chair

Mr I Brown, seconded by Mrs M Reid, nominated Mr M Green to be appointed as a Vice Chair.

Mr J Edmondson, seconded by Mr R Cross. nominated Mrs T Roberston to be appointed as a Vice Chair.

In a vote between the two candidates, Mr M Green received 4 votes and Mrs T Roberston received 3 votes - with no abstentions.

It was therefore **AGREED** to appoint Mr M Green as a Vice Chair to the Inverness and Cromarty Firth Green Freeport Monitoring Group – the votes having been cast as follows:-

Votes for Mr M Green
Mr I Brown, Mr K Gowans, Mr S Kennedy, Mrs M Reid.

Votes for Mrs T Roberston
Mr R Cross, Mr J Edmondson, Mrs T Roberston.

4. Minutes of Last Meeting

The Group **NOTED** the Minutes of Meeting of the Inverness Cromarty Firth Green Freeport Monitoring Group held on 2 April 2026, which were approved by the Economy and Infrastructure Committee at its meeting on 28 May 2026.

5. Minutes of the Inverness and Cromarty Firth Green Freeport Board

The Group **NOTED** the Minutes of Meeting of the Inverness and Cromarty Firth Green Freeport Board held on 13 March 2026.

6. Update from the Inverness and Cromarty Firth Green Freeport Company

There had been circulated Report No ICF/04/26 by Calum MacPherson, CEO, Inverness and Cromarty Firth Green Freeport

During discussion, the following main points were raised:

- updates were provided on market conditions, investor engagement and programme activity across the Green Freeport area;
- discussion took place on matters affecting future investment and delivery of projects within the Green Freeport programme;
- engagement with UK and Scottish Governments continued in relation to matters affecting programme delivery and future investment opportunities;
- ongoing interest from prospective investors across a range of sectors was highlighted;
- updates were provided on infrastructure requirements, programme development activity and future funding considerations;
- information was provided on the Skills and Innovation Fund and wider programme activity;
- engagement and promotional activity had continued through participation in national and international events;
- organisational matters were discussed, including resourcing and arrangements for recruitment to the Chief Executive post; and
- it was indicated that further updates in relation to Allocation Round 8 and transmission charging arrangements would be reported to a future meeting.

The Group **NOTED**:-

i. the market update;
ii. the update on the Skills and Innovation Fund;
iii. the update on UK REiiF / ALL ENERGY;
iv. the update on the outcome of the Annual Conversation with UK and Scottish Governments;
v. the update on seed capital utilisation; and
vi. the update on Managing Director recruitment

7. Inverness and Cromarty Firth Green Freeport Accountable Body Update Report

There had been circulated Report No ICF/05/26 by the Assistant Chief Executive – Place.

During discussion, the following main points were raised:-

- projects were being actively managed against revised timescales, with a requirement for match funding and delivery arrangements to be confirmed by October 2026 to support programme delivery by March 2029;
- programme spend was expected to increase in later years, with ongoing management of funding allocations and project timelines;
- current financial profiling presented challenges, with lower than anticipated spend in the current year and discussions ongoing with Government regarding flexibility and potential front loading of funding to support delivery and cash flow;
- an update was provided on Industrial Strategy Zone projects, with funding allocated, projects progressing and expenditure required within the current financial year;
- updated projections for retained non domestic rates indicated a modest increase in anticipated income over the programme period;
- in relation to the Longman site, clarification was provided that current activity related to site preparation and enabling infrastructure, with potential for future hydrogen development;
- while interest in hydrogen remained, delivery was influenced by factors including energy costs, infrastructure requirements and market conditions;
- Members highlighted the need to consider lessons from other projects, including scale, delivery approach and operational resilience;
- concerns were raised regarding cost escalation and delivery timescales across projects and it was indicated that cost profiles and funding requirements were being monitored and managed through programme governance arrangements;
- flexibility remained within programme delivery, including phasing of works and funding arrangements, subject to agreement with Government; and
- clarification was provided that any carry forward of funding remained subject to confirmation through the Council's accounting processes.

The Group **NOTED**:-

i. the update on the seed capital programme, the proposed changes to allocations, and the revised spend profile;
ii. the update on the industrial strategy zone site accelerator grant programme; and
iii. the update on the income forecast for the retained non-domestic rates fund.

The meeting ended at 11:05 am