Spean Bridge, Roy Bridge and Achnacarry Community Council

Minutes of the Meeting of the Community Council held at 7.00 pm on Tuesday 2nd June 2026 in Kilmonivaig Church Hall

Present: John Fotheringham (Chairman, Ian Langley (Vice Chairman), Melvyn Giles (Secretary), Alison Munro (Treasurer) Sharon Donald, Jenny Hastings, Christine Clephan, Val Steele Ian Matheson, Linda Taylor and Highland Councillor John Grafton and 6 members of the public.

Apologies: Melvyn Giles and Councillor Liz Saggers

Conflict of Interest Declarations: None

Annual General Meeting

1. Chairman's Report – The Chairman's Report having been circulated was approved unanimously.

2. Treasurer's Report – The Chairman's Expenses which had been approved were broken down as Insurance and Data Protection £150.36, Subscriptions £134.88, Lady Haig Poppy Factory £56, Stationery, Ink and Postage £166.77 and Travelling £371.70 totalling ££879.71. The Final Accounts for the year ending 31st March 2026 were approved unanimously.

3. Election of Office Bearers.

Chairman: John Fotheringham — Proposed: Christine Clephan, Seconded: Jenny Hastings

Treasurer: Alison Munro — Proposed Christine Clephan, Seconded: John Fotheringham

Secretary: Melvyn Giles — Proposed: Alison Munro, Seconded: Ian Langley

4. Election of Sub- Committees for 2026/27.

Planning: John Fotheringham, Melvyn Giles, & Ian Matheson
Coire Glas Liaison Group: John Fotheringham, Ian Langley and Christine Clephan.
Earba Community Alliance: John Fotheringham & Christine Clephan
Linnhe Community Alliance: Ian Langley
Deer Management Group: Val Steele
Resilience Sub Committee: Val Steele & Melvyn Giles
Stronelairg Micro Grant Co-ordinator: Val Steele.

Belford Hospital: Ian Langley.

General Meeting

Approval of Minutes of Meeting held on the 5th May 2025: The Minutes having been circulated and there being no amendments the minutes were approved.
Proposer: Ian Langley Seconder: Christine Clephan

Matters Arising:

a. **Community Police Officer –** In line with national Police Scotland policy Community Councils will not get monthly reports nor will a Police Officer normally attend meetings in future. Sgt Paige MacDonald will remain our point of contact for any issues.

b. **BEAR Scotland/Transport Scotland –** A reply from BEAR Scotland to our latest queries had been circulated. On examination both the culverts at Inverrpy and Roy Bridge near the garden had been inspected and deemed okay. The planned works on the pavement from Spean Bridge to the Commando Memorial will involve kerb - replacement, resurfacing and drainage. Any missing cats eyes on the Trunk Roads will be addressed in refurbishment programme and the Chairman will check if the promosised directional arrows were to be included in this upgrade. It is noted that a year ago the Chair was instructed to ask for a meeting with Transport Scotland's CEO and we are still asking. He will use a forthcoming meeting with our newly elected MSP Andrew Baxter to highlight our Trunk Road issues and ask if he can intervene to get the requested meeting.

c. **Highland Council –** We are still waiting a response from Roads about the request for a curfew on the B8005/4 on the transportation of timber to ensure movements don't take place between 2000 and 0700 and during school collection times. Also from the Principal Waste Officer but the Chairman discovered that if you are a second home owner and offer it for rent for 140 nights and actually rent it for more than 70 nights per annum you can transition to business rates but have to arrange a commercial waste collection. If you pay Council Tax you are entitled to a domestic waste collection service. Who monitors it is anyone's guess.

d. **Place Plans –** Highland Council have formally validated our Place Plan which will be included in their Register and consulted by those seeking land and property development in the future. The Community Council are most grateful to all who contributed but especially Melvyn Giles for his work against tight deadlines. Matter closed.

e. **Coire Glas/EARBA –** The next meeting of the Coire Glas Liaison Group is on Tuesday 16th June in Glengarry Village Hall when we hope to hear the result of the Cap and Floor negotiations. We note the variations to the Coire Glas consent conditions being sought by SSE Renewables and will be raising our concerns about the impact the proposed extension of hours and tunnelling vibration will have on Corriegour Lodge Hotel in particular. The Minutes from the April Meeting of the EARBA Community Alliance have been circulated.

f. **Nature Scot –** A meeting has been arranged with Nature Scot for Thursday 18th June, and the Chair and Secretary will represent the Community Council.

g. **Environmental Standards Scotland –** A reply from Susan Kenworthy has been circulated. It appears that their case too is nearing completion so we will have to be patient until it is published.

h. **Belford Hospital –** Parking allocations at the new Hospital Site had been included in the Planning Application. The Outline Business Case had been progressed.

i. **Resilience Committee – The Sub Committee** are working within the guidance and recommendations for 'Building Resilient Communities - Preparing Scotland'. It is their intention to create a leaflet/booklet for our residents as a reference that illustrates some practical steps on being prepared and who to turn to for support and hope to have it ready for distribution at the start of autumn.

