THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE

10 June 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 (remotely (except item 7.1, 7.7 to 7.10)
Ms B Campbell
Ms T Collier (remotely) (except item 7.2)
Ms L Dundas (except item 7.6)
Mr J Edmondson (except item 7.6)
Mr R Gale
Ms C Gillies
Ms L Kraft
Mrs A MacLean
Mr S Mackie (remotely (except item 7.4, 7.5 to 7.7 & 7.11)
Ms J McEwan (except item 7.7 to 7.12)
Mr D Millar (remotely)
Ms M Paterson (remotely)

Non-Committee Members Present:

Substitutes:
Ms M MacCallum (remotely) (item 7.5 only)

Apologies:
Ms S Atkin
Mr K Rosie

Officers participating:
Mr B Robertson, Area Planning Manager – South (BR)
Ms E Forbes, Planning Team Leader (EF)
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 C Simms, Planner (CS)
Ms K Slotwinska, Planner (KS)

Ms N Coyne, Graduate Planner (NC)
Ms K Tolley, Graduate Planner (KT)
Ms J Bridge, Senior Engineer (JB)
Ms R Banfro, Solicitor (Planning) and Clerk
Ms R Ross, Committee Officer

Ms L Kraft in the Chair

ITEM NO	DECISION	ACTION
1	**Apologies for Absence** **Leisgeulan**	**n/a**
2	**Declarations of Interest** **Foillseachaidhean Com-pàirt** Item 7.1 – Mr R Bremner Item 7.2 – Ms J McEwan	**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 4 April 2026 which was **APPROVED.**	**n/a**
4	**Major Development Update** **Iarrtasan Mòra** There had been circulated Report No PLN/024/26 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. During discussion the following points were raised:- • concern was expressed about the Energy Consent Unit's system for collecting consultation responses, particularly the inability to submit drawings and links, and their non-compliance with accessibility requirements; and • updates were requested on the application for land at Knockbreck Farm in Ward 7, Coull Links Golf Course, the legal agreement for Leadmore Quarry and the application from Oatridge Ltd in Ward 10. The Committee **NOTED** the current position with the applications.	**PW**
5	**Major Developments – Pre-application consultations 21 - 51)** **Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais** There is circulated Report No PLN/025/26 by the Area Planning Manager – North.	

	In reference to Pre-Application Notice 26/01268/PAN, it was requested that consideration be given to noise management for neighbouring properties, and that a detailed analysis of the Tomich Junction be carried out prior to a full application coming forward. In reference to planning application 13/03980/PIP, relating to the mixed-use development on land east of Portree Industrial Estate, Staffin Road, Portree, Isle of Skye, it was noted that planning permission in principle had been granted for the proposal submitted by Oatridge Ltd. Clarification was sought on whether the associated legal agreement had been completed.	
	In terms of Standing Order 9, it was AGREED that item 6 be considered following item 7.5.	
7	**Planning Applications to be Determined** **Iarrtasan Dealbhaidh rin Dearbhadh**	
7.1	**Applicant:** Scottish Hydro Electric Transmission Plc. (25/01055/S37) (PLN/027/26) **Location:** Land Between Strathy North And South Wind Farms, Strathy (Ward 01). **Nature of Development:** Strathy South Wind Farm Grid Connection installation and operation of 132kV OHL on double circuit steel structure towers, approximately: Option 1, 10.5km with 8.3km installed with a future capacity of 275 kV; or, Option 2, 13.5km with 11km installed with a future capacity of 275kV comprising the removal and temporary diversion of existing OHL to allow temporary underground cabling. Construction of a cable sealing end (CSE) compound, formation of access tracks and associated infrastructure. **Recommendation: RAISE AN OBJECTION** **Declaration of Interest – Mr R Bremner as a Trustee of the Flow Country Partnership** The Committee **AGREED** to **RAISE AN OBJECTION** to the application for the reasons detailed in the report with delegated powers being given to being granted to the Area Planning Manager – North or Area Planning Manager - South to respond to any further supplementary environmental information provided by the applicant, where it does not materially change the scale of the proposed development or the reasons for the objection.	**MF**
7.2	**Applicant:** Scottish Hydro Electric Transmission Plc (26/00733/S37) (PLN/02826) **Location:** Land 550M NW Of Brabster Farm Cottage, Canisbay (Ward 03). **Nature of Development:** Slickly Windfarm Connection - Installation of approximately 8.6 km of 132 kV single circuit overhead line supported on trident double wood pole structures between Slickly Substation and Gills Bay Switching Station. **Recommendation: RAISE NO OBJECTION** Members **AGREED** to **RAISE NO OBJECTION** subject to delegated powers being granted to the Area Planning Manager – North or Area Planning	**NC**

