

THE HIGHLAND COUNCIL
NORTH PLANNING APPLICATIONS
COMMITTEE

5 August 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:

Ms S Atkin
 Mr M Baird
 Mr R Bremner (except items 6.7 to 7.2)
 Ms B Campbell
 Ms T Collier (except item 1 to 6.2)
 Ms L Dundas
 Mr J Edmondson (except item 6.2)
 Mr R Gale
 Ms C Gillies
Ms L Kraft
 Mrs A MacLean (except items 6.3 to item 7.2)
 Ms J McEwan
 Mr D Millar (remote)
 Mrs M Paterson (remote)

Apologies:

Ms M Paterson

Officers participating:

Mr B Robertson, Area Planning Manager – South (BR)
 Ms L Macdonald, Planning Team Leader (LM)
 Mr P Wheelan, Planning Team Leader (PW)
 Ms C Farmer-McEwan, Principal Planner (CF)
 Mr M Fitzpatrick, Principal Planner (MF)
 Mr J Wiseman, Principal Planner (JW)
 Mr G Sharp, Planner (GS)
 Mr R Mcateer, Graduate Planner (RM)
 Ms J Bridge, Principal Engineer (JB)
 Ms R Banfro, Solicitor (Planning) and Clerk
 Ms R Ross, Committee Officer

ITEM NO	DECISION	ACTION
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1	Apologies for Absence Leisgeulan	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt Mr J Edmondson – Item 6.2	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 10 June 2026 which was APPROVED .	n/a
4	Major Development Update Iarrtasan Mòra There had been circulated Report No PLN/039/26 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. In response to a request for an update on application 08/00253/OUTSU from Ross Estates Company, the Planning Team Leader undertook to contact the applicant to see what progress could be made. The Committee NOTED the current position with the applications.	PW
5	Major Developments – Pre-application consultations 21 - 51) Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais The Committee NOTED that there were no Proposal of Application Notices.	
6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	Applicant: Carn Fearna Wind Farm Limited (25/01650/S36) (PLN/040/26) Location: Land 4km northeast of Garve (Ward 05). Nature of Development: Carn Fearna Wind Farm - Erection and operation of a wind farm for a period of 50 years, comprising of 9 wind turbines, 5 (T1, T2, T3, T4 and T8) with a maximum blade tip height of 200m, and 4 T5, T6, T7 and T9) with a maximum blade tip height of 180m, access tracks, borrow pits, substation, control building, and ancillary infrastructure Recommendation: RAISE OBJECTION The Committee AGREED to RAISE AN OBJECTION for the reasons detailed in the report.	MF
6.2	Applicant: The Cromarty Hydrogen Project (23/05242/FUL) (PLN/041/26) Location: Land 2480M East of Beinn Tharsuinn Windfarm, Edderton (Ward 04). Nature of Development: Erection of a hydrogen production and storage facility (Class 5 - General Industry), road haul tanker loading facility, underground	PW

electricity connection, import substation, access road upgrades, site offices, parking, gatehouse, fencing, temporary construction and laydown area, and ancillary infrastructure.

Recommendation: GRANT

Declaration of Interest – Mr J Edmondson, as he had previously written a letter of representation on behalf of a Community Council, he declared an interest and left the room for this item.

Prior to the presentation attention was drawn to an additional letter of representation, further information from SEPA and further information provided by the applicant.

Since the committee papers had been written, owing to Planning Officers concerns regarding the proposed plant's wastewater discharge location, and its proximity some 820m away from properties at the Aultnamain private water supply, the applicant had since confirmed in writing their acceptance to an additional planning condition which required, the developer to find a suitable alternative private water supply for properties at this location.

This would involve identifying an alternative water supply at an elevated location on the hillside above the plant and this being piped directly to serve properties at Aultnamain; thereby bypassing the plant's water abstraction and discharge process.

This was a most welcome commitment from the applicant, thereby providing a further measure to safeguard private water supplies.

The precise wording of this additional planning condition was to be delegated to the Area Planning Manager to be finalised by Officers.

Motion – Mr R Gale, seconded by Ms J McEwan.

To **REFUSE** Planning Permission for the following reasons:-

The proposed development is considered contrary to policy 11 (e) (viii) and Policy 9 (b) of NPF4.

The proposed development would result in significant uncertainty regarding the long-term availability of groundwater resources given the abstraction of up to 300 cubic metres of water per day. Insufficient evidence has been provided to demonstrate that the proposal would avoid unacceptable impacts on existing private water supplies. While it is acknowledged that NPF4 Policy 11 provides in-principal support for renewable energy development, this does not remove the need for the siting of individual proposals to be justified where they involve the loss of undeveloped open moorland. The applicant has failed to adequately justify the siting of this development, having not provided the further information on alternative sites requested by Officers during the application process, such that the loss of open moorland has not been shown to be necessary and is not acceptable in this location. Accordingly, the proposal is contrary to policy 9 (b) of NPF4.

Amendment:- Ms L Kraft, seconded by Ms A Maclean to **GRANT** Planning Permission subject to the conditions in the report.

