

**The Highland Council
Planning Review Body**

**11 August 2026, 2:00pm
Minutes**

Listed below are the decisions taken by the Planning Review Body at their virtual meeting on 11 August 2026. 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>

Present:

Mrs I Campbell (Remote)
Mr D Fraser
Mr R Gale
Mr B Lobban
Mr A Mackintosh
Mr P Oldham
Mrs M Paterson (Remote)
Mr K Rosie (Remote)

Non-Members also present:

Mr K Gowans

In Attendance:

Ms B Alexander, Solicitor
Mr B Strachan, Independent Planning Adviser to the Planning Review Body
Mrs O Bayon, Committee Officer

Business

1. Calling of the Roll and Apologies for Absence

There were no apologies for absence.

2. Declarations of Interest/Transparency Statement

There were no Declarations of Interest or Transparency Statements.

3. Minutes of Previous Meeting

There had been circulated for confirmation Minutes of Meetings held on 2 June 2026.

4. Criteria for Determination of Notices of Review

The Clerk confirmed that, for all subsequent items on the agenda, Members had contained in their SharePoint all of the information supplied by all parties to the Notice of Review – namely everything submitted at the planning application stage and the Notice of Review stage from the applicant and interested parties together with the case officer's report on handling and the decision notice that had been issued. When new information had been identified and responded to by the case officer, that information had also been included in SharePoint.

Members were reminded that when determining each planning application subject to a Notice of Review, they were to give full consideration of the planning application afresh (also known as the “de novo” approach) in accordance with the advice contained in the letter from the Chief Planner dated 29 July 2011. The Clerk confirmed that this meant that, in each Notice of Review case, the Review Body needed to assess the planning application against the development plan – including the recently adopted National Planning Framework 4 – and decide whether it accorded with or was contrary to the development plan. Following this assessment, the Review Body then required to consider all material considerations relevant to the application and decide whether these added to or outweighed their assessment of the application against the development plan. In carrying out this assessment, all documents lodged by the applicant and interested parties needed to be considered by the Review Body – all material planning considerations required to be taken into account; considerations that were not material planning considerations must not be taken into account. The Clerk also confirmed that Google Earth and Street view could be used during the meeting in order to inform Members of the site location. Members were reminded of the potential limitations of using these systems in that images may have been captured a number of years ago and may not reflect the current position on the ground. All the Notices of Review were competent.

5. New Notices of Review to be Determined

5.1

Ward: 14 Inverness Central

Review Body Ref: 26/00024/RBREF

Applicant: D C Properties

Location: 27 Ardconnel Terrace, Inverness, IV2 3AE,

Nature of Development: Formation of 10no. short term holiday lets, 26/00255/FUL

Reason for Notice of Review: Review Against Refusal

Decision:-

The Review Body **AGREED** to **DISMISS** the Notice of Review and refuse planning permission for the reasons contained in the report of handling as follows:-

- i. the proposed change of use to 10 short-term holiday lets would introduce an intensive commercial visitor use within a narrow residential street, resulting in increased activity, noise, turnover and disturbance to the detriment of neighbouring amenity. The proposal is incompatible with the established residential character of Ardconnel Terrace and is contrary to National Planning Framework 4 Policies 14, 15, 16 and 30; Highland-wide Local Development Plan Policies 28 and 34, and Inner Moray Firth Local Development Plan 2 Policy 8; and
- ii. the nature and intensity of the proposed short-term holiday let use, including associated increases in vehicle movements and servicing activity, would fail to preserve or enhance the character and appearance of the Inverness (Riverside) Conservation Area. The resulting erosion of its established residential character and visual amenity would be harmful to the special interest of this designated heritage asset. The proposal is therefore contrary to National Planning Framework 4 Policies 7 and 14, Highland-wide Local Development Plan Policy 57 and Inner Moray Firth Local Development Plan 2 Policy 8.

5.2

Ward: 20 Badenoch And Strathspey

Review Body Ref: 26/00027/RBREF

Applicant: Ms Lorna Arbuckle

Location: 26 Braeriach Court, Aviemore, PH22 1TL,

Nature of Development: Use of premises as short term letting unit, 25/04492/FUL

Reason for Notice of Review: Review Against Refusal

Decision:-

The Review Body **AGREED** to **DISMISS** the Notice of Review and refuse planning permission for the reasons contained in the report of handling as follows:-

- i. the proposal is contrary to NPF4 Policy 30 Tourism (e) part (i) as it would detrimentally affect both the character and the amenity of the area; and
- ii. the proposal does not meet any of the criteria in the non-statutory guidance that are required for the Planning Authority to support a short term let application within the Short Term Let Control Area. The purpose of the control area is to ensure that there is adequate supply of homes for local people, and this development is contrary to that aim.

5.3

Ward: 16 Inverness Millburn

Review Body Ref: 26/00028/RBREF

Applicant: Ms Linda Gordon

Location: 47 Aird Avenue, Inverness, IV2 4TT,

Nature of Development: Change of use of annexe to short-term let, 26/00360/FUL

Reason for Notice of Review: Review Against Refusal

Decision:-

The Review Body **AGREED** to **DISMISS** the Notice of Review and refuse planning permission for the reasons contained in the report of handling as follows:-

- i. the proposed change of use of the annexe to a short-term let would introduce an incompatible form of commercial visitor accommodation within a close-knit residential area. Due to the proximity of neighbouring dwellings, the proposal would be likely to result in increased noise, activity and parking demand, harming residential amenity and the established character of the area. The proposal also fails to demonstrate that adequate off-street parking can be provided to serve the development, resulting in additional pressure on limited on-street parking to the detriment of neighbouring residents. The proposal is therefore contrary to National Planning Framework 4 Policies 14 and 16, and Highland-wide Local Development Plan Policies 28 and 29; and
- ii. the proposal fails to demonstrate that the short-term let would be appropriately located or capable of operating without adverse impacts on surrounding residential uses. As such, it does not represent sustainable tourism development in this location and is contrary to National Planning Framework 4 Policy 30 and Highland-wide Local Development Plan Policy 44.

5.4

Ward: 12 Aird And Loch Ness

Review Body Ref: 26/00031/RBREF

Applicant: Robert James & Zacaria Burnell

Location: Land 90M NW Of Leault, Abriachan, Inverness,

Nature of Development: Erection of house, 25/00284/PIP

Reason for Notice of Review: Review Against Refusal

Decision:-

The Review Body **AGREED** to **DEFER** the Notice of Review and issue a procedure notice in order to obtain the following information from the appellant and to undertake a site inspection, date tbc:-

- i. submission of a Private Access Checklist to serve the proposed dwellinghouse and access for 25/00284/PIP.

The meeting ended at 3:10pm