	Manager – South to finalise the wording of conditions detailed in the report and condition 5.	
7.3	**Applicant:** Highlands And Islands Enterprise (25/04583/PIP) (PLN/029/25) **Location:** Land 280M East Of Lochshell, Reiss (Ward 03). **Nature of Development:** Erection of buildings for use as business (Class 4), general industry (Class 5), storage and distribution (Class 6) and storage and distribution with trade counter, access, roads, parking, open space, landscaping, drainage, utilities and associated works. **Recommendation: GRANT** The Committee **AGREED** to **GRANT** planning permission, subject to the conditions detailed in the report, with delegated powers granted to officers to amend conditions 2, 8 and 12 as required by HIAL, and conditions 3, 15 and 20 as required by Transport Planning to clarify the requirements for bus stops and associated infrastructure on the A99. Delegated powers were also granted to include an additional condition relating to a Stage 3 Road Safety Audit and to delete the informative.	**CS**
7.4	**Applicant:** J Murphy And Sons Limited (25/02223/FUL) (PLN/030/26) **Location:** Land 160m Northwest Of Tigh Ardachu, Mosshill, Brora (Ward 04). **Nature of Development:** Formation of temporary compound cabins and storage (retrospective) **Recommendation: GRANT** **Motion –** Mr R Gale, seconded Mr J Edmondson The proposal is contrary to NPF4 Policy 9(c). The land is known or suspected to be contaminated, having regard to the contaminated officer's consultation response which highlights previous quarry use and potential contamination risks, including possible infill and ground gas generation. However, the applicant has failed to demonstrate that the land is, or can be made, safe and suitable for the proposed new use. The reliance on an informative only is not considered sufficient, particularly given the use of the site for welfare cabins, staff occupation, foul drainage tanks, water supply arrangements, fuel storage and skips. The proposal is also considered to be significantly detrimental to individual and community residential amenity, contrary to HwLDP Policy 28. The report on handling identifies neighbouring residential properties close to the site, including properties within the immediate surrounding area, and records concerns regarding noise from the compound, associated traffic movements, burning of waste materials and intrusive floodlighting. Members consider that nearby residents are adversely affected by operational noise, vehicle movements on constrained local roads, external lighting, and general disturbance from the compound use. The proposal is therefore contrary to HwLDP Policy 28 and NPF4 Policy 14. The Committee **AGREED** to **REFUSE** planning permission for the reasons given in the motion.	**LB**
7.5	**Applicant:** Fastned UK Ltd (25/04701/FUL) (PLN/031/26) **Location:** Land 60M North of 23 Barclay Gardens, North Kessock (Ward 09). **Nature of Development:** Erection of EV charging station, retail unit (Class 1A) and cafe/restaurant (Class 3 with ancillary takeaway) with associated	**EF**

	infrastructure and amenity open space (amendment to 23/03666/FUL). **Recommendation: GRANT** The Committee **AGREED** to **GRANT** planning permission subject to the conditions detailed in the report.	
6	**Continued Item** **Cuspairean a' Leantainn** **Applicant:** S4N Spittal Limited (25/02382/S36) (PLN/026/26) **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** – Mr R Gale, seconded by Ms J McEwan This development is considered contrary to NPF 4 policy 11 (e)(xiii). The proposed development is located within a rural landscape in low lying open agricultural land. This proposal is considered to contribute to the significant industrialisation of the landscape and the long-term erosion of its rural character. The proposal would add to the existing and emerging concentration of energy infrastructure in the Spittal, Achies and Banniskirk area, including Spittal Substation, existing overhead lines, Spittal BESS, Achanarras BESS, the BESS at Caithness Flagstone Ltd, the BESS on land adjacent to Banniskirk Quarry, West of Orkney onshore transmission infrastructure, Banniskirk Substation, the Spittal to Beauly 400kV overhead line, Ayre Offshore Wind Farm onshore transmission infrastructure. When assessed cumulatively with those developments, the proposal would result in an unacceptable cumulative landscape and visual impacts, in terms of the industrialisation of the farmed and lowland plain landscape character type, and unacceptable effects of the character of views particularly those experienced by road users on the A9 represented by VP1, and experienced by local road users and residential receptors to the north and north-west of the site represented by VP2 and VP3. In particular, the construction phase of this proposed development would add to the cumulative construction impact from other energy infrastructure projects in the Spittal, Achies and Banniskirk area. Although construction would be temporary, the number and proximity of nearby projects could lead to repeated or overlapping construction activity, increasing construction traffic, works activity and visual disturbance for local receptors over a longer period. The proposed mitigation is not considered sufficient to address this cumulative harm. While the proposed bunding, planting and colour treatment may reduce visual effects when experienced from some localised views of the development over time, they would not prevent the proposal from adding to the wider cumulative concentration of energy infrastructure in the Spittal, Achies, and Banniskirk area which would be more apparent in the short or medium term.	**MF**

