

The Highland Council
South Planning Applications
Committee

Council Chamber, HQ, Thursday 6 August 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 A Graham (**except 6.1 & 6.2**)
Mr M Gregson
Mr R Jones
Mr B Lobban

Mr A MacKintosh
Mr T MacLennan
Mr P Oldham
Ms M Reid
Ms L Saggars
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 R Dowell, Planner (RD)
Ms C MacLeod, Planner (CMacL)
Ms C Millard, Planner (CM)
Ms J Bain, Planner (JAB)
Mr R Cubey, Graduate Planner (RC)
Ms H Stevenson, Graduate Planner (HS)
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 Mr K Gowans, Mrs I Mackenzie and Mr D Macpherson.	
		n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt	

	Item 6.6 – Mr B Lobban	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 17 June 2026 which was APPROVED .	n/a
4	Major Development Update Iarrtasan Mòra	
	There had been circulated Report No PLS/44/26 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. Members noted the Scottish Government Reporter's decision to grant planning permission for the Fasnakyle Battery Energy Storage System (BESS). Disappointment was expressed at the decision, given the considerable time and scrutiny undertaken by the Committee, including a site visit and careful consideration of all relevant matters. Members noted that the decision on whether to pursue a statutory appeal rest with the Chief Officer – Legal & Corporate Governance under his delegations and that any appeal must be lodged within six weeks. Concern was expressed regarding the omission of conditions relating to a Fire Risk Management Plan, Emergency Response Procedures and Battery Safety Management. The Reporter had concluded that such matters were not planning or land use matters requiring control through planning conditions. Members also raised concerns regarding potential pollution of the river in the event of a fire, together with the implications for public safety and visitor access, given the area's single access route. It was agreed that the decision letter be circulated to all Members and included on the next agenda for noting. Following discussion, the Committee agreed that the Area Planning Manager (South) write to the Chief Reporter, with a copy to the Chief Planner, setting out the Committee's concerns regarding the decision. The Committee NOTED the current position within the applications with the agreement for the Area Planning Manager (South) to write to the Scottish Government regarding their decision.	SH
5	Major Developments – Pre-application consultations Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais	
	There had been circulated Report No PLS/45/26 by the Area Planning Manager – South.	
	The Committee NOTED the current pre-application notices.	

6	Planning Applications to be Determined Iarrtasan Dealbhaidh rin Dearbhadh	
6.1	Applicant: SSEN Transmission (25/02993/S37) (PLS46/26) Location: Land 300m West of Upper Fanellan Cottages, Kiltarlity (Ward 12) Nature of Development: Beauly - Denny Overhead Line Diversion - The temporary and permanent diversion of approximately 1.7km section of the existing 275/400kV Beauly Denny overhead line (OHL). Recommendation: RAISE OBJECTION	
	Agreed: to RAISE AN OBJECTION to the application for the two reasons set out in section 11 of the report.	
6.2	Applicant: Mr Colin Shaw (24/05246/FUL) (PLS/47/26) Location: Land 60m North of Cottage of Ardea, Ballachulish (Ward 21) Nature of Development: Erection of distillery building with shop and cafe, erection of warehouses, store & formation of car park. Recommendation: GRANT Members asked about the source of the water supply and how waste water would be dealt with. Officers advised that these matters would be covered by condition, including a requirement for the development to connect to the public sewage main. Members discussed Condition 1, which required Phase 2 of the development to begin within 10 years. Reference was made to concerns raised by residents that such a lengthy period could leave the community facing uncertainty for an extended period of time. Members considered whether a shorter timescale would be more appropriate. While there was some support for reducing the period to three years, it was acknowledged that the proposal was a commercial development and that a degree of flexibility was needed to take account of market conditions and the practicalities of bringing the development forward. Motion: Ms K Willis seconded by Mr C Ballance proposed that the application be approved subject to Condition 1 be amended to require commencement of Phase 2 of the development within 6 years rather than 10 years. Amendment: Mr T MacLellan seconded by Mr B Lobban moved that the application be approved as recommended by Officers in the report. On the vote being taken there were 4 votes for the motion, 8 votes for the amendment and no abstentions. The amendment was therefore carried; the votes having been cast as follows: Motion: Mr C Ballance, Mr M Gregson, Mr A Mackintosh and Ms K Willis. Amendment: Mr D Fraser, Mr L Fraser, Mr R Jones, Mr B Lobban, Mr T MacLellan, Mr P Oldham, Ms M Reid and Ms L Saggars.	
	Agreed: to GRANT to the application as set out in section 11 of the report.	

