Spean Bridge, Roy Bridge and Achnacarry Community Council

Minutes of the Meeting of the Community Council held at 7.00 pm on Tuesday 13th January 2026 in Kilmonivaig Church Hall

Present: John Fotheringham (Chairman), Melvyn Giles (Secretary), Sharon Donald, Jenny Hastings, Val Steele, Ian Matheson, and Councillor Sammy Cameron and 1 member of the public.

Apologies: Ian Langley, Alison Munro, Christine Clephan, Linda Taylor and Councillor Liz Saggers.

Conflict of Interest Declarations: None

Approval of Minutes: The Minutes of the Meeting on 2nd December 2025 having been circulated and there being no amendments were approved:
Proposer: Ian Matheson Seconder: Jenny Hastings

Matters Arising:

a. **Community Police Officer –** Sgt Paige MacDonald was unavailable so report held over until February.
b. **Transport Scotland/BEAR Scotland** – Unfortunately SSEN/ Balfour Beatty were unable to attend tonight's meeting in person, so the Chairman is actively pursuing an alternative date. He is assured there are no planned movements at present but that could change. At any meeting we will be reminding the Developer that the A86 through Spean Bridge has a 20mph speed limit and we expect hauliers and escorts to adhere to these limits.
   Following a dialogue with representatives of Glengarry Community Council we have requested that Kate Forbes MSP sets up a meeting with Transport Scotland's Area Manager Alan Woodcock.
   Essential rockslope Stabilisation works on the A82 approximately 6 miles east of Glencoe Village started on 5th January and will take 18 weeks to complete. Traffic will be controlled by two way traffic lights and a 30mph speed limit.
c. **Active Travel:** Keith Hoole of the Connecting Spean and Roy SCIO has been leading the dialogue with HITRANS and they have proposed an online meeting on 24th February. The Chairman may be unavailable so the Vice Chairman will be asked to deputise.
d. **Highland Council** – Our Freedom of Information Enquiry to determine which community council areas are in receipt of garden waste collections has met a predictable response. Little information is currently collated and to do so for us

would not be cost effective and therefore an exemption could be claimed. If we were to modify our request they would reconsider it.
No progress to report on the Spean Cres Fence issue.

e. **Environmental Standards Scotland –** The Chairman has circulated the response received from ESS on 4th December. In essence there is little progress to report although they are still pursuing certain lines of enquiry.

f. **Coire Glas & EARBA Pumped Storage Schemes –** The Chairman and Secretary attended the Coire Glas Liaison Group Meeting on 12th December 2025 and a report of proceedings was circulated. Cap and Floor negotiations are proceeding with it Was OFGEM but SSE Renewables intend a significant change to Mucomir Power Station and Barrage, and will give us further information early in the New Year. Since then Glengarry Community Council have been in touch concerning amendments to consent conditions without further public scrutiny. We will support our neighbours in their attempts to persuade the Planning Authority to widen consultation and the Chairman will write to Highland Council expressing our dismay at major changes using delegated powers.
The EARBA Community Alliance meets at Dalwhinnie Village Hall at 12:00 on Monday 19th January and the Chairman will attend weather permitting.

g. Deer Management – Ben McKeown of Nature Scot has offered to attend either the February or March Community Council Meetings to update us on the problems relating to Deer Management locally.
There has been a proliferation of material from different sources on deer damage on SSSI's and the cost of culling to the taxpayer. No one seems to have a definitive answer about how drastic the culling needs to be to protect biodiversity and encourage regeneration.
It was agreed that we would seek membership of the Deer Management Group to the South of our CC Area.

h. Bunroy Road – The substance of the communication with Highland Council was included at the end of the December Community Council Minutes. Unfortunately for now the onus of deciding how to proceed is in the hands of those whose properties front the road but the Community Council is willing to hold a meeting in Roy Bridge to allow residents to discuss the matter.

i. **Belford Hospital –** Nothing to report this month.

j. **Government Consultations** – Each month further consultations are announced. We continued to monitor them and noted recently are Family Law Consultation, Onshore Electricity Generation increasing the Threshold for applications under the Electricity Act and Extension of the Freedom of Information to include Care Homes.

k. **Resilience Committee** – The Resilience Committee have circulated two documents for comment. The first is a potential note to residents about the plans and how they can contribute via a questionnaire and by signing their What's App Groups to the initiative.