Presentation by Ian Peter MacDonald and Johnny Bell about Spean Bridge Hotel

Johnny and Peter outlined the background to the issue surrounding the planned upgrade to the Spean Bridge Hotel contained in Planning Application 26/00920/FUL and the widespread concern in the community about the loss of amenity and no coherent plan going forward. The Owner so far has had no dialogue with anyone locally. Even though the Community Council has submitted a detailed planning objection it was felt it necessary to convene a Public Meeting on Thursday 18th June at 7pm in the Community Centre to discuss the options hopefully with an owner's representative. If dialogue is not possible, the group they represent may propose a Community Right to Buy initiative to try and persuade the owners to negotiate with the Community**. The Community Council applauded the efforts of all concerned and would assist in any way possible.** The Chairman thanked both for their excellent presentation.

Correspondence: The Chairman had been in correspondence with –

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1. **Highland Council's** fortnightly briefing containing information about support, resources, and events for local communities – These have been circulated.
2. **Kate Forbes** responded to the letter of thanks from the Chairman for her efforts on our behalf.
3. **Bob Robertson South Planning Manager –** The Chairman itemised two items of correspondence with the South Planning Manager and it was agreed to seek a meeting with Planning.
4. **Highland Council –** notifying communities about available funding for school and public playparks.
5. **Sharon Smith –** giving a note to a Forest Policy Group survey to make woodlands more community focussed and ecologically resilient to be completed by 19th June. **Link to Survey: https://forms.gle/QRtq65TCXVW7bzxD7**
6. **Andrew Baxter MSP –** responding to a request for a meeting arranged for 2pm on Monday 8thJune in Fort William.
7. **Michael Gallagher from the Scottish Forum of Community Councillors –** seeking new powers for Community Councillors. It was agreed just to note their circular.
8. **STL Planning –** regarding a webinar on the Highland Rural Short Term Let's Control Area which the Chairman attended and circulated the slides.
9. **Emma Ro**ddick MSP – since her election to Inverness and Nairn she can no longer represent us and offering to transfer our case to another MSP. Declined but thanked her for her efforts on our behalf.

Treasurer's Report: The current Bank Balance remains £8689.36.

Stronelairg Windfarm Community Fund Micro Grant Awards: Five applications this month.
Roy Bridge Gardens Project £400
Roy Bridge Senior Citizen's Group XMAS Lunch £500
Spean Bridge Senior Citizen's XMAS Lunch £500.
Janis Matheson Children's Christmas Party £200
Imogen Dalley Christmas Lights £500.
They were all agreed although some may have to wait until a year has elapsed to get their remittance. Imogen Dalley is looking for considerably more to fund lights in Spean Bridge and Roy Bridge and may look to a SSE Fund to cover said cost and therefore wont need the Micro Grant. It was agreed the Community Council would support her if she was able to demonstrate community support.

Planning:

Planning Appeal – NCO-270-1 – The Reporter has accepted our letter of representation but suggested that he might like to examine the Chair's reference to protracted discussion in the

accompanying email, which was merely an explanation for our decision to send a submission after deciding initially to merely monitor events.
Planning Appeal PPA– 270-2324 – Land 190m SW of Darroch Cottage, Spean Bridge – Change of use of land Siting of Cabin, Shed, Formation of Hard Standing and Fence All Retrospective. – Appointment of Reporter and notification of Unaccompanied Site Visit.
Planning Appeal PPA-270-2326 – Land 120m SW of Taigh Breagh, Achnabobane – Amendment to Planning Application Refusal - Appointment of Reporter and notification of unaccompanied Site visit.
Planning Appeal ENA-270-2089 – Land 60m NE of Redburn, 9 Kilmonivaig Farm, Kilmonivaig – Siting of Containers, Mobile Home, Portacabins, Tar Planings, Building Materials and Burning of Commercial and Domestic Waste as per Planning Enforcement Order 25/00134/ENF. – Appeal being registered.
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Planning Application 26/00920/FUL – Spean Bridge Hotel- Comprehensive Objection submitted.
Planning Application 26/01178/FUL – Erection of Hut at land 600m NE of Inverlair Farmhouse, Tulloch Bridge – Multiple reasons for Objection.
Planning Application 26/01842/FUL – Erection of Domestic Garage, at MacGregor Ranch, Achnabobane Farm, Spean Bridge It was agreed to object as is on the SSSI and 5000 sq metre garage is excessive.
Planning Application 26/01848/FUL – Siting of Pod at land 15m SE of the Old Boat House, Letterfinlay, Spean Bridge - Amended position from 25/02348/FUL Spean Bridge -Approved
Planning Application 26/01959/S42 – Separation into two independent properties at Dalcomera, Gairlochy, Spean Bridge - Noted.

Any Other Business:
Concerns were expressed about littering in the Woollen Mill Car Park and the Chairman would investigate.
Residents at Upper Inverroy were concerned about a large bell tent with occupants which had been on site for 3 months. It was agreed to refer to Highland Council Planning Enforcement.

The Meeting closed at 21:00

John Fotheringham,
Chairman,
Spean Bridge, Roy Bridge and Achnacarry Community Council