6.3	Applicant: Aldourie Castle Limited (26/01364/FUL) (PLS/48/26) Location: Dores Inn, Dores, Inverness IV2 6TR (Ward 12). Nature of Development: Renovation and extension of the Dores Inn, new bakery (incorporating cafe/shop, public toilets and beach changing facilities), service building, general storage, boat kiosk and jetty, car parking, relocation of glass recycling point, landscape (including realigned burn and relocated/new football pitch/play park), nature and biodiversity improvements, paths (temporary diversion and permanent), repair/improvements to loch wave defence, access and associated drainage/service infrastructure. Recommendation: GRANT	
	Agreed: to GRANT to the application as set out in section 11 of the report.	
6.4	Applicant: Moondrop Ltd, c/o Main Street Property Solutions Ltd (26/00747/PIP) (PLS/49/26) Location: Land 50M SE of Woodend Farmhouse, Maviston, Nairn (Ward 18). Nature of Development: Erection of House. Recommendation: GRANT Members raised concerns regarding potential traffic impacts on Lochloy Road. It was noted that the road was single track with no passing places and that a consultation response from the Council's Transport Planning Team was required.	
	Agreed: to DEFER determination of the application subject to a response from the Transport Planning Team.	
6.5	Applicant: Moondrop Ltd, c/o Main Street Property Solutions Ltd (26/00745/PIP) (PLS/50/26) Location: Land 100m East of Benone, Maviston, Nairn (Ward 18). Nature of Development: Erection of 2 no. House. Recommendation: GRANT Members raised concerns regarding potential traffic impacts on Lochloy Road. It was noted that the road was single track with no passing places and that a consultation response from the Council's Transport Planning Team was required.	
	Agreed: to DEFER determination of the application subject to a response from the Transport Planning Team.	
6.6	Mr B Lobban declared an interest in relation to Item 6.6 due to being a close family friend of the applicant. He left the meeting and took no part in the determination of this application. Applicant: Mr A Vastano (25/03904/PIP) (PLS/51/26) Location: Land 40M NE of Craigmount, Dunachton Road, Kincaig (Ward 20). Nature of Development: Erection of House. Recommendation: REFUSE MOTION by Mr R Jones seconded by Ms M Reid: Whilst recognising the site is listed on the Ancient Woodland Inventory and there is a conflict with NPF4 Policy 6 b i) and CNPLDP Policy 4, the proposal otherwise complies with the policies of the development plan, and weight can be attached to the site's	

	planning history so as to justify the grant of planning permission in principle, subject to the payment of the required developer contribution and suitable planning conditions which can be delegated to the Area Planning Manager - South.	
	Agreed: to GRANT planning permission in principle for the reason stated subject to the payment of the required developer contributions and suitable planning conditions, which is to be delegated to the Area Planning Manager (South).	
6.7	Applicant: Whirlwind Energy Storage Limited (25/03436/S42) (PLS/52/26) Location: Land 300M SE of Househill House, Househill, Nairn (Ward 18). Nature of Development: Section 42 application to vary condition 1 (time limit on commencement) of planning consent 22/03638/FUL for the construction and operation of a battery energy storage facility. Recommendation: GRANT	
	Agreed: to GRANT to the application as set out in section 11 of the report with the addition of a condition stating that prior to first operational use of the BESS the provision of a secondary vehicle access from the public road to the site from the A939 to the East for emergency vehicles should be available for use.	
6.8	Applicant: Mr and Mrs Steve & Jenny Ballantyne (26/00407/FUL) (PLS/53/26) Location: Land 115M NE of Inverlair Bridge, Tulloch, Roy Bridge (Ward 11). Nature of Development: Erection of a hut and retrospective siting of a composting toilet within woodland for recreational accommodation. Recommendation: GRANT	
	Agreed: to GRANT to the application as set out in section 11 of the report.	
	The meeting ended at 2.10pm.	