	There were 3 votes for the motion and 9 votes for the amendment, therefore the amendment was carried, votes being cast as follows:- Motion – Mr R Gale, Ms J McEwan, Mrs M Paterson Amendment – Ms S Atkin, Mr M Baird, Mrs I Campbell, Ms L Dundas, Ms C Gillies, Ms L Kraft, Mrs A MacLean, Mr D Millar The Committee AGREED to GRANT Planning Permission subject to the conditions detailed in the report with delegated powers granted to officers to draft conditions in relation to the protection of the downstream water supply by the applicant to ensure the quality of the water supply for neighbouring residents at Aultnamain and in respect of Road Mitigation Works in consultation with the Chair and Vice Chair.	
6.4	In terms of Standing Order 9 the Committee AGREED to consider item 6.4 at this stage Applicant: The Three Chimneys (25/00677/FUL) (PLN/043/26) Location: Three Chimneys Restaurant 1 Colbost Dunvegan Isle of Skye IV55 8ZT (Ward 10). Nature of Development: Demolition and Erection of Restaurant Extension (Class 3), Alteration & Extension to Hotel Building (Class 7), Erection of 8no Self-Contained Holiday Units (Class 7), Erection of Storage Shed, associated Landscaping, EV Charging Infrastructure, Cycle & Car Parking, Servicing, Sewage Treatment Plants & Access. Recommendation: GRANT The Committee AGREED to GRANT Planning Permission subject to the conditions detailed in the report.	GS
6.3	Applicant: GSC Dalchork Limited (24/05152/S36) (PLN/042/26) Location: Land 1425M northwest of Lochside Lodge, Lochside, Lairg (Ward 01). Nature of Development: Dalchork Battery Energy Storage System (BESS) facility with capacity of up to 249.9MW, comprising battery containers, switchgear, landscaping, CCTV access and associated infrastructure. Recommendation: RAISE NO OBJECTION The Committee AGREED to RAISE NO OBJECTION to the application, subject to the amendment of condition 3 to remove reference to Historic Environment Scotland with powers being delegated to the Area Planning Manger to finalise the wording of conditions.	JW
6.5	Applicant: Mrs Grethe Walton (25/04685/FUL) (PLN/044/26) Location: Land 155M SW of The Gables, 206 Polbain, Achiltibuie (Ward 05). Nature of Development: Erection of house. Recommendation: REFUSE During discussion support was expressed for the application, however no amendment was raised due to more information on the sectional plans being required. The Committee AGREED to REFUSE Planning Permission for the reasons detailed in the report.	RM

6.6	Applicant: Connie Ramsay (26/02089/FUL) (PLN/045/26) Location: Land 100M West of Duel Hill House Fendom Tain (Ward 07). Nature of Development: Erection of holiday cabin (retrospective). Recommendation: REFUSE The Committee NOTED that the application had been withdrawn, therefore there was no decision to be made.	
6.7	Applicant: Mr Matt Baron (25/02543/FUL) (PLN/046/26) Location: Tigh Deas, 20 Camuslongart, Dornie, Kyle (Ward 05). Nature of Development: Demolition of house and erection of garage with ancillary annex accommodation, including installation of balcony Recommendation: REFUSE Motion – Mrs I Campbell, seconded by Ms L Kraft. The proposed development is considered to comply with Policies 14 and 16 of NPF4, and Policies 28 and 29 of the HWLDP. The siting and design of the proposed development are considered acceptable. The larch cladding and slate roof are in keeping with the character of the area, and the development is well screened by existing mature trees, which minimises the scale and limits its visual impact. It is accepted that the increased height of the building will cause some additional overshadowing and loss of sunlight to the neighbouring property. However, this impact is expected to be limited and, taking account of the mitigation set out below, is not considered to result in a detrimental impact on neighbouring amenity for the purposes of Policy 16(b). The proposed design already includes an enclosed staircase and rooflights in place of a standard window on the north elevation, both of which reduce the potential for overlooking. Solid, opaque screens to the balcony further reduce any remaining risk of direct views into the neighbouring garden. The proposed mitigation is considered sufficient to minimise the impacts of the proposed development to an acceptable level. Amendment – Mr R Gale, seconded by Ms J McEwan to REFUSE the application for the reasons stated in the report. There were 7 votes for the motion and 5 votes for the amendment, therefore the motion was carried; votes being cast as follows:- Motion:- Mr M Baird, Ms I Campbell, Ms L Dundas, Ms C Gillies, Ms L Kraft, Mr D Millar, Mrs M Paterson Amendment:- Ms S Atkin, Ms T Collier, Mr J Edmondson, Mr R Gale, Ms J McEwan The Committee AGREED to GRANT Planning Permission for the reasons given above with delegated powers granted to officers to draft the conditions in respect of this application.	LM
7	Decision of Appeals to the Scottish Government Planning and Environmental Appeals Division Co-dhùnadh mu Iartras do Bhuidheann-stiùiridh Riaghaltas na h-Alba airson Lùth agus Atharrachadh Aimsir	

7.1	Applicant:71(22/04104/PIP) (PPA-270-2323) Location: Land 320 metres southwest of Tore roundabout, Tore, Muir of Ord, IV6 Nature of Development: Phased construction and operation of a business park with low carbon vehicle hub and Park and Ride facility comprising ancillary Class 1A retail, Class 3 food and drink, Class 4 business (excluding office space development), Class 5 General Industrial (excluding heavy industry), Class 6 Storage and Distribution, and Class 7 Hotel, landscaping and biodiversity enhancement, access, roads, SUDS, and associated infrastructure The Committee NOTED the decision of the Reporter appointed by the Scottish Ministers to dismiss the appeal and refuse planning permission for the reasons stated in the Decision Letter.	
7.2	Applicant: Klara Krejci (25/00878/FUL) (PPA-270-2328) Location: 18 Roag, Dunvegan, Isle of Skye, IV55 8ZA Nature of Development: erection of 2no. short-term letting units (amendment 22/00459/FUL), erection of garage, polytunnel and formation of access The Committee NOTED the decision of the Reporter appointed by the Scottish Ministers to dismiss the appeal and refuse planning permission for the reasons stated in the Decision Letter.	
	The meeting ended at 3.20 pm.	