**The Highland Council**

**South Planning Applications Committee**

**Council Chamber, HQ, Wednesday 7 October 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 M Gregson
Mr R Jones
Mr B Lobban
Mrs I MacKenzie (except 7.2 & 7.3)
Mr A MacKintosh
Mr T MacLennan
Mr D Macpherson (except 7.2 & 7.3)
Mr P Oldham
Ms M Reid
Ms K Willis

**Non-Committee Members Present:**
Mr J Bruce

**Officers participating:**
Mr B Robertson, Acting Area Planning Manager – South (BR)
Mr P Wheelan, Strategic Projects Team Leader (PW)
Mr R Dowell, Planner (RD)
Mr J Kelly, Planning Team Leader (JK)
Ms L Prins, Principal Planner (LP)
Ms H Stevenson, Graduate Planner (HS)
Ms A Gibbs, Strategic Lead (Democratic Services)
Ms B Alexander, Solicitor
Ms C McArthur, Strategic Lead (Legal and Regulatory)
Ms K Arnott, Committee Administrator

| ITEM NO | DECISION | ACTION |
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| **1** | **Apologies for Absence**<br>**Leisgeulan**<br><br>Mr A Graham, Mr K Gowans and Ms L Saggers. | |
| | | **n/a** |
| **2** | **Declarations of Interest**<br>**Foillseachaidhean Com-pàirt** | |
| | Iem 6.1 – Mr C Ballance. | **n/a** |

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| **3** | **Confirmation of Minutes**<br>**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 6 August 2026 which was **APPROVED.** | **n/a** |
| **4** | **Major Development Update**<br>**Iarrtasan Mòra** | |
| | There had been circulated Report No PLS/54/26 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.<br><br>Members requested an update on the Balloch Wind Farm application and were advised that an extension to the current consultation deadline of 14 October 2026 was being sought. The applicant is expected to submit additional environmental information and revised proposals, including a reduction in the number of turbines. Once this information has been received and assessed, a response will be submitted to the Energy Consents Unit. A decision on the application is anticipated in the new year.<br><br>In response to questions regarding the number of applications expected to be determined in Quarter 4, Members were advised that the projected figures were indicative and that applications would be prioritised for committee consideration once they were ready to proceed. Although several applications were anticipated to come before the committee during the period, a definitive list had not yet been established.<br><br>In response to a request for an update on the Bengally Substation project, Members were informed that the pre-commencement traffic management condition remains outstanding. It was noted that the Council is awaiting the submission of SSEN's active travel improvement scheme and that substantive site works will not be able to proceed until this requirement has been resolved.<br><br>The Committee **NOTED** the current position with the applications. | **PW** |
| **5** | **Major Developments – Pre-application consultations**<br>**Leasachaidhean Mòra – Co-chomhairle Ro-iarrtais** | |
| | There had been circulated Report No PLS/55/26 by the Area Planning Manager – South.<br><br>The Committee **NOTED** the current pre-application notices. | |
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| **6** | **Planning Applications to be Determined**<br>**Iarrtasan Dealbhaidh rin Dearbhadh**<br><br>**Mr C Ballance made a Transparency Statement in respect of item 6.1 by virtue of being a joint owner of a property within the red line boundary. However, having applied the objective test, he did not consider that he had an interest to declare. This was because the property is one of a** | |

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| | **significant number of properties within the extensive red line boundary, and the matter is being considered by the council in its capacity as a statutory consultee, rather than as the determining authority. Therefore, he would remain and participate in the item.** | |
| 6.1 | **Applicant:** Glen Earrach Limited (25/01599/S36) (PLS/56/26)<br>**Location:** Land 2700M West of Inchtellach, Bunloit, Drumnadrochit (Ward 12).<br>**Nature of Development**: Glen Earrach Pumped Storage Hydro (PSH) scheme – construction and operation.<br><br>**Motion:** Mr D Fraser seconded by Mr A Mackintosh proposed that the Council raise an objection to the application as the proposed development does not accord with the provisions of Section 36 of the Electricity Act 1989 by not demonstrating sufficient regard to the desirability of preserving natural beauty and geological or physiographical features of special interest and neither does it reasonably mitigate against the detrimental effects of the proposal because the headpond components of the proposal would result in significant residual landscape and visual impacts, including adverse effects on the Dramatic Great Glen special quality of the Loch Ness and Duntelchaig Special Landscape Area particularly at and around the summit of Meall Fuar Mhonaidh, contrary to NPF4 Policy 4(d)(i) and HwLtDP Policy 61.<br><br>The proposal also relies upon ongoing water management and mitigation measures, including the operation of Dochfour Weir, which are fundamental to its environmental acceptability and whose long-term effectiveness has not been demonstrated with sufficient certainty. The works to the Dochfour Weir are therefore an essential and functionally interdependent element of the proposed development which has not been included within the application and has not been assessed in the EIAR. It is therefore considered, having regard to *Raeshaw Farms v Scottish Ministers Ltd [2006] CSIH 10*, that there is insufficient environmental information before the decision maker to conclude the true nature and scope of the project, and its likely significant environmental effects, have been lawfully and adequately assessed for EIA purposes.<br><br>Accordingly, while recognising the national importance of the proposal and giving significant weight to NatureScot's revised position, the identified policy conflicts, significant residual landscape effects and continuing dependence on operational mitigation measures outweigh the substantial benefits of the development. The proposal therefore fails to accord with the Development Plan when read as a whole and is not compliant with EIA Regulations.<br><br>**Amendment:** Mr C Ballance seconded by Mr B Lobban proposed not raising an objection to the application, subject to conditions restricting blasting from 9pm to 9am and requiring the dam walls to blend with the surrounding area.<br><br>On the vote being taken there were 6 votes for the motion, 6 votes for the amendment with 1 abstention.<br><br>There being an equality of votes, the Chair exercised their casting vote in favour of the **amendment**, which was accordingly **carried**.<br><br>**Motion**: Mr D Fraser, Mr M Gregson, Mrs I MacKenzie, Mr A MacKintosh, Ms M Reid, Ms K Willis. | **RD** |

