

Beauly Community Council Minutes No 60 Held at Phipps Hall

27th October 2025

In Attendance

Community Councillors

Ivar Campbell (Chair)
Seona Fraser (Treasurer)
Jane Cumming

Councillors

Emma Knox

Associate Members

None

Rosie Macdonald
James Campbell

Apologies: Angela Blake, Councillor David Fraser, Councillor Chris Ballance. No other apologies received.

1. Welcome

Ivar Campbell welcomed everybody to the meeting.

Declarations of Interest

The only declarations of interest were the same as at the previous meeting. Ivar Campbell and Jane Cumming own property on the main street.

2. Minutes of meeting of 29th September 2025

The minutes were approved by Rosie Macdonald, seconded by Ivar Campbell, with some minor amendments suggested by Sasha around our response on Ballach wind farm. Agreed to remove some points which were not for minuting and reworded the section on community benefit funds.

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

Councillor Emma Knox gave an update on outstanding matters for the council.

White lining

The white lining has been completed! Emma thanked the community council for keeping up the pressure. The Community Council wanted to put on record their thanks to Councillor Knox for her work on this.

Lyndale Hedge

No further update. Continue to serve notices, as required.

Co-op Building

Getting a compulsory purchase order for the old Co-op building would be complicated. There needs to be an offer to buy given to the owner first which has to be declined. Market value has to be paid, the offer has to come from a community group and it has to be for the

benefit of the community. Discussion about the Community Trust moving forward with a possibility of SSEN being interested in refurbishing and leasing it. Agreed it would probably be better to knock it down and rebuild it, given the state of it.

Market Cross

Emma had let the team at the council know there was a local contractor with the right skills to repair it.

Public toilets

The toilets are open again. Apparently it was three Beaulieu lads who were seen running out of the premises on the night it happened. They had taken the door off. Very disappointing.

Fraser Street

Still not sorted the bin space. Emma to keep us updated.

Catholic church cemetery

James had taken down the tree himself. Emma said it was disappointing the council had not dealt with it – should not have left it to members of the public to sort these things. Emma said she would speak to the team responsible.

There was no update on the tree survey or the co-op building.

ACTIONS: Emma to continue to monitor the issues.

Fanellan Substation

Reps from the CC and the Community Trust met with SSEN to discuss mitigations and had a pretty constructive meeting. We ran through the various requests for mitigation highlighted in our objection.

They are still pursuing the idea of a coach/lorry park at the Bottom End of the village to ease congestion. They have been carrying out various ground investigation works and are hopeful a lot of the aggregate can be sourced on the site and they have decided to concrete batch on site too. The result of those two would be a dramatic reduction in the number of HGVs going to and from the site.

They were also in touch with the man who owned the old co-op and were hoping to visit it with a view to refurbishing it and using it as a community information hub. We explained our position on it to them and it might help the owner to agree to SSEN taking it on if he knew there was pressure likely to come from the community for a community buy out.

They had also expressed an interest in funding improvements to paths and facilities that could contribute to their staff's wellbeing such as gym facilities and men's shed.

Seona had an exchange of e mails with the Active Travel Team at the council who said they were not pursuing the idea of a path along the river from the Lovat Bridge to the village, despite suggestion from Councillor Ballance that they were. Will revert back to Councillor Ballance to see if he can check it out.

SSEN were also talking about creating legacy housing in the village which they would use short term and then leave it behind.

The Beaulieu Business Group were not in attendance which was a pity as a number of business group members are keen to see a dialogue so will chase this up.

ACTION Jane to chase Beaulieu Business Group re participation.

Ballach Wind Farm

Jane had circulated a draft response on Ballach wind farm and asked for comments back from members by the end of the week. It highlighted mixed views, concern largely about traffic impact, but also wildlife such as geese and osprey. Also positive in relation to the community benefit fund. Currently written in terms of concerns rather than an objection – any views to be sent to Jane to finalise the response.

ACTION Jane to gather the views of members and finalise response and send off to ECU.

Spittal Beaulieu OHL

Jane had drafted a letter of objection to the Spittal to Beaulieu OHL with the mitigations and conditions amended from the Fanellan Substation as many of them are equally valid for the Spittal Beaulieu OHL application.

