Spean Bridge, Roy Bridge and Achnacarry Community Council

Minutes of the Meeting of the Community Council held at 7.00 pm on Tuesday 3rd November 2026 in Kilmonivaig Church Hall.

Present: John Fotheringham (Chairman), Melvyn Giles (Secretary), Alison Munro (Treasurer), Jenny Hastings, Sharon Donald, Ian Matheson, Linda Taylor & six members of the public.

Apologies: Christine Clephan, Ian Langley and Councillor Liz Saggers.

The Chairman announced at the start of the meeting that subject to the agreement of those present it was our intention to record the meeting to assist with minute taking and once the extract had been taken the recording would be destroyed. There being no dissension it was agreed to experiment with recording the meeting.

Conflict of Interest Declarations: None

Approval of Minutes: The Minutes of the Meeting on 6th October 2026 having been circulated and there being no amendments were approved:

Proposer: Alison Munro Seconder: Sharon Donald

Resignation of Community Councillor: It is with profound regret that I must advise the Meeting of the resignation of Val Steele which was circulated. The Chairman had written to Val thanking her for her contribution over the last 3 years. We will advise Highland Council but it makes no difference to our set up as we exceed the number of Community Councillors required. The Treasurer has agreed to take over the Micro Grant Co-ordinator's role and any other adjustments will take place when necessary.

Matters Arising:

a. **Planning Enforcement –** As reported last month the Chairman had written to both Malcolm MacLeod and David Mudie on 2nd September. First seeking support for our amendment to Section 124 of the Town and Country Planning Scotland Act 1997 and secondly seeking a response to specific enforcement cases listed but still await any response. It was agreed that he should write to the Chief Executive with a formal complaint.

   Enforcement Action has been initiated adjacent to Sewage Farm Lane under Order 25/00386/ENF and already there are five appeals to the DPEA. It will be interesting to observe the material planning considerations that the various appellants are quoting in their appeal and we will monitor developments.

   We have noted some action in relation to Tulloch Farm requiring the Agent to answer some queries and provide additional information by 28th October.

b. **Coire Glas & EARBA Pumped Storage Schemes –** The Chairman and Christine attended both the EARBA Community Alliance Meeting and SSEN's Coire Mashie Sub Station's presentation n 7th October and notes of both have been circulated. The meeting participants were generally unhappy about the conduct of our Secretary and the Laggan Chairperson would write to him seeking certain assurances regarding a number of unscripted meetings and a lack of clarity about his role. We await a response. The SSEN roadshow was clearly a public relations exercise but failed to address the central concerns about the impact on the A86 and who was funding the development.

   We have received a Biggar Economics Paper on the Economic Impact and Maximising Benefits Report from the Coire Glas Pumped Storage Hydro which has been circulated.

   Coire Glas had kindly offered to provide an additional £5000 so that the Micro Gants could continue but SSE Renewables were happy for the SCIO to take over the administration once the present funds were exhausted. A new Application Form and contact details will be produced.

c. **Nature Scot** – It would appear that there are ongoing discussions taking place between Highland Council and Nature Scot about the extent of enforcement action at Achnabobane and as we have not been consulted the Chairman will write to Nature Scot now that the amended Nature Conservation Order is in place seeking assurances that the enforcement order will be implemented.r.

d. **Resilience Committee –** The Secretary is awaiting written confirmation from Roybridge School on whether it could serve as an evacuation centre. Verbal agreement has been given, subject to a committee meeting. The discussion also referred to halls at Achnacarry and Spean Bridge as having agreement for use, or for an alternative facility if needed. Potential volunteers were identified from Achnacarry and Spean Bridge. A small working group will be formed to help move the resilience work forward.

   A Highland Council resilience-plan launch took place virtually during the week.

   A test of WhatsApp mobilisation at Achnabobane had worked well during Storm Boelo: neighbours responded to fallen trees, in one case within about 10 minutes, and the exercise identified at least four homes with generators.

Correspondence:

1. **The Royal Society of Edinburgh-** a reminder about the Healthy Planet, Healthy People. Catalyst Awards aimed at supporting community led research projects with funds up to £5000. Closing Date 1st December.
2. **Lochaber Community Partnership –** Hosting a Partnership Networking event in the Mallaig and Morar Community Centre 5th November Noon – 4 pm. Circulated.
3. **Highland Council** - The Chairman duly wrote to Highland Council regarding the drainage and flooding problems in Roy Bridge Square and awaits a response.
4. **BEAR Scotland –** Notification of night time closures with amnesties or diversions on the A82 and A85 south of Crianlarich and Connel available on request. Also day time

ground investigation work on A82 for 4 weeks from 2nd November 2 miles north of Alltsigh. Traffic management via traffic lights. Also culvert repairs adjacent to the Auch Estate south of Bridge of Orchy between 2nd and 18th November. Traffic Management via traffic lights. Similarly on the A82 alongside Loch Lochy between 16th November and 21st December replacement of the Crash Barrier day time traffic management with lights.

5. **Transport Scotland -** Projected reduction in Trunk Road Speed Limit to 40 mph on A86 east of Spean Bridge. The Chairman will respond.
6. **Remembrance Sunday** - The Wreathes for the War Memorial at Kilmonivaig Parish Church and the Commando Memorial have been purchased and will be laid by representatives of the Community Council and Community.
7. **Scottish Government Consultation-** Community engagement obligations and draft large land holdings guidance introduced by the Land Reform Scotland Act 2025 Consultation.
8. **Community Care Home Initiative –** An initial meeting had taken place on 28th October with a follow up programmed for 11th November in Caol Community Centre at 6pm. A possible site had been identified and it was agreed that the Chairman if available should attend to offer our support.

Treasurer's Report: The current Bank Balance is £4440.89 following expenditure of £86.10 from Poppy Scotland for purchase of two Wreathes. Nothing has been received from SSDT and the Chairman will inform Rik Eppens.

Stronelairg Wind Farm Community Fund Micro Grants: Nothing this month.

Planning:

Planning Application 26/04228/S42– Application under Section 42 to develop land without compliance with condition 1a and 1b of planning permission 24/05270/S42 to create 1no dwelling house at Annex Cuiltean, Gairlochy, Spean Bridge – The Community Council objected to this proposal as this was deemed building by stealth**.**

Planning Application 26/04324/FUL – Erection of 2 Houses at land 65m SW of Sgiol Minivaig, Spean Bridge. Contrary to both Local Development Plan and Community Place Plan this application too would be objected.

Planning Application 26/04544/PNO Formation of forest ATV tracks (restocking and deer management 1510m long 2.5m wide) at land 1835m East of Caonich, Achnacarry, Spean Bridge – Approved

Planning Application 26/04573/FUL – Installation of Pontoon at land 200m NE of Ardlochy House Gairlochy - Approved

Any Other Business:
The Secretary raised the issue of preparing a Freedom of Information Request to Scottish Water regarding the water supply issue which appeared to be being ignored in response to planning applications. It was agreed to submit.
As we have an epidemic of people ignoring planning legislation and considerable grass route support for tighter enforcement it was proposed the Chairman writes to our MSP and MP seeking a meeting with Highland Council to find a solution.
Next Meeting Tuesday 1st December 2026.

Meeting closed at 19:45

Melvyn Giles
Secretary
Spean Bridge, Roy Bridge and Achnacarry Community Council