	The Committee **AGREED** to **RAISE AN OBJECTION** for the reasons detailed in the motion.	
	In terms of Standing Order 9, the Committee Agreed that item 7.12 be considered at this stage.	
7.12	**Applicant:** Whirlwind Energy Storage LLP (25/03236/S42) (PLN/038/26) **Location:** Land 295M South of Mill House, Stainland, Thurso (Ward 03). **Nature of Development:** Application for S42 to amend the wording of condition 14 of planning consent 22/02054/FUL and subsequent changes to siting, design and ancillary infrastructure. . **Recommendation: GRANT** The Committee **AGREED** to **GRANT** planning permission subject to the conditions detailed in the report.	**LB**
7.6	**Applicant:** Miss Connie Ramsay (25/02860/PIP) (PLN/032/26) **Location:** Land 100M West of Duel Hill House, Fendom, Tain (Ward 07). **Nature of Development:** Erection of house and cattery. **Recommendation: REFUSE** The Committee **AGREED** to refuse planning permission for the reasons detailed in the report.	**KT**
7.7	**Applicant:** Balmacara Hotel (25/01462/FUL) (PLN/033/26) **Location:** Balmacara Hotel, Balmacara, Kyle (Ward 05). **Nature of Development:** Change of use from public bar to guest and staff accommodation and erection of extension to hotel (including amendments to planning permissions 18/02161/FUL and 23/03156/FUL) **Recommendation: GRANT** The Committee **AGREED** to **GRANT** planning permission subject to the conditions detailed in the report.	**KS**
7.8	**Applicant:** Mr Gareth Cotten (25/03337/FUL) (PLN/034/26) **Location:** The Highland Fling, Station Road, Kyle (Ward 05). **Nature of Development:** Change of use of first floor of the building to hostel (retrospective) **Recommendation: GRANT** The need for traffic management plan for Kyle was emphasised and the Senior Engineer – Project Design Unit, undertook to raise this with the Council's Roads' Team as an operational matter and to report back to Committee in due course. **Motion** – Mr R Gale, seconded Ms L Dundas to defer the decision until a Traffic Management Plan for Kyle was provided. This motion was subsequently withdrawn. The Committee **AGREED:**	**KS**

	i. to **GRANT** planning permission subject to the conditions detailed in the report; and ii. to escalate the request for a Traffic Management Plan for Kyle for consideration by the Roads' Team.	
7.9	**Applicant:** Wise Folly Ltd. (26/00366/FUL) (PLN/035/26) **Location:** Shoe Cellar, Main Street, Kyle (Ward 05). **Nature of Development:** Change of use from shop to short-term let (part-retrospective). **Recommendation: GRANT** The need for traffic management plan for Kyle was emphasised and the Senior Engineer – Project Design Unit, undertook to raise this with the Council's Roads' Team as an operational matter and to report back to Committee in due course. The Committee **AGREED:** i. to **GRANT** planning permission subject to the conditions detailed in the report; and ii. to escalate the request for a Traffic Management Plan for Kyle for consideration by the Roads' Team.	**LM**
7.10	**Applicant:** Mr Nick Plank. (26/00095/FUL) (PLN/036/26) **Location:** Land 70m West of Fon Tobar, 8 Lower Milovaig, Glendale, Isle of Skye (Ward 10) **Nature of Development:** Erection of a deer fence (retrospective) **Recommendation: GRANT** **AGREED** to **GRANT** planning permission subject to the conditions detailed in the report.	**LM**
7.11	**Applicant:** Inver House Distillers (25/01402/FUL) (PLN/037/26) **Location:** Land 65m SE of Iluka, Oldwick Road, Wick (Ward 03). **Nature of Development:** Erection of bonded warehouse and formation of access, carpark, SuDS and landscaping . **Recommendation: GRANT** **Declaration of Interest – Ms J McEwan due to a personal involvement with supporters, objectors and landowner.** Agreed to **GRANT** planning permission subject to the conditions detailed in the report.	**KT**
	The meeting ended at 4.25 pm.	

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

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 larrtas 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.	

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 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 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 Saggers.	
	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, Kincraig (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 Household House, Household, 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.	

THE HIGHLAND COUNCIL

JOINT NORTH AND SOUTH PLANNING APPLICATIONS COMMITTEE

9 September 2026 at 9.30AM

MINUTE / ACTION NOTE

Listed below are the decisions taken by Committee held in the Council Chamber, Highland Council Headquarters, Glenurquart Road, Inverness/Remote 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
Mrs B Campbell
Mrs L Dundas
Mr D Fraser
Mr L Fraser
Mr R Gale
Ms C Gillies
Mr K Gowans
Mr A Graham
Dr M Gregson
Ms L Kraft
Mr B Lobban
Mr T MacLennan (remote)
Mr D Macpherson
Mr P Oldham (in the Chair)
Mrs M Reid
Mr K Rosie
Mrs L Saggers

Non-Committee Members Present:

Ms M Hutchison
Ms E Knox

Substitutes:

Mr J Bruce (AM only)
Mr S Coghill (remote)
Mrs J Hendry

Officers participating:

Mr D Mudie, Chief Officer – Planning and Building Standards (DM)
Mr B Robertson, Area Planning Manager – South (BR)
Mr P Wheelan, Planning Team Leader (PW)
Mr L Burnside, Principal Planner (LB)
Ms N Coyne, Planner (NC)
Ms J Mair, Planner (JM)
Ms R Banfro, Solicitor (Planning) and Clerk
Mr I Meredith, Solicitor (Planning)
Ms K Arnott, Committee Officer
Ms R Ross, Committee Officer