There is also another application for the Beaulieu to Blackhillock OHL and Jane will review this and draft a response along similar lines to the OHL.

ACTION Jane to take account of any amendments to Spittal to Beaulieu OHL objection from members and will then finalise response and send to ECU.

Jane to draft a response along similar lines to the Beaulieu to Blackhillock OHL and circulate around for comment.

School Stakeholder Group meeting

The planned meeting for late October had been delayed and would now take place on Monday 3rd November when the new site would definitely be announced.

ACTION Seona to attend next Stakeholder Group meeting on 3rd November.

Maple Vale/Aird Road Playpark

There has been ongoing dialogue about the playpark and what was required and there was a meeting with Councillor Fraser to discuss. Proposal is to use the £20k on offer to move the bark under the swings and use grass matting there instead to give the current area a longer lease of life. Also removal of areas of concrete that are unsafe and potentially install a bench and a basket swing or roundabout. This is a short term solution and Phase 2 would look at a bigger redevelopment more in line with the £80k proposal, but that needs time to consult on designs with the local community and raise additional funding.

ACTION Angela to keep us updated.

Rifle Range

RJ McLeod and SSEN guys came to see the Rifle Range and asked for some further information and will go back to their Directors/Managers and see if they can get support to demolish the rifle range and sports association building.

ACTION Jane to follow up on e mails to RJ MacLeod and SSEN.

Resilience Plan

Seona had sent over the info and template to Sasha and had not yet heard back.

ACTION: Seona to chase Sasha

Belladrum

Seona and Joan had attended the Belladrum meeting and there is £20,000 to distribute between Beaully, Kirkhill, Kiltarlity and Kilmorack. Seona had put in an application for replacing the flower boxes on the top of the pillars. There's certain criteria so needs to fall within that and it's around environment, health and wellbeing and culture.

4. Place Plan

Jane reported back that she had been trying to find out where we were on the Beaully Place Plan as she'd still hear nothing back from Highland Council. She'd been in touch with Chris Ballance about it and he said the team had been shortstaffed and they were way behind but he would chase up and see.

Jane suggested, given we made the changes the council had asked for previously we should just go ahead and start the consultation on the Place Plan. This was agreed.

ACTION Jane to prepare the letters etc and distribute the Place Plan to the neighbouring community councils and our ward councillors, as per consultation process for Place Plans.

5. Correspondence

There was correspondence about the winter resilience arrangements and Seona had sent in a request for grit to fill the various bins. The reply was a bit vague on timing.

ACTION: Seona to keep an eye on it and chase if grit does not arrive.

6. AOB

Flowers

The flowers should be getting taken away any time now. James is contacting Lord Lovat about shut off the standpipes for winter. Discussion about the flowers and various options for funding. SSEN will carry out another volunteer day tidying up all the beds around the village – Croyard Road, Braeview Park, Memorial Garden etc. About 15 of them would be taking part on Thursday 30th October.

The Highland Cross handover is to be on 27th November and there are invites for the community council. Rosie MacDonald said she would attend and possibly Seona Fraser. We

were turned down in our application for new tops for the pillars as it doesn't meet their criteria.

Still need to discuss a post looking for volunteers.

ACTION: Jane to discuss with Angela the idea of a post asking for volunteers and maybe look at an online calendar.

Member of the Scottish Youth Parliament did not arrive.

ACTION Seona to chase up re young person.

Christmas Lights Switch On

This will take place on Thursday 4th December.

ACTIONS: James will sort out stage with Stuart Hutton

Seona to liaise with the school and sort out santa

Cnoc Na Rath

Active Travel Team had been along the path and were carrying out some work, but said the path needs strengthening, potentially with willow. Seems like a good idea.

Issue raised about the motorbikes on various paths around the village. They've been churning up the paths and it's not been possible to put down more of the grit as it will just get churned up again.

ACTIONS Seona to get back to Active Travel Team and say we'd like to progress the willow idea.

Remembrance Sunday

Discussion about Remembrance Sunday and laying of the wreath. Father Max will do the Remembrance Service at the Toll and James Campbell is liasing with Tony Boyland re the wreaths.

ACTION: James Campbell to liaise with Tony B and Father Max.

NEXT MEETING: Monday 24th November 2025