

Beauly Community Council Minutes No 59

Held at Phipps Hall

25th August 2025

In Attendance

Community Councillors

Jane Cumming (Chair)
Seona Fraser (Treasurer)
Ivar Campbell
Angela Blake
Rosie Macdonald
James Campbell

Councillors

Emma Knox

Associate Members

Ann Ashton

Apologies: Tony Boyland. Councillor Chris Ballance on holiday, Councillor Helen Crawford. Councillor David Fraser attending Glenurquhart Community Council. No other apologies received.

Also in attendance were various members of the public.

1. Welcome

Newly elected Chair of the CC Ivar Campbell welcomed everybody to the meeting.

Declarations of Interest

Ivar Campbell explained he was the owner of a property in the centre of the village, where Café Biagiotti is the tenant. It could be impacted by the construction of the various energy projects, but it was unclear whether this would have a negative or positive impact on the value of the property. Jane Cumming explained she too owned a property on the main street in the village. It was agreed these be recorded but were unlikely to have an impact on people's judgement.

2. Minutes

The minutes of the April 28th CC were agreed, with reference to the dispute as to what was said by Councillor Ballance in relation to Fanellan substation. Approved by James Campbell and seconded by Joan Campbell.

The minutes of the meeting of 30th June 2025 were approved by Angela Blake, seconded by Seona Fraser.

There was a brief discussion about our ways of communicating information and Jane indicated Tony Boyland had hoped somebody else might take on the website page in the long term. The possibility of stopping the website and just going on to Facebook was discussed, although this had issues for those not on social media and it was agreed we would try to get a school or college student to do the website. Seona indicated she was still waiting to hear back from Fiona Sangster in Education about the possibility of getting a young person to join the CC.

ACTION Approved minutes from June 30th to go up on CC website, together with Minutes from 28th April 2025. Angela to put advert on website for student.

3. Matters Arising from Minutes (not covered in main agenda)

Fanellan Substation

Following the decision at the last Community Council that we should work with Beaully Community Trust, and any other interested groups, to discuss mitigations and conditions, as well as any compensation, Jane had approached SSEN to have a meeting, hopefully in September. There was concern if we didn't move quickly on this there was always a potential the application could go to council before we have negotiated any mitigations and conditions.

ACTION CC to find a date to hold meeting with SSEN. Jane to invite Trust and Business Association to get involved in meetings going forward and find a suitable date for first meeting.

Bingally Substation

The second draft of the response on Bingally substation had been circulated by Jane. The community councillors approved it.

ACTION Jane to submit response to Bingally substation application to Highland council.

Tree Preservation Orders

Councillor Knox reported back she had spoken to the council's Environmental Officers who are responsible and some of the trees have preservation orders and some don't. They are going to do a full audit of the current position and report back so we can decide whether more should be applied for to protect the trees.

ACTION Councillor Knox to report back on audit of trees once complete.

Ballach Wind Farm

The full application for the wind farm has now been submitted. There is still no word from the developer about the timing of a public exhibition as they were struggling to get a venue that worked – they wanted to make sure it would be open for at least a few hours in the evening to accommodate those working. They have confirmed there is a nighttime viewpoint assessment of the wind farm within the application. Jane explained she had not had a chance to review the full application yet which was on display in the laundrette. The CC discussed various options for display of planning applications and agreed the Filling Station/Post Office/Laundrette was a good, accessible location.

ACTION Jane to chase EnergieKontor for date for public exhibition. Jane to review application and report back

SSEN CLG meeting

The minutes of the SSEN Community Liaison Group had finally been circulated. Seona would circulate them.

ACTION Seona to circulate.

School Stakeholder Group meeting

The planned meeting in August had been delayed again while various discussions took place on drainage and access issues

ACTION Seona to attend next Stakeholder Group meeting in early September 2025

Maple Vale/Aird Road Playpark

Angela Blake and Catherine Rait had discussions with the various possible contractors. There had been a great response to the publicity. We still need to find ways to raise the additional funds. Coastal Communities Fund is a possibility.