ITEM NO	DECISION	ACTION

1	**Apologies for Absence** **Leisgeulan** Apologies for absence were intimated on behalf of Mr C Ballance, Mr R Bremner, Ms T Collier, Mr J Edmondson, Mr R Jones, Mrs I Mackenzie, Mr S Mackie, Mr A MacKintosh, Mrs A MacLean, Ms J McEwan, Mr D Millar, Mrs M Paterson and Ms K Willis.	**n/a**
2	**Declarations of Interest** **Foillseachaidhean Com-pàirt** There were no Declarations of Interest. Transparency Statement – Mr D Macpherson – Item 3, as a member of the National Trust for Scotland.	**n/a**
3	**Planning Application to be Determined** **Applicant:** Scottish Hydro Electric Transmission Plc (25/03311/S37) (PLN/PLS/01/26) **Location:** Land 2430M SW of Loch Buidhe, Bonar Bridge (Wards 01, 03,04,05,06,08 and12). **Nature of Development:** Spittal to Beauly 400 kV OHL - Install, operate and keep installed 173km of new 400 kV overhead electricity line, supported on steel lattice tower structures, between proposed new substations at Banniskirk (ND 15905 56823) in the area of Spittal, and Fanellan (NH 48534 43208) in the area of Beauly, with a connection via a proposed new substation at Carnaig (NH 65053 97458) near to the existing substation at Loch Buidhe, in the area of Bonar Bridge; associated permanent diversion works to 18km of existing 132 kV and 275 kV overhead electricity lines, including the temporary diversion works, and ancillary development and associated works. **Recommendation: RAISE OBJECTION** During discussion the following main points were raised: - • attention was drawn to correspondence received from Golspie Community Council, clarifying that they objected to the application; • concern was expressed surrounding many areas of the application, including – the seven day a week construction and its impact on roads and residents; the amount of work that would be brought into the area from this project; the lack of assessment and mitigation of effects on bird life and protected species; the siting of towers in the Flow Country; the loss of ancient woodland; the cumulative impact with other existing and ongoing developments; the impact on World Heritage Sites and Special Landscape Areas; and the loss of agricultural land; • support was expressed for the development in principle, but it was suggested that not enough consideration had been given to alternative options such as undergrounding parts of the line, although the need for renewable energy and infrastructure for its transmission was recognised; the need to choose the best way of doing this for landscape and residents of the Highlands, rather than the cheapest option for the developer, was emphasised.	**JM/NC/ LB**

	• it was highlighted that almost all the statutory consultees had objected to this application; • the need for the applicant to work collaboratively with the Council to bring this development forward, was emphasised; and • thanks were extended to officers for providing comprehensive and detailed reports and presentations. The Committee **AGREED** to **RAISE AN OBJECTION** to the application for the reasons set out in the report with delegated powers to allow Officers, in consultation with the North and South Planning Committee Chairs to deal with subsequent matters arising through the PLI, including responding to Supplementary Environmental Information and all other PLI related consultations and correspondence.	
	The meeting ended at 5pm.	

The Highland Council

Minutes of Meeting of the **City Region Deal Monitoring Group** held remotely on Tuesday 3 September 2026 at 2.15pm.

Present:

Mr A Christie
Mr K Gowans (Chair)
Mr D Fraser
Mr D McDonald
Mrs T Robertson
Mrs M Reid

Officials in attendance:

Ms C Townsley, Programme Manager
Mrs O Bayon, Committee Officer

Business

Mr K Gowans in the Chair

1. Apologies for Absence

There were apologies for absence from Mr I Brown, Mr M Green, Mr J Bruce, and Ms L Niven.

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 28 April 2026.

4. UK Shared Prosperity Fund – Delivery Plan Progress Update

There was circulated Report No. CRD/05/26 by the Assistant Chief Executive – Place.

In response to a query, it was confirmed that the Inverness Campus project had commenced on site and was expected to be completed within the Programme timescales.

Thereafter, it was explained that the position with replacement funding from the UK Government following the end of the UKSPF in September 2026 was currently unknown. In response, it was suggested that a report be submitted to the Economy and Infrastructure Committee scoping out what other funding may be on the horizon, if any, and the impact on the Highlands. The Chair confirmed he would have further discussions with the Economy & Regeneration Manager in relation to this matter.

In response to a query, it was confirmed that Members would be provided with an interim update before the next meeting on the current position with UHI - Green

Skills Training Fund and delivery of training in the new Sustainable Construction Centre that UHI Inverness was to open.

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

5. Inverness & Highland City Region Deal Programme Report - 2026/27 Quarter 1

There is circulated Report No. CRD/06/26 Report by the Assistant Chief Executive – Place.

During discussion, Members were advised that the Science Skills Academy (SSA) had secured extra monies to allow it to continue for another academic year, details of which were provided. The SSA had been asked to prepare a paper on its sustainability and options to secure future funding and a more detailed update would be available in Quarter 3. Highlands and Islands Enterprise had also been asked for its contingency plan in the event no further funding was secured.

Thereafter, reference was made to the major investment in the Inverness and Cromarty Firth Green Freeport and the fact the SSA would benefit from some of that skills and training monies.

Following on from the above, an assurance was sought that appropriate governance was in place in terms of the original aims and outcomes expected from projects as stated in applications and business cases and what had been delivered on completion of projects.

Members were advised that as part of the City Region Deal governance arrangements, there was a duty to complete a post project evaluation for each of the projects. A consultant led post project evaluation was to be undertaken in the next few months in relation to Inverness Castle, Life Sciences Innovation Centre, and Affordable Housing projects and this would involve a robust gap analysis of the outcomes expected from projects and what had been delivered.