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| | **Amendment**: Mr C Ballance, Mr L Fraser, Mr R Jones, Mr B Lobban, Mr T MacLennan, Mr P Oldham.<br><br>**Abstentions**: Mr D MacPherson | |
| | **Agreed:** to **RAISE NO OBJECTION** to the application on the basis that two conditions are added in relation to a time restriction on blasting to ensure that this does not occur between 9pm and 9am as well as the finish of the dam walls to blend in with the surrounding area, with the final wording of this to be delegated to the Area Planning Manager (South). | |
| 6.2 | **Applicant:** Mr Robert Kingsland (26/02354/FUL) (PLS/57/26)<br>**Location:** Ex Scottish Water Treatment Works Brecklet Road, Ballachulish (Ward 21).<br>**Nature of Development**: Change of use from water treatment facility to a house and associated works at. | **HS** |
| | **Agreed:** to **GRANT** to the application as set out in section 11 of the report. | |
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| 7 | **Continued Item**<br>**Cuspairean a' Leantainn** | |
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| 7.1 | **Applicant:** Forestry and Land Scotland (22/06211FUL) (PLS/58/26)<br>**Location:** Land 485M SE of 4 Tower Ridge Courtyard, Torlundy, Fort William (Ward 21).<br>**Nature of Development**: Extension to visitor car parking land 485m SE of 4 Tower Ridge Courtyard, Torlundy, Fort William. | **LP** |
| | **Agreed:** to **DEFER** the application until a site visit is completed. | |
| 7.2 | **Applicant:** Moondrop Ltd, c/o Main Street Property Solutions Ltd (26/00747/PIP) (PLS/59/26)<br>**Location:** Land 50M SE of Woodend Farmhouse, Maviston, Nairn (Ward 18).<br>**Nature of Development**: Erection of House. | **JK** |
| | **Agreed:** to **GRANT** to the application as set out in section 11 of the report. | |
| 7.3 | **Applicant:** Moondrop Ltd, c/o Main Street Property Solutions Ltd (26/00745/PIP) (PLS/60/26)<br>**Location:** Land 100m East of Benone, Maviston, Nairn (Ward 18).<br>**Nature of Development**: Erection of 2no House.<br><br>Motion by Cllr Oldham seconded by Cllr L Fraser to refuse planning permission in principle because Members were not satisfied that the site constitutes a brownfield redevelopment opportunity, such as is supported by Policy 17A of NPF4. The extent of previous agricultural development is limited. The proposal is contrary to policy 35, as it does not constitute an acceptable rounding off an existing housing group, as it fails to enhance the cohesiveness or perceptible relationship with existing properties. | **JK** |
| | The Committee unanimously **REFUSED** planning permission in principle for the reasons given. | |

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| **8** | **Decisions of Scottish Ministers**<br>**Co-dhùnaidhean Mhinistearan na h-Alba** | |
| **8.1** | **Applicant:** Horsepower Cars (CLUD-270-2012)<br>**Location:** Reduit House, Culloden Moor, Inverness (Ward 17)<br>**Decision:** Delegated Refusal. | |
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| **8.2** | **Applicant:** Horsepower Cars (ENA-270-2089)<br>**Location:** Reduit House, Culloden Moor, Inverness (Ward 17)<br>**Decision:** Enforcement Notice.<br>The Committee is invited to note the decision of the Reporter appointed by the Scottish Ministers to dismiss the appeal made under Town and County Planning (Scotland) Act 1997 and to refuse planning permission for the reasons stated in the Decision Letter. | |
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| **8.3** | **Applicant:** Fasnakyle Battery Storage Ltd (PPA-270-2321)<br>**Location:** Land 500M northeast of Fasnakyle, Cannich, IV4 7NB (Ward 12)<br>**Decision:** Grant Planning Permission | |
| | The Committee is invited to note the decision of the Reporter appointed by the Scottish Ministers to allow the appeal made under Town and Country Planning (Scotland) Act 1997 to grant planning permission. | |
| | **The meeting ended at 3.30pm.** | |