

# **Beauly Community Council Minutes No 57**

## **9th June 2025 Held at Phipps Hall**

### **In attendance**

#### **Community Cllrs**

Mark Simmons  
Angela Blake  
Seona Fraser  
Ivar Campbell  
Jane Cumming  
Rosie Macdonald

#### **Cllrs**

Helen Crawford  
Chris Balance

#### **Assoc**

#### **Members**

### **Apologies**

James Campbell

David Fraser  
Emma Knox

### **Attendees**

Other members of the public names not supplied.

### **Welcome**

Chairperson Jane Cumming welcomed everyone for their attendance and apologies noted.

### **Declaration of Interests.**

None received.

**Approval of minutes** from previous meetings in April and May carried forward to June meeting

### **Financial Statement**

No 1 Account	£ 3232.51
No 2 Account	£ 5560.33
Children Hall Account	£ 1588.88
Lovat Account	£ 1567.53
Beauly in Bloom Account	£ 2097.19

## **Matters arising from previous minutes not covered later in agenda.**

### **Co-optee/associate members and appointment of Chair and Secretary.**

A petition was raised in the village to appointment a new Chair and replacement secretary. The petition was not valid as the correct procedure was not followed but Beaulieu Community council agreed to hold a special meeting to fulfil their request. Unfortunately no one who had put their name forward on the petition were now willing to fill the vacant posts after considering the voluntary work involved.

3 attendees agreed to be associate members. Ann Ashton, Liz Watt and Sasha Thureau.

### **Beaulieu School**

Beaulieu School - site to be decided by end of June. Public meeting to be held on Tuesday 10th June in Phipps Hall to which all local groups and clubs are invited to comment on the proposal to make the new Primary School in Beaulieu a Point of Delivery (POD).

### **Beaulieu Community Trust.**

Further Trust meeting to be held later in the summer.

### **Planning**

#### **Field Beaulieu BESS**

The Chair explained the objection to the Beaulieu BESS had been submitted. It was based on concerns about potential run off into the River Beaulieu and fire risk, as had been agreed at the previous meeting. It had not proved possible to use material from Kiltarlity CC's objection as it had been written by a planning consultant and there could be issues of copyright, however it had been possible to paraphrase some of the Kilmorack objection. The letter of representation will be available on the Beaulieu CC website.

## **Fanellan Substation**

The chair outlined the contents of the Objection to Fanellan substation which had previously been circulated to members of the community council. This was based on the original concerns outlined to SSEN in 2024 and the concerns outlined at the Drop In Sessions in May as well as the feedback received in the feedback forms. The conditions and mitigations were also based on the previous discussion with SSEN in 2024, the feedback at the drop in sessions and from the feedback forms, as well as general feedback from residents expressed to members of the community council.

There were a number of comments from the floor, highlighting the public health impact and Chris Boyle agreed to send his study to the chair to see if it could be incorporated into the objection in some way. Another suggestion was to include reference to the use of outdated figures in the traffic impact assessment. Also mention of Radon from recent studies.

The community council agreed to submit the objection, with these amendments. A final version would be circulated to the community councillors for final sign off on that basis.

Ssen presentation Cllr Helen Crawford has asked SSEN to do a leaflet drop with clarification of vehicle movement and also add on cumulative numbers for other projects.

\*While the the community Council is regrouping we need to be able negotiate or participate with SSEN going forward an idea proposed was to form a village liaison group.

## **Bingally substation**

There was a discussion about Bingally substation in Strathglass Community Council area. The HGV traffic and abnormal load traffic is due to go through Drumnadrochit and it was suggested the CC would write expressing concern about the traffic impact and asking that a condition be applied by the council to ensure adherence to the proposed traffic route through Drumnadrochit.

There was a discussion about the volume of light traffic and potential for an additional 500 cars on the road up the glen, but there seems to be no suggestion of a workers' camp. The Community Council agreed to write a letter of representation expressing concern about the increased volume of traffic and seeking a condition to ensure the developer brings HGV and abnormal load traffic through Drumnadrochit, as per their plan.

There was a discussion about why the community council objects to some applications and not others. It was explained that the CC has limited resources to respond to every application and restricts comments generally to applications which will have a significant impact on the CC area. This is generally applications within our own area or the immediately adjacent areas – Kiltarlity, Kirkhill, Kilmorack and Muir of Ord.

There was a discussion about the potential use of AI to write objection letters and the Chair expressed a view that the ones she had seen so far were of fairly poor quality and more time would have to be spent checking their accuracy than writing an objection from scratch.

There was a further discussion about whether or not the council could put in a condition to insist all light vehicles going on to site were electric vehicles.

### **Ballach Met Mast -**

Community Council agreed not to object on the basis that finding that there is a poor wind resource on that site would mean no future wind farm. BCC has had ongoing discussions with Ballach Wind Farm Developers and had requested an exhibition to be held in Beaully and they were hopeful they can do one but not before the application is submitted but before the deadline for objections. Public exhibition, Sasha Thureau expressed concern about the quality of the view points chosen for the visualisation. Sasha Thureau was asked to identify alternative view points as the community council could then request the council and developers to urgently produce additional visualisation.

## **Correspondence**

**Community Council Energy infrastructure convention** - invite to attend meeting in Phipps Hall on Saturday 14th June 2-4 also available on zoom. Agenda received.

## **Beaulieu Local Plan**

Plan is still with Highland Council awaiting their response.

## **Riverside Drive Parking**

Riverside Drive Parking - Roads Operations have looked at the site and suggest longitudinal parking would not be too difficult but they will have to source funding. Due to existing work pressures this will not likely happen until the end of the summer.

## **Far North Line**

Due to current work loads Chairperson has still to reply

## **Maple Vale Playpark and planting**

We discussed the £20,000 contribution to the playpark in Aird Road. Agreed Angela Blake would lead on this project from the community council side and would arrange a consultation with the residents about the equipment and layout of the playpark. It was agreed this could also include consultation about the potential for turning the Aird Road field into a community orchard. We had the offer of free support on the design and selection of trees and it would help deter people from using the field from as a dumping ground – a problem which is getting worse and discouraging people from using it.

**Beaulieu CLG Meeting** - Meeting now to be held on 24th June venue to be confirmed.

## **Beaulieu Flowers**

Flowers arriving 10th June.

## **Outstanding Items as at March 2025**

### **Highland Council Outstanding Matters**

- A.** Trees on Station Road and High Street - HC says Lovat Estate is responsible for the trees on both sides of Station road towards the Railway Station but will do remedial work to remove most dangerous branches - **no date given for work to be done This has been outstanding since NOVEMBER 2023**
- B.** Braeview Park lining - is with the Parking team and is in hand. This could be an opportunity for income.
- C.** Toll junction lining - due to be completed in next 2 weeks. **This has been outstanding since AUGUST 2024**
- E.** Grass Cutting - Path to Railway station to be cleared in Spring 2025 - **no date yet been given This has been outstanding since AUGUST 2024**
- F.** **Belladrum Community Trust** - Application for funds coming soon.

### **2. Resilience Plan - in progress**

**Next Meeting AGM Monday 30th June 2025 at Phipps Hall at 7pm**