Spean Bridge, Roy Bridge and Achnacarry Community Council

Minutes of the Meeting of the Community Council held at 7.00 pm on Tuesday 1st September 2026 in Kilmonivaig Church Hall.

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

Apologies: Melvyn Giles, Sharon Donald, Christine Clephan, Linda Taylor and Councillors Liz Saggers & John Grafton

Conflict of Interest Declarations: None

Approval of Minutes: The Minutes of the Meeting on 4th August 2026 having been circulated and there being no amendments were approved:

Proposer: Ian Matheson Seconder: Jenny Hastings

Presentation by Sarah Dickinson, Community Safety Advocate, Scottish Fire and Rescue Service.

Community Safety Advocates (CSAs) are part of SFRS's Prevention and Protection work, supporting local fire plans and national safety priorities. They help reduce fire risk through education, partnership working, and targeted community outreach. Their key responsibilities

- Identify, engage, and educate individuals and communities at increased fire risk.
- Deliver fire safety sessions to adults and children.
- Support thematic safety areas such as:
    - Road safety
    - Youth engagement
    - Older persons' safety
    - Water safety
- Generate and support high-value Home Fire Safety Visit (HFSV) referrals.
- Work with partner agencies to address fire-related antisocial behaviour, sometimes linking with programmes such as Fire Safety Support and Education (FSSE)

The Chairman thanked Sarah for her presentation.

Matters Arising:

a. **Resilience Sub Committee Update** - Val explained about the 12 Page Household Planning Information Booklet which was to prepare for, respond to and recover from unexpected emergencies and which she was recommending is sent to every household in the Community. Printing Costs were £252 and Postage £200. The Sub Committee had experienced some difficulty in establishing points of contacts in an emergency but were continuing to work on that as well as establishing evacuation points. It was felt that the Community Council should have a Resilience Policy. The

Chairman thanked both Val and Melvyn for their work. Ian Langley in Val's absence will attend the community Resilience Event on 22nd September.

b. Enforcement – The Chairman outlined the history of the problems that currently beset our communities regarding unconsented works some on the SSSI and some not. Although Highland Council's Planning Enforcement Teams were aware and are active in the area progress is extremely slow and the Community Council and residents are frustrated by the fact that there appeared to be no consequences for breaching the legislation. One resident in attendance spoke about concerns he had living adjacent to one of these sites and Highland Council's apparent indifference to his family's plight. Maybe legal action against them might evoke a response. We have tried unsuccessfully despite support to amend the Highland Council Planning Enforcement Charter. **It appeared that the only way to ensure change was to seek an amendment to the legislation.** The Chairman proposed and it was agreed unanimously that we circulate our proposed amendment to Section 124 of the Town and Country Planning (Scotland) Act 1997. **We believe that there is a need to strengthen enforcement powers in two critical areas:**

- **Unauthorised development on protected land.**
- **Unauthorised land clearance, plot sales, and induced breaches.**

We will seek support by circulating our proposed new Section 124A to the 1997 Act to all Highland Community Councils, all Highland Ward Councillors, our MSP, all Highland List MSPs, Highland Council itself, Environmental Standards Agency, and the Scottish Government's Chief Planning Officer.

c. **Community Police Officer** – In the absence of a Police Officer due to pressing operational matters the Chairman had received an email from Ben Staal of Police Scotland detailing how the Police had been active in our community over the past month. Of the 18 crimes recorded 11 had been detected, 6 were subject to ongoing enquiries and 1 had been filed as undetected. Road Safety and Speeding on our Trunk Roads remained a priority and one driver had been stopped in Roy Bridge after driving at 48mph in the 30mph area. We were reminded as the days draw in to be vigilant about opportunist theft, theft of farm equipment and heating oil. The Chairman has been trying so far without success to find out how we can source Police Manikin with High Vis and Traffic Speed Gun to position within Spean Bridge and Roy Bridge.

d. **Transport Scotland/BEAR Scotland** – The Chairman has written to both Transport Scotland and BEAR Scotland following representations from both Community Councillors and residents about various ongoing road safety issues. Both have been acknowledged and we await substantive responses.

e. **Highland Council –** We note the Temporary Road Closure of the U1044 and U1040 roads in Knoydart until 31st October to allow works to replace the Aultvoulin and Sandaig Bridge replacement. The Fence at Spean Crescent near the bus stop has still not been replaced.

f. **Enforcement Charter Amendment –** The response from David Mudie on behalf of Malcolm Macleod had been circulated. It would appear that according to Highland Council our proposed amendment which continues to galvanise support across the Highlands is contrary to the provisions of the Town and Country Planning Scotland Act 1997.
The Community Council has therefore produced an amendment for insertion at Section124A of the Town and Country Planning Scotland Act 1997.
Separately we have written a reply to David Mudie giving a detailed breakdown either through dialogue or by a Freedom of Information Enquiry about the FIVE outstanding Enforcement Cases in our area and seeking immediate resolution.
Both were debated and approved unanimously.