The Chair advised that once these evaluations had been completed, it would be helpful for the Group to be provided with a short summary report that highlighted the deficits that had been identified, if any, and the views of funders in relation to those deficits.

The Group **NOTED** the 2026/27 Quarter 1 update for the Inverness and Highland City Region Deal.

The meeting ended at 2:35pm

The Highland Council

Minutes of Meeting of the **Harbours Management Board** held in **Lochinver Harbour Office** on **Friday, 11 September 2026** at **11.30am.**

Present:-

Mr J Edmondson
Mr R Cross
Ms M Hutchison
Mr R Jones
Mr D Macpherson
Mr H Morrison
Ms L Niven

In attendance:-

Mr P Reid, CO Facilities & Fleet Management (Remote)
Ms C Pieraccini, Strategic Lead Finance (Remote)
Mr J MacKay, Interim Harbours Manager
Mr G Smith, Service Lead – Infrastructure
Mrs O Bayon, Committee Officer

Mr H Morrison in the Chair

Business

1. Apologies for Absence

Apologies for absence were intimated on behalf of Mr I Brown, Mr M Green and Mrs T Robertson.

2. Declarations of Interest/Transparency Statement

The Committee **NOTED** the following Transparency Statement:-

Item 4 and 6: Ms M Hutchison

3. Minutes of Last Meeting

Arising from the Minutes, an update was sought on the contractual dispute relating to the covered walkway at Uig Harbour. It was confirmed that the dispute had been resolved and that the existing covered structure would be removed, with the pedestrian route remaining in place without a cover and the construction and removal costs being returned to the Council. Clarification was also sought on whether the contractor had accepted fault and on the future provision of a covered walkway. It was confirmed that no admission of fault had been made and that discussions would continue with the Scottish Government regarding any future covered walkway provision.

There Board **NOTED** the Minutes of Meeting of the Harbours Management Board held on the 22 May 2026.

4. Cruise Liner Activity and Charging at Highland Council Ports

Transparency Statement: Ms M Hutchison made a Transparency Statement in respect of this item as a relative worked for the Highland Council Harbours. However, having applied the objective test, reviewed her position in relation to the item, she did not consider that she had an interest to declare.

There had been circulated Report No HMB/5/26 by the Assistant Chief Executive – Place.

During discussion, the following points were raised:-

- information was sought on the total number of international cruise liner bookings for 2026 prior to cancellations, to allow comparison with the 88 bookings confirmed for 2027. It was confirmed that the figures would be provided following the meeting;
- clarification was sought on the financial impact of cruise liner cancellations at Portree;
- reference was made to the continued increase in cruise liner activity and the number of bookings being received several years in advance. In this regard, information received from a Highland tour provider was highlighted which suggested that growth in cruise tourism in Iceland and Alaska had contributed to increased cruise activity in the Highlands and that changes in those markets could therefore affect future activity;
- information was sought on the process for attracting cruise vessels to Highland Council ports, including the role of cruise agents in promoting Council facilities;
- the advantages available to Invergordon in accommodating larger cruise vessels alongside were highlighted, including the ability for passengers to disembark directly and transfer to coaches. This was contrasted with other Highland Council ports, where larger vessels were required to anchor and passengers were transported ashore by tender;
- concern was expressed regarding the staffing requirements associated with increasing cruise liner activity and maintaining the required security standards. It was suggested that opportunities be explored for full-time staff to work within harbours during the summer and support other Council services, including winter maintenance, during the winter. Officers undertook to consider this alongside seasonal staffing options and opportunities for staff to work across other service areas, with an update to be brought to the next meeting;
- in relation to the proposed development at Kinlochbervie Harbour, clarification was sought as to whether the proposed deeper water facilities could accommodate cruise liners;
- reference was made to the potential development of the West End Car Park at Fort William to provide additional car parking, pontoon facilities and a

deep water berth for cruise vessels, with the potential to generate additional income and support economic activity in the area. It was requested that this opportunity be considered as a business case and officers proposed that it first be raised through the Fort William 2040 process given the wider regeneration work already under way;
- clarification was sought on whether harbour income was ring-fenced to the individual harbour where it was generated; and
- in relation to the potential development of cruise berthing facilities at Fort William, the limitations on larger vessels navigating the Corran Narrows were highlighted and it was indicated that the size of vessels capable of safely accessing Fort William would require consideration as part of any future study or feasibility work.

The Board:-

i. **NOTED** the contents of the report;
ii. **AGREED** that options for shared or seasonal staffing arrangements be explored and an update provided to the next meeting; and
iii. **AGREED** that the potential development of cruise berthing facilities at Fort William be raised through the Fort William 2040 process in the first instance.

5. Portree Harbour / Lochinver Harbour

There is circulated Report No HMB/06/26 by the Assistant Chief Executive – Place.

A presentation was provided on the progress of the structural repair works at Portree and Lochinver Harbours, including the phased works being undertaken at both locations.