The second is a questionnaire to be circulated online or by post.
There was considerable debate about the subject and it was agreed that we might erect post boxes in the main communities or distribute questionnaires ourselves. Clearly still a work in progress.

l. **War --Memorial** – The Lochaber Archivist has unearthed a number of interesting documents about how the decision was taken to have the Spean Bridge. Roy Bridge and District War Memorial incorporated as the Commemorative Window in the Chancel at Kilmonivaig Parish Church. The Chairman will make arrangements to view these documents and report back to a future meeting,

Correspondence:

1. **ASC Audit Announcement -** MOWI Freshwater Multi Site – as a potential Stakeholder we have been informed of this ASC Farm Assessment. Noted
2. **Scottish Community Development Trust –** The Chairman attended this online conversation on Trust and Transparency in Government. It was patently obvious that there is little trust in either politicians or the public service throughout Scotland.
3. **Planning Aid Newsletter –** available for circulation on request. Planning Aid have a number of Webinars available throughout January, and February on Planning.
4. **Fortnightly Community Support Briefings –** these are circulated for individual Councillors to highlight those that are relevant or worthy of progressing.
5. **Janis Strachan –** the An Gearasdan Transport Forum is in abeyance.
6. **Lochaber Community Partnership –** appear to be inviting us to their online meetings and the Chairman has highlighted Transport and Connectivity and Community Resilience as two Themes for 2026 that would most interest us.
7. **Highland Council's Budget Challenge Community Council Engagement South –** As the online meeting clashed with our Community Council Meeting we were unable to attend.
8. **Place Plans** – Glengarry Community Council circulated a copy of their Place Plan to us and Highland Council have separately contacted us about whether we intend to make the amendments they suggested when we previously submitted it to them. It was agreed that the Chairman would ask the Vice Chairman if he wanted to resurrect the previous plan but failing that the Secretary was willing to tackle it.
9. **OFTEC** – informing us of the Future Ready Fuel Campaign which involves using Hydrotreated Vegetable Oil. There is a UK Government Consultation recognizing a potential role of alternative heating solutions, and a response is required by 16th February. If anyone wants to respond contact the Chairman and he will send you the details.
10. **Councillor John Grafton regarding the Visitor Levy Amendment Scotland Bill** – having circulated the relevant papers Councillor Grafton was looking for comments from the Community Council. As he was not present held over until February/
11. **Forestry Scotland** - The Leanachan Land Management Plan is open for consultation until 8th February. It is an extensive document of some 68 pages and the Chairman will review it and make any recommendations to the February Meeting.
12. **Forestry and Land Scotland** – The Glen Loy Land Management Plan is now out for consultation. It incorporates Glen Loy, Gairlochy and Mucomir Forests although the

latter two are in our area, and can be viewed on the Forest and Land Scotland Website.

13. **ABC Community Group** – are holding a consultation in Achnacarry Village Hall between 3pm to 6pm in Wednesday 21st January about plans to upgrade or replace the Hall.
14. **SEPA –** The National Flood Risk Assessment (NFRA) 2025 Report is available for circulation on request. As it is estimated that one in eight of properties in Scotland are at medium risk due to climate change it has been forwarded to our resilience sub- committee to action.
15. **The John Muir Trust –** giving us an update on their campaign to protect wild land from the ravages of Renewable Energy Industrialization.
16. **Scottish Community Council's Newsletter –** available for circulation on request. Two webinars that might be of interest – Introducing National Energy Systems Operator on Wednesday 14th online from 6pm to 7.30pm which the Chairman will attend. Supporting local People through emergency challenges is on 28th January from 6 to 7.30 pm

Treasurer's Report:
There was no report as the Treasurer was absent. The current balance is we believe £9786.13.

Stronelairg Wind Farm Community Fund Micro Grants:
It was agreed that we would award £500 to secure two brass plaques one inside and one outside the Commemorative Window which is our District's War Memorial.

Planning:

Planning Application 25/01736/ FUL- Erection of House and Garage. Formation of self contained unit on upper floor of the garage (Plot 1) amended proposal on land 120m NW of Taigh Breagh, Achnabobane, Spean Bridge – The South Planning Committee Meeting refused this amendment.

Planning Application 25/02655/FUL – Change of use of land, siting of cabin, shed , formation of hard standing, erection of fence (in retrospect) at land 190m SW of Darroch Cottage, Spean Bridge. – The South Planning Committee Meeting on 3rd December refused this application.

Planning Application 25/04127/FUL – Extension above Garage to form short term letting unit 10m N of Balcary, West Tirindrish, Spean Bridge. – Community Council maintained its objection on the grounds insufficient parking, no disabled access, residential property with one pod already and this application was once again withdrawn.

Planning Application 25/04133/FUL – Change of Use of Agricultural Land and the siting of 4 units (3 letting and 1 laundry unit) and associated infrastructure for holiday letting purposes at Land 80m NW of Riverwood House, Bohenie, Roy Bridge. The Secretary will submit a planning submission for both Bohenie Planning Applications to highlight our concerns about development in important geological areas in the SSSI.

Planning Application 25/04694/PNO – Erection of Agricultural Shed (Storage of Machinery and Tools) 108 sqm at land 169m NW of Riverwood House, Bohenie, Roy Bridge.
The Access Track is a Core Path and both are in the Glen Roy SSSI.

Planning Application 25/04192/TPNO – Installation of 1120m of underground duct at land 500m NE of old Schoolhouse, Tulloch, Roy Bridge – Although within the SSSI Nature Scot have ruled that in their opinion the works will not adversely impact any features or landforms and is on the verge of the A86 Trunk Road.

Any Other Business:
Next Meeting Tuesday 3rd February 2026.

Meeting closed at 20:30

Melvyn Giles
Secretary