g. **Coire Glas & EARBA Pumped Storage Schemes –** SSE Renewables have proposed postponing the September CLG Meeting as they remain in dialogue about the finer points of the Cap and Floor Negotiations and have little to report. No update was available concerning our long running saga about the engagement between SSE Renewables and Transport Scotland prior to the submission to alter Condition 17 of the Coire Glas Consent. Similarly, no update on upgrade of Mucomir Power Station. It was agreed that we had no objection to postponement.
Nothing substantive to report on EARBA, and we suspect they are continuing their exploratory works. We have proposed a EARBA Community Alliance Meeting and await a response from the other participants.

h. **Nature Scot** – The Chairman has continued the ongoing dialogue with Nature Scot's representatives and kept the Community Council fully informed.

i. Environmental Standards Agency – Nothing currently to report.

j. Belford Hospital – On course to start building next year.

Correspondence:

1. **The Scottish Fire and Rescue Service –** The Lochaber Community Resilience Workshop is taking place on 22nd September and we have been invited.
Also the Draft Fire and Rescue Service Plan is open for comment until 15th October 2026.
2. **Highland Council –** A reminder that the Call for Sites Survey to the Highland Local Development Plan has been circulated and must be completed by 18th September if anyone wishes to contribute.
3. **Fortnightly Community Support Briefings –** these are circulated for individual Councillors to highlight those that are relevant or worthy of progressing.
4. **Two Concerned Residents – relating to road safety on the A82**. The Chairman has responded with copies of the ongoing correspondence with Transport Scotland.
5. **Highland Council Performance and Systems Support –** itemising the proposed planning training that Highland Council are considering for Community Councils. It was agreed that the Chairman should respond

6. **Sheena Fletcher –** Open Government Partnership Co-creation Progress Report. A invitation to a webinar has been offered.
7. **Two Local Residents –** copying the Community Council into a letter requesting action against breaches of the Consumer Protection from Unfair Trading Regulations 2008 by Trading Standards nationally to Angus MacDonald MP. Noted.
8. **Susan McMillan –** The Chairman had circulated a summary of his conversation with the Planning Team Leader in Lochaber**.**
9. **SSEN –** Stakeholder Engagement Annual Action Plan 2026/27 is available for circulation.
10. **Scottish Government Consultations –** The Community Council continues to monitor all Consultations and noted **–** A Price controls on essential food items Consultation available for circulation and comment. The Consultation Paper has 9 Chapter and 2 Appendices.

Treasurer's Report: The current Bank Balance is £7082.09, but it was agreed that the Treasurer and Micro Grants Co-ordinator would meet to establish the precise figures relating to both the Community Council and Micro Grants Balances.

Stronelairg Wind Farm Community Fund Micro Grants: There were two applications this month but as our funding balance had reached a critical level we would hold off making any awards until we were sure that we had sufficient funds to cover them.

Planning:

DPEA Appeal: ANA-270-2003 – Relating to an Appeal of an Enforcement 25/00134/ENF At Land 90m South of Sonas, Kilmonivaig, Spean Bridge PH34 4EX – We were unaware of this quite extensive issue, and applaud the Enforcement Team's actions to date. We will monitor the appeal to DPEA and if it is refused, we will seek removal of the offending material quickly.

Planning Application 26/01891/FUL Retrospective Subdivision of House to form Short Term Letting Unit and Tulloch Farm, Tulloch, Roy Bridge – Although Highland Council have made us aware this planning application has not been released so far. The Planning Sub Committee will evaluate and circulate recommendation.

Planning Application 26/01893/FUL– Retrospective Change of Use of Farm Building to create 3 no. holiday letting units at Tulloch Farm, Tulloch, Roy Bridge – The description of the development is materially inaccurate as is part of the Tulloch Ringing Centre not merely 3 letting units. No noise, traffic, landscape or cumulative impact assessments, and development conflicts with NPF4, HwLDP and Community Place Plan. The Community Council has objected for multiple reasons.

Planning Application 26/01902/FUL – Retrospective Siting of 3 Holiday Cabins at land 210m SE of Farmhouse, Tulloch, Roy Bridge. This was the second retrospective application, same site same cabins on SSSI. The first application 21/01230/FUL was refused but the ruling was ignored and the 3 cabins have been used for short term lets for 3 years. Flood Prone the Community Council has submitted an objection due to NPF4 conflicts and contrary to HwLDP and our Place Plan.

Planning Application 26/02605/FUL – Erection of House, Shed, and Associated Drainage at Land 45m SE of Schoolwood, Roy Bridge – Withdrawn. The Chairman has corresponded with the Applicant concerning our reason for objection.

Planning Application 26/003036/FUL – Siting of cabin for short-term letting at land 50m SW of Corrie Glas, Achnabobane, Spean Bridge. – Nature Scot has objected to this proposal which was predictable given their previous intervention.

Any Other Business:
Next Meeting Tuesday 6th October 2026.

Meeting closed at 21:00.

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