During discussion, the following points were raised:-

- clarification was sought on the anticipated completion of the current works at Portree Harbour and whether harbour works would affect cruise liner operations the following summer. It was confirmed that there were no harbour works planned for the following summer;
- the significant refurbishment undertaken at Portree Harbour and the anticipated extension to the life of the infrastructure were welcomed. Clarification was sought on whether cruise liners which had cancelled visits during the works could return in future years and whether their requirements had changed;
- information was sought on the sacrificial anodes used to protect the piles, including whether they would require replacement and the associated financial implications;
- reference was made to a previous masterplan for Portree Harbour which had included proposals for a deep-water berth, marshalling area, pontoons and car parking, although this was not currently being progressed;
- appreciation was expressed for the work of staff and others involved in keeping Portree Harbour operational throughout the major works; and

- in relation to Lochinver Harbour, clarification was sought on whether sufficient capacity for fish landings would remain available during the works at Market Quay. It was confirmed that the phased works at Culag Pier were intended to allow operations to continue while sections of Market Quay were being worked on.

The Board **NOTED** the contents of the report.

6. Highland Piers and Harbours Revenue Budget Monitoring – Out-turn for 2024/25, 2025/26 and Quarter 1 forecast for 2026/27 as at May 2026

Transparency Statement: Ms M Hutchison made a Transparency Statement in respect of this item as a relative worked for the Highland Council Harbours. However, having applied the objective test, reviewed her position in relation to the item, she did not consider that she had an interest to declare.

There had been circulated Report No HMB/07/26 by the Assistant Chief Executive – Place.

During discussion, the following points were raised:-

- information was provided on the purchase and pricing of marine gas oil and the challenges associated with fluctuating supply prices and maintaining competitive fuel prices. The importance of remaining competitive was highlighted, given the potential loss of both fuel sales and harbour dues if vessels chose to use other ports;
- clarification was sought on whether the gas oil costs shown in the accounts related solely to the purchase of fuel;
- concern was expressed that income from fuel sales and harbour and ferry dues had fallen below budget assumptions over successive financial years. It was suggested that the approach to budget setting be reviewed to take account of previous performance and provide more realistic income assumptions;
- clarification was sought on the difference in fuel prices between Lochinver and Kinlochbervie and the ability to receive fuel deliveries by sea. Reference was made to the proposed new pier at Kinlochbervie and its potential to facilitate sea tanker deliveries and allow fuel prices to be brought in line with those at Lochinver;
- the potential for sea tanker deliveries at Kyle of Lochalsh was explored, including whether additional fuel storage capacity could be provided. It was highlighted that the existing storage capacity limited the ability to receive the minimum volume required for a cost-effective sea delivery and the possibility of additional storage capacity was suggested for future consideration; and
- an update was sought on progress with the proposed extended pier at Kinlochbervie. Reference was made to discussions with wind farm companies regarding potential financial contributions, although no commitment had been secured.

The Board **NOTED** the out-turn position for 2024/25 and 2025/26 based on draft unaudited accounts, as set out in the report.

7. Internal Harbour Audit update

There had been circulated Report No HMB/08/26 by the Assistant Chief Executive – Place.

During discussion, the following points were raised:-

- the progress made in addressing several of the issues identified by the audit was welcomed and clarification was sought on progress with the proposed Harbours Strategy. It was confirmed that the Strategy was intended to be presented to the Economy and Infrastructure Committee in November and thereafter to the Harbours Management Board;
- concern was expressed regarding the lack of clarity around how the work of the Harbours Board was programmed, including how the needs of individual harbours were identified, responsibilities determined and priorities established. It was highlighted that the proposed Harbours Strategy was intended to provide clearer direction in this regard;
- reference was made to the reactive nature of harbour operations and the need to prioritise works, particularly in relation to health and safety and statutory compliance. It was explained that staffed and unstaffed facilities had designated Harbour Masters responsible for inspections, with identified works subsequently prioritised according to need and available resources; and
- reassurance was sought in relation to the wider application of the audit actions across harbour operations, and it was confirmed that the actions were being considered across the service rather than solely in relation to the harbour area covered by the audit, with a further harbour audit expected later in the year.

The Board **NOTED** the contents of the report.

AOB

An update was provided on the proposed dredging works at Helmsdale Harbour. It was advised that the final application had been submitted following receipt of the additional sampling results required as a result of changes to the proposed dredging and disposal arrangements, and a response from Marine Scotland was awaited.

It was further advised that, subject to the necessary licence being granted, priority would be given to dredging the approach and breakwater head, where the stones were causing the greatest difficulty for vessels, with procurement for the basin works to follow.

The meeting ended at 1:00pm

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, 28 August 2026 at 9.30am.

Present:-

Mr I Brown	Mr S Kennedy (Remote)
Mr R Cross	Mr D McDonald
Mr J Edmondson	Mr G MacKenzie (Remote)
Mr K Gowans	Mrs M Reid
Mr M Green (Remote)	Mrs T Robertson

In attendance:-
Mr M MacLeod, Assistant Chief Executive - Place
Mr B Porter, Chief Officer – Corporate Finance
Mr G Munro, Strategic Lead - Revenues and Welfare (Remote)
Ms R Wheeler, Operations Manager (Remote)
Ms C Townsley, Programme Manager (City Deal)
Ms L Holroyd, Project Manager – Economic Development
Mrs O Bayon, Committee Officer

Also in attendance:-

Ms A Wilson, Managing Director, ICF Green Freeport
Mr R Keanie, HR Business Partner of Sumitomo Electric Industries
Ms R Johnstone, Campaign & Social Executive, Planit Scotland

Mr K Gowans in the Chair

1. Apologies for Absence

There were no apologies for absence.

