The Highland Council
Planning Review Body

22 September 2026, 2:00pm
Minutes

Listed below are the decisions taken by the Planning Review Body at their virtual meeting on 2 June 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 P Oldham
Mrs M Paterson (Remote)
Mr K Rosie

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

Mr P Oldham in the Chair

Preliminaries

The Clerk confirmed that the meeting would be webcast and gave a short briefing on the Council's webcasting procedure and protocol.

Business

1. Calling of the Roll and Apologies for Absence

An Apology for absence was intimated on behalf of Mr A Mackintosh.

2. Declarations of Interest/Transparency Statement

The Review Body **NOTED** the following Declaration of Interest:-

Item 6.1 - Mr D Fraser

3. Minutes of Previous Meeting

There had been circulated and **APPROVED** Minutes of Meetings held on 11 August 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 had 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. Notices of Review Previously Considered

The Clerk advise that due to get info today we will no be able to dsicuus this item and will be brouth to next meeting

5.1
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 **NOTED** that the application will be brouth to next meeting in November

6. New Notices of Review to be Determined

6.1

Declarations of Interest – Mr D Fraser declared an interest as he is personally acquainted with the applicant in relation to this application. In accordance with paragraph 5.6 of the revised Code of Conduct, he withdrew from consideration of this item and left the meeting for its duration.

Ward: 12 Aird And Loch Ness
Review Body Ref: 26/00032/RBREF

Applicant: Mrs Linda Macmillan
Location: Land 125M NW Of Oakbank Longhouse, Milton, Drumnadrochit,
Nature of Development: Erection of house, 25/03609/PIP
Reason for Notice of Review: Review Against Refusal

Decision:-

The Review Body **AGREED** to **UPHOLD** the Notice of Review

6.2
Ward: 11 Caol And Mallaig
Review Body Ref: 26/00035/RBREF
Applicant: Mr & Mrs A MacGregor
Location: Barn East Of Taigh Breagh, Achnabobane, Spean Bridge,
Nature of Development: Demolition of existing barn and erection of house, 25/02488/FUL
Reason for Notice of Review: Review Against Refusal

Decision:-

The Review Body **AGREED** to **UPHOLD** the Notice of Review

6.3
Ward: 03 Wick And East Caithness
Review Body Ref: 26/00036/RBREF
Applicant: Sinclair Bay Lodges
Location: Land 50M SW Of, Sinclair Bay Lodges, High Street, Keiss
Nature of Development: Siting of 4 holiday pods, 25/02862/FUL
Reason for Notice of Review: Review Against Refusal

Decision:-

The Review Body **AGREED** to **AGREED** to **DISMISS** the Notice of Review

The meeting ended at 3:pm