Spean Bridge, Roy Bridge and Achnacarry Community Council

Minutes of the Meeting of the Community Council held at 7.00 pm on Wednesday 4th March 2026 in Kilmonivaig Church

Present: John Fotheringham (Chairman), Ian Langley (Vice Chairman) Melvyn Giles (Secretary), Alison Munro (Treasurer) Jenny Hastings, Val Steele, Ian Matheson, and Councillor John Grafton and 3 members of the public.

Apologies: Sharon Donald, Christine Clephan, & Councillors Liz Saggers and Sammy Cameron.

Conflict of Interest Declarations: None

Approval of Minutes: The Minutes of the Meeting on 3rd February 2026 having been circulated and following a minor typing amendment substituting A82 for A92 were approved:
Proposer: Alison Munro Seconder: Ian Matheson

Matters Arising:

a. **Community Police Officer –** Sgt Paige MacDonald was unavailable so report held over until April.
b. **Transport Scotland/BEAR Scotland** – BEAR's Electrical Manager has been in touch about the unauthorised use of their street lighting units in Roy Bridge and Spean Bridge by festive light connections. The Chairman has tried to contact him and will persevere to see if we can resolve the issue.
c. **Active Travel:** Keith Hoole of the Connecting Spean and Roy SCIO and the Chairman attended the meeting with HITRANs and Highland Council and circulated the Minutes to the Council. HITRANs will speak to Transport Scotland about our problem but there are 130 active travel projects in the Highlands all ahead of us and with a £2 million annual budget. It would appear that without significant funding from our community we would struggle to get any of the projects off the ground.
d. **Highland Council** – We received notification about the closure of the B8004 Banavie to Gairlochy road between 16th and 18th February and passed it on to the Community.
e. **Environmental Standards Scotland –** The Chairman has contacted ESS but no response been received.
f. **Coire Glas & EARBA Pumped Storage Schemes –** The Chairman has been approached by the Sunday Times regarding Coire Glas, and explained the background and issues impacting on our and neighbouring communities. The next Coire Glas Liaison Group Meeting is scheduled for Glengarry Hall on 24th March at 7pm. The Scottish Government published the result of their Consultation on Community Benefit. Although they agreed that Community Benefit should be paid on Pumped Storage

Schemes, they did not set a level, and as Energy is a matter referred to Westminster their suggestions are merely voluntary. You will note that the Scottish Government are now seeking our views on their working paper by the 25th March. We spent time contributing to the consultation and were ignored so why waste more time contributing to the working paper.

Glengarry Community Council circulated us with their concerns about Section 36 of the Electricity Act being use to stifle debate on amendment to the Coire Glas Consent Provisions Scottish Minister's conditions. We have been campaigning on the same issue for over 2 years and got nowhere but wish them luck in pursuing their case**.**

g. **Place Plans** – The Secretary has produced a detailed plan and Highland Council have been very supportive.
h. **Belford Hospital** – Following a successful Public Consultation in Caol Community Centre the Planning Application has been submitted to Highland Council.
i. **Government Consultations** – Each month further consultations are announced. We continued to monitor them and noted recently the Scottish Law Commission's Report on Section 53 of the Title Conditions Scotland Act 2003. Other open consultations are Protection in the Justice System for Women and Girls, Right to Breaks for Unpaid Carers, and Scottish Commissioners – Review of Function. It was agreed we will continue to monitor but just include any that have relevance to our community.
j. **Resilience Committee** – Val Steele has reported that she has been unable to progress the plan this month owing to other business. This was accepted and held over until she is able to progress this matter.

k. **Deer Management** – Jahama Highland Estates have published a report which has been circulated.

Correspondence:

1. **Fortnightly Community Support Briefings –** these are circulated for individual Councillors to highlight those that are relevant or worthy of progressing.
2. **Fort William Integrated Transport Plan –** A Public Survey opened on 2nd March and closes on13th April. There is a Drop In Event at the Nevis Centre on 17th March between 3 and 7pm for locals to see visually the plan. Councillor Grafton is looking for our input given we are not directly included yet will be affected. It was agreed that we would examine the plan in detail at our next meeting and contribute there after to the Survey.
3. **Planning Aid –** Newsletter and Community Events Diary available for circulation on request.
4. **Colin Strange –** Intimation of a LAMP Extraordinary General Meeting on 16th March at 7pm in Caol Community Centre relating to Moss Park Care Home. The purpose is to constitute the Group and elect a new Committee.
5. **The Highland Council** is seeking views on our Participation and Engagement Strategy. The draft strategy was approved by Communities and Place Committee last November and we are now seeking views on the strategy from individuals and communities. We would be grateful if you can take some time to complete the

survey and also to share within your own networks, encouraging as many people as possible to respond. Closing date for responses is 16th March 2026.

6. **Linnhe Community Alliance** – The next meeting will be online on Thursday 12th March at 7.30 pm and the Chairman will endeavour to attend.
7. **Highland Council -** Support and Guidance Sessions are available for Community Councillors later this month. Details have been circulated

Treasurer's Report: Current Bank Balance was £9135.11,

Stronelairg Wind Farm Community Fund Micro Grants: A personal Application on behalf of a youngster attending national swimming competitions was received and an award of £250 was consider appropriate**.**

Planning:

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.

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 Secretary had submitted planning submissions for both Bohenie Planning Applications to highlight our concerns about development in important geological areas in the SSSI. The Chairman explained the process and the time limit we were faced with when contributing to applications.
The Applicant explained that he had consulted at length with Nature Scot to ensure that the construction would not be detrimental to the SSSI. The minor road access had recently seen the passing places upgraded.
It was agreed that the Community councillors would have the opportunity to re-assess their position once all the additional material was uploaded on to the application.

Planning Application 26/00147/FUL – Replacement of Vehicular Bridge at land 415m SW of River Cottage Roy Bridge - Approved

Planning Application 26/00331/FUL-Erection of 2 Pods for Letting at land Sonas, Kilmonivaig, Spean Bridge – Noted

Planning Application 26/00407/FUL – Erection of a Hut and Retrospective siting of a composting Toilet for Holiday Accommodation at land 115m NE of Inverlair Bridge, Tulloch, Roy Bridge – Site is on the SSSI, no mention of whether they have Nature Scot's Authority and CC to object as breaching NPF 4 Policies 3, 4 & 5 and on safe access issues.

Planning Application 26/00467/FUL – Demolition of Conservatory and Erection of Extension at East Knoll, The Knoll, Lower Inverroy. – Approved.

Any Other Business:
Concerns were expressed about the lack of Police Escort on occasion for the Balfour Beatty Cabin Movements although we were aware that it might not always be possible. The Chairman will discuss with Balfour Beatty.
He was also asked to contact BEAR Scotland about the proliferation of advertising signs and missing cat's eyes on sections of the A82 Trunk Road.

Next Meeting tentatively Tuesday 7th April 2026.

Meeting closed at 20:00

Melvyn Giles
Secretary