2. Declarations of Interest/Transparency Statement

The Committee **NOTED** the following Transparency Statement:-

Item 4 – Mr J Edmondson

3. Minutes of Last Meeting

The Group **NOTED** the Minutes of Meeting of the Inverness Cromarty Firth Green Freeport Monitoring Group held on 5 June 2026, which were approved by the Economy and Infrastructure Committee at its meeting on 20 August 2026.

Urgent Business

Verbal Update from the Managing Director, Inverness and Cromarty Firth Green Freeport

In terms of Standing Order 8, the Chair had agreed that the following be taken as an item of urgent business, given the importance of providing Members with a timely update on recent Green Freeport activity since the previous meeting.

Thereafter, Ms A Wilson, Managing Director, Inverness and Cromarty Firth Green Freeport, provided a verbal update on recent activity across the Green Freeport programme, including market conditions, investor and government engagement, skills and innovation activity, retained non-domestic rates, monitoring and evaluation arrangements and staffing matters.

During discussion, the following main points were raised:-

- an update was provided on current market conditions, with continued investor interest across Green Freeport tax sites highlighted, although policy positions impacting the offshore wind sector continued to influence the timing of some investment decisions;
- information was provided on ongoing engagement with investors, Government and partner organisations to support investment opportunities and programme delivery across the Green Freeport area;
- in response to questions regarding employment associated with the Green Freeport programme, clarification was provided on the range of employment figures currently being considered and it was indicated that more detailed information would be reported to a future meeting;
- discussion took place on investment activity and market interest at Ardersier and it was indicated that engagement with investors and Government continued in relation to opportunities at the site;
- following discussion on the Seed Capital Programme, it was confirmed that a further update on progress, Full Business Case submissions and delivery timescales would be provided to a future meeting;
- it was suggested that Members receive a future briefing on offshore wind development and associated industry processes to support understanding of the sector and its relationship to Green Freeport opportunities;
- information was sought on progress with developments at the Port of Cromarty Firth and it was indicated that activity continued in relation to the port's expansion proposals and associated Seed Capital project; and
- reference was made to recent developments involving potential investor interest within the Green Freeport area, with it being highlighted that continued market engagement was viewed as a positive indication of longer-term opportunities.

The Monitoring Group:

i. **NOTED** the update on Green Freeport activity since the previous meeting;

ii. **NOTED** that more detailed employment information would be reported through future reporting arrangements;
iii. **AGREED** that a future briefing be arranged for Members on offshore wind development and associated industry processes; and
iv. **AGREED** that a further update on the Seed Capital Programme be submitted to a future meeting.

Business

4. Delivering Investment and Jobs: Project spotlight with Sumitomo Electric Industries

Transparency Statement: Mr J Edmondson made a Transparency Statement in respect of this item as Chair of the Community Planning Partnership Transport Forum. Having applied the objective test and reviewed his position in relation to the item, he did not consider that he had an interest to declare.

The Monitoring Group received a presentation from Mr Rikki Keanie, HR Business Partner of Sumitomo Electric Industries, on the development of its high-voltage subsea cable manufacturing facility within the Green Freeport Cromarty Tax site, at the Port of Nigg. An overview was provided of the company's experience in cable manufacturing, the scale and progress of the facility, its role in supporting the renewable energy sector and the employment and skills opportunities associated with the development.

During discussion, the following main points were raised:-

- progress at the Port of Nigg was welcomed, together with the scale of the development and the investment and wider benefits being delivered to the area;
- it was suggested that a visit to the manufacturing facility would be of interest to Members, providing an opportunity to view the development and manufacturing operations first hand;
- the issue of public transport and active travel connections to the facility was highlighted, particularly considering the anticipated increase in staff travelling to the site, along with the potential impact of additional employee and freight traffic on the surrounding road network;
- information was provided on discussions with The Highland Council, HITRANS and other partners to explore a range of transport solutions, including supported services, park and ride arrangements, improved rail connections and shuttle services;
- Members recognised Sumitomo's role in providing high value employment opportunities for local people, observing that improved transport provision could support both recruitment and wider economic benefits;
- the Council's willingness to support further discussions through its involvement in the regional transport partnership was welcomed; and
- thanks were conveyed for the presentation and best wishes were offered for the continued development of the facility, with continued engagement welcomed where appropriate.

The Monitoring Group:-

i. **NOTED** the presentation and update ; and
ii. **AGREED** that a future visit to the manufacturing facility be arranged for Members.

5. Attracting and Retaining Young Talent

A presentation was provided by Ms Rebecca Johnstone, Planit Scotland, which included a video highlighting the experiences of young people and organisations benefiting from opportunities associated with Green Freeport related activity. Drawing on her own experience, Ms Johnstone outlined the factors that had influenced her decision to return to the Highlands following university and highlighted the range of career opportunities emerging across both direct Green Freeport projects and the wider supply chain. Particular emphasis was placed on the importance of increasing awareness of local opportunities, engaging with young people at an early stage and providing visible role models to support talent retention and inward migration.

