Spean Bridge, Roy Bridge and Achnacarry Community Council

Minutes of the Meeting of the Community Council held at 7.00 pm on Tuesday 7th April 2026 in Kilmonivaig Church Hall

Present: John Fotheringham (Chairman), Ian Langley (Vice Chairman), Alison Munro (Treasurer), Sharon Donald, Christine Clephan, Jenny Hastings, Val Steele, Ian Matheson, and Councillor John Grafton and 8 members of the public.

Apologies: Melvyn Giles, Val Steele& Councillors Liz Saggers and Sammy Cameron.

Conflict of Interest Declarations: None

Approval of Minutes: The Minutes of the Meeting on 4th March 2026 having been circulated were approved:
Proposer: Ian Matheson Seconder: Ian Langley

Matters Arising:

a. **Community Police Officer –** Inspector Katy Duncan retired from Police Scotland on 24th March. It was agreed to minute our thanks and appreciation for her support during her tenure. A Recruitment Exercise is currently taking place to find a successor. Sgt Paige MacDonald although unavailable has been in touch and we have a rural crime prevention booklet and advice on heating oil theft available for circulation on request.
b. **Transport Scotland/BEAR Scotland** – The Chairman has requested an update on which areas of the A82, and A86 Trunk Roads within our area are due to be resurfaced this financial year given the number of potholes that have suddenly appeared. Also requested explanation regarding missing cat's eyes and trunk roadside notices.
The Chairman will write to BEAR Scotland about a culvert issue under the A86 near the Community Garden in Roy Bridge.
Members of the public can report trunk road issues on 0800 028 1414.
c. **Fort William Integrated Traffic Plan** – Although much in the plan had little significance for our area we applauded the idea of a commuter train, but felt the priority should be for a Fort William bypass to allow alternative access to all services from the south and west.
d. **Active Travel:** Following the successful meeting with Keith Hoole of the Connecting Spean and Roy SCIO, HITRANs and Highland Council we have received copies of successful Active Travel Infrastructure Applications. Keith has also had a meeting with local Community Trust.
e. **Highland Council –** Nothing to report**.**
f. **Environmental Standards Scotland –** Nothing to report.

g. **Coire Glas & EARBA Pumped Storage Schemes –** The Chairman had replied offering our support to Glengarry Community Council regarding their correspondence with the Planning Authority relating to amendments to consent conditions for Coire Glas.
The Minutes of the Coire Glas Liaison Group Meeting of 24th March are available on their website. Main issues discussed were lack of attendance by statutory bodies eg Highland Council, Cap and Floor negotiation progress, new Consent Condition changes requested by the Developer, an upgrade to Mucomir Power Station, and Community Benefit,
An online meeting of the EARBA Community Alliance is scheduled for the coming month, and we will be attending.

h. **Place Plans** – The Secretary has circulated neighbouring Community Councils, and Councillors in Wards 11, 20, and 21, and awaits their comments by 12th April.

i. **Belford Hospital** – Following a successful Public Consultation in Caol Community Centre the Planning Application has been submitted to Highland Council.

j. **Government Consultations** – Each month further consultations are announced. We continued to monitor them, but nothing of interest specifically to us this month.

k. **Resilience Committee** – No progress to report.

Correspondence:

1. **Fortnightly Community Support Briefings –** these are circulated for individual Councillors to highlight those that are relevant or worthy of progressing.
2. **Scottish Government –** A Wildfire Action Plan has been circulated and noted.
3. **Application for Major Variation of Premises Licence –** An application was received by the Community Council for the Smiddy House Site in Spean Bridge but there was differing opinions about whether to support or object. It was agreed to try and seek additional information.
4. **Linnhe Community Alliance** – A Meeting was held online on Thursday 12th March and the Minutes have been circulated. Andrew Baxter has offered to assist with our concerns about the manner Highland Council are dealing with proposed condition changes to the Coire Glas consent.
5. **Scottish Community Council** – Spring Newsletter has been circulated.
6. **Dot Ferguson** – The Commando Memorial Collections Box has been repaired and is secure on site.
7. **SSEN's 2026 Powering Communities to Net Zero Fund** – is open until 21st May 2026.
8. **SSEN's Spring Newsletter** – has been circulated.
9. **Energy Hustings** – There will be the opportunity for the public to quiz Scottish Parliamentary Candidates on Energy Supply and Infrastructure at Dingwall Town Hall on 23rd April at 7:30pm.
10. **Cullachy Wind Farm** – Following the DPEA decision not to give consent for the proposed Wind Farm Fred Olsen had written to thank us for our support.
11. **Highland Council** - Scottish Emergency Heating Oil Scheme is now open.
Call 0800 048 7413 or go to Website homeheatingadvice.scot for advice and assistance.

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

Stronelairg Wind Farm Community Fund Micro Grants: Taigh Na Sqoile has returned an award of £250 as the anticipated project failed to materialize.

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.
As stated in last month's Minutes 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. By a majority it was agreed to withdraw our objection.

Planning Application 26/00984/FUL – Installation of 1 Power Generator and Ancillary Equipment at Inverlair Radio Station, Tulloch, Roy Bridge. – An interesting application in that curiously it appeared to be on a Parallel Road in the SSSI but as it is only an extension to an existing site and is for the emergency services we decided to leave it to Nature Scot to decide if it breaches the SSSI.

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 – The Community Council had objected on the grounds it was on an SSSI, inaccessible down an embankment and behind a crash barrier and the temptation would be to fell more trees than first planned.

Planning Appeals:
PPA- 270-2324 – Appeal against the decision of the South Planning Committee to refuse permission for 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.
Community Council will correct deliberate misinterpretation by appellant and uphold that our objection was accurate.

PPA –270-2326 – Appeal against the decision of the South Planning Committee to refuse amended planning approval at land 120m NW of Taigh Breagh, Achnabobane, Spean Bridge. – It was decided that our objection to the Planning Committee would suffice and we will monitor developments.

NCO-270-1 – Appeal by person or persons unknown against the Scottish Minister's decision to place a Nature Conservation Order on site at Achnabobane, Spean Bridge.
Paul Cackette CBE, L.B Hons, Dip LP, NP has been appointed to determine the case. The Community Council will maintain a watching brief and may contribute if necessary.

Any Other Business: Concern was expressed from the public present about the lack of a pedestrian crossing on the A86 in Spean Bridge. 20 MPH limits on trunk roads are useless if not enforced by Police Scotland. It was agreed that the Chairman would write to Transport Scotland regarding all the issues discussed on 8th December 2023 and request a meeting with the NW Area Manager**.**
Sharon demonstrated the mailboxes which will be located in strategic locations to allow residents to make suggestions or report issues.

Next Meeting Tuesday 5th May 2026.

Meeting closed at 20:15.

John Fotheringham
Chairman