ACTION Angela to continue to liaise with contractors, seek funding and report back.

Planning

It was now clear the council would not demolish the rifle range as part of the school demolition contract so we need to see if the contractor for the Western Isles Undergrounding.

ACTION Jane to chase up RJ McLeod re rifle range demolition. Jane to check out the position re asbestos surveys with the council.

Other Outstanding Business

- A. White lining on the toll and Beaully straight – members of the public raised concerns. Emma will continue to chase.
- B. Braeview Park Lining – still waiting on council to carry out the work
- C. Resilience Plan – need to find somebody to take this forward
- D. Belladrum – need somebody to attend local community liaison meetings
- E. Need somebody to take over reporting potholes and abandoned vehicles
- F. State of Old Co-op Building – Councillor Knox to chase re unsafe condition
- G. Lyndale Hedge had not been cut back very much, if at all, Councillor Knox to chase

4. Convention of Highland Community Councils

Angela Blake had attended the Convention on 12th August in a listening capacity. They discussed a statement:

1. The Convention recognises the impact of climate change on our planet but opposes the industrialisation of the Highlands
2. Asks elected members to support the Highland Community councils as public consultation is inadequate and local democracy is being overridden

3. Calls for the Scottish Government to undertake a planning inquiry commission to look at all the planning applications to see the impact as a whole
4. Convention wants to pause all planning applications to allow time to assess the impact on the Highlands as a whole.

The various MPs and MSPs agreed at the meeting to seek debates in their respective parliaments on these points. Views had been mixed with some supporting seeking community benefit/mitigations and some not. A motion had subsequently been circulated since but only Seona had seen it so would send it round again.

ACTION CC to consider new motion.

5. Planning Applications

Ballach wind farm had already been discussed but Jane confirmed she had attended the planning committee and the met mast application was approved. The objection letters were not considered to be valid. Community benefit would be £670,000 a year which was a significant sum.

The developers had previously said they would be happy to come along to a meeting with the community council and it was agreed to invite them.

ACTION Jane to contact Energie Kontor and invite to September meeting.

Jane explained she had not had a chance to review the other applications which had been submitted for the Beaully Spittal – Loch Buidhe – Beaully 400kV OHL application submission or the Beaully -Denny OHL Diversion application but would review.

ACTION Jane to review applications and report back to next meeting

Campbells of Beaully had submitted an application for amended signage and an extension into the garden at the rear. The Community Council discussed and agreed they had no issue with the application.

6. Correspondence

There had been an email from a local resident about the condition of the graveyard at the Catholic Church with bins overflowing and the general untidiness. Angela passed it on to the councillors and David Fraser had contacted the Bereavement Team. They were doing a walk round of all the cemeteries after the storm and would be tidying up. James confirmed that had happened.

ACTION Councillor Knox will contact to get current position and we will continue to monitor.

The general condition of the pavement there was highlighted and Ivar Campbell agreed to go and have a look at it and trim it.

ACTION Ivar to trim along the pavement at the Catholic Church

There had also been correspondence about cutting of the field down the ferry at bird nesting time and Angela had raised this with Lovat Estates who had responded to say they

were letting that field for agriculture for the first time in a while and it wasn't covered by the restriction on cutting before the end of August. The long term plan for the area is to plant it with native woodland although that is a few years away yet.

Joan from the Community Trust mentioned she had applied for funding for paths so there was some money available for upkeep.

Kilmorack Community Council had been in touch about our request to improve and potentially move the path that runs along the road between the railway bridge and the Lovat Bridge. Agreed we would support their idea to create a riverside walk.

ACTION Mention the issue of paths at the Community Trust meeting. Contact Kilmorack Community Council to let them know our position re path by river.

7. AOB

A member of the public had raised the condition of two properties in Fraser Street. Councillor Knox said she had been in contact with the council but both properties were tenanted. They would write to the tenants asking them to keep the property in good condition.

NEXT MEETING: Monday 29th September 2025