During discussion, the following main points were raised:-

- Members welcomed the presentation and recognised the importance of retaining and attracting young people to support the long term economic sustainability of the Highlands;
- discussion took place on the need to raise awareness of local career opportunities at an earlier stage, including through engagement with schools, colleges and universities;
- the value of young people sharing their experiences and acting as role models to help others better understand available career pathways was highlighted;
- Members emphasised the importance of building confidence among young people and supporting access to workplace experience and training opportunities;
- it was recognised that opportunities associated with Green Freeport investment extended beyond engineering and construction roles and included a wide range of professional, business support and service sector occupations;
- the role that parents and families could play in influencing career decisions was highlighted and concern was expressed that awareness of opportunities available within the Highlands remained limited;
- information was provided on employer engagement with schools, colleges and careers events, together with the opportunities available through entry level roles and workplace training programmes; and
- Members welcomed the ongoing focus on workforce development and talent retention and thanked Ms Johnstone for her presentation.

The Monitoring Group **NOTED** the update.

6. Promoting the Green Freeport

The Monitoring Group discussed this item under the previous agenda item 5.

7. Updated Terms of Reference

There had been circulated revised Terms of Reference for the Inverness and Cromarty Firth Green Freeport Monitoring Group.

The Monitoring Group **NOTED** the proposed revised Terms of Reference for the Group which will be submitted to full Council for approval.

The meeting ended at 10.50 am

The Highland Council

Minutes of Meeting of the Inverness and Cromarty Firth Green Freeport Monitoring Group held in Committee Room 2, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 20 October 2026 at 2.30pm.

Present:-

Mr I Brown (Remote)
Mr R Cross
Mr J Edmondson
Mr K Gowans
Mr D McDonald
Mr G MacKenzie (Remote)
Mrs T Robertson

In attendance:-
Mr J Welsh, Chief Officer - Enterprise and Investment
Mr G Munro, Strategic Lead - Revenues and Welfare
Ms C Pieraccini, Strategic Lead Finance (Place)
Mr M Fraser, Finance Manager
Ms C Townsley, Programme Manager (City Deal)
Ms L Holroyd, Project Manager – Economic Development
Miss J MacLennan, Joint Democratic Services Manager (Remote)
Mrs O Bayon, Committee Officer

Also in attendance:-

Ms A Wilson, Managing Director, ICF Green Freeport

Mr K Gowans in the Chair

Business

1. Apologies for Absence

Apologies for absence were intimated on behalf of Mr M Green, Mr S Kennedy and Mrs M Reid.

2. Declarations of Interest/Transparency Statement

There were no Declarations of Interest/Transparency Statements.

3. Minutes of Previous Meeting

The Group **NOTED** the Minutes of Meeting of the Inverness Cromarty Firth Green Freeport Monitoring Group held on 28 August 2026.

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

Clarification was sought regarding references in the Board minutes to forward funding associated with retained non-domestic rates. It was also queried whether the proposed arrangements relating to the inshore storage of large

structures could have wider implications and whether further information on the matter could be provided at a future meeting.

The Group **NOTED** the Minutes of Meetings of the Inverness and Cromarty Firth Green Freeport Board held on 14 May and 9 July 2026.

5. Exclusion of the Public

The Monitoring Group **RESOLVED** that, under Section 50A (4) of the Local Government (Scotland) Act 1973, the public be excluded from the meeting for the following items on the grounds that they involved the likely disclosure of exempt information as defined in Paragraphs 4 and 6 of Part 1 of Schedule 7A of the Act.

6. Inverness and Cromarty Firth Green Freeport Governing Body Update Report

There had been circulated Report No ICF/06/26 by the Managing Director, Inverness and Cromarty Firth Green Freeport.

Members welcomed the opening of the Sumitomo facility at Nigg and highlighted the significance of the development for the area, particularly in terms of employment opportunities and the wider progress of the Green Freeport. An update was also sought on Phase 5 of the Port of Cromarty Firth development. It was explained that Full Business Case discussions were progressing in relation to the Seed Capital element of the project.

The Monitoring Group **NOTED** the:-

i. organisational review;
ii. market update;
iii. key milestones;
iv. update on skills and training;
v. update on the retained non-domestic rates fund; and
vi. market engagement update.

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

There had been circulated Report No ICF/07/26 by the Assistant Chief Executive – Place.

During discussion, the following main points were raised:-

- in relation to the A9 Tomich Junction improvements, an update was provided on potential sources of match funding. Whilst it was explained that no immediate funding had been identified, discussions would continue as the Full Business Case progressed. Concerns were raised regarding aspects of the planning proposals, including lighting and traffic management and the need to maintain progress on the project was emphasised;

- clarification was sought on progress with the East Link Road. It was explained that Transport Scotland had re-engaged with the project and commenced preliminary work with an indicative completion date of March 2032;
- information was sought on the timing of updated forecasts for the retained non-domestic rates fund. The Chair confirmed that retained non-domestic rates would remain a regular item for the Monitoring Group and it was indicated that a more detailed update would be provided to the next meeting; and
- the importance of keeping community funding under consideration was highlighted. It was explained that an annual delivery plan would be developed for the use of retained non-domestic rates funding and that Members would have an opportunity to contribute to discussions on how that funding would be used.

The Monitoring Group **NOTED**:-

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

The meeting ended at 3:15 pm