



Strathdearn Community Council

Minutes from meeting held in The Strathtearn, Tomatin, On 14th October 2025

Councillors Present:	Susan Falconer (SF)- Acting Chair Margaret Menzies (MM) – Treasurer George Mcleod (GM) - Member James Duncan (JD) – Member – By telephone
Also Attended by:	Councillor Duncan MacPherson (DMacPh) – Highland Council Councillor Ken Gowans (KG) – Highland Council 8 members of the public Unfortunately internet problems precluded members of the public to join the meeting on line

Item Ref	Details	Action By
1	<u>Apologies</u> Councillor Duncan MacDonald (DMacD) – Highland Council, Hannah Yarr - Secretary, Ian McGhie (SCD)	
2	<u>Community Council Governance</u> SF advised the meeting that at the end of the September 2025 meeting JD resigned the post of Chair. Consequently, she had acted in the role until this meeting when it was proposed to appoint a new chair. KG assumed the position of chair to oversee the election. SF was proposed by JD and seconded by MM. There being no other nominations SF was duly appointed to the position of chair. Following election SF resumed chair of the meeting and further advised the meeting that:- • Another member of the community had come forward wishing to become a community councillor – Mr Kevin McKnight (KMck). All SCC members agreed that this would be a good and that KMck should join the November meeting as a co-opted member; • She had spoken to the HC Community Council support group in order that an interim election could be undertaken during early 2026. The purpose of the election being to increase the number of elected councillors. This could be done by electing the co-opted members as well as seeking new members through a community engagement campaign; commencing with an article in the next community newsletter.	
3	<u>Declarations of Interest</u> None	
4	<u>Minutes of the meeting of 9th September 2025</u> Point 13 - Local Place Plans – had indicated that “We have registered with the Highland Council that we will be carrying out a Local Place Plan ,”. This is inaccurate and should read “We have sent a notification of intent to Highland Council indicating that the community will be commencing work on a Local Place Plan” The corrected minutes were accepted as accurate and proposed by MM and seconded by JD	

5	<u>Matters arising from Minutes of the meeting of 9th September 2025</u> - JD and Liz Campbell had met since the last meeting and compiled a list of locations where it is suggested that defibrillators are installed. <u>Action</u> – JD to take forward the matter with Lucky2be - Balfour Beatty (BB) have responded to the queries raised at the last meeting, as follows:- - No lighting will be installed at the temporary road junction at the north end of the village. The current junction is unlit therefore there is no requirement for lighting the temporary works. This is similar to the temporary Lynebeg junction which was installed successfully without lighting. Some members of the public considered this to be irresponsible as the position of the temporary junction was a relocation; unlike Lynebeg which was in the same location. - The timing of the new temporary Tomatin road realignment and junction has been changed to accommodate alterations to the project programme. The revised timing of the road works will be advertised in the Strathdearn website. Overnight work with a convoy system will be required during the initial set up works until the temporary realignment, etc has been installed. - All signage currently in place at the north A9 / Tomatin road junction will be relocated to the new junction when complete. - BB have been in contact with Google Maps and advised them of the works in order that their mapping system can be updated to reflect the current situation. - BB have been installing all temporary fencing to the specification demanded by Transport Scotland. GM raised concerns over the fence as it could (and has already) caused injury to wildlife. - Gemma from BB is to attend the next SCC meeting to provide updates and answer any queries. - A member of the public raised the question of an article in the Scotsman paper that indicated that over 200 salmon died because of BB activities in re-routing the Dalmagary Burn. <u>Action</u> – SF to speak with BB about this matter - It was understood that the existing bus stop arrangements on the A9 and within the village are to be changed on the 28th of November 2025. It is unclear if the buses that currently stop on the A9 will come into the village or will the stop be omitted from their schedule <u>Action</u> – SF is to clarify the re-routing with BB and publish on the Strathdearn Website	JD SF SF
6	<u>Financial Report</u> MM stated that the SCC had £1,528-25 in their bank account. The grant from HC having been provided during the month that increased funds SF reported that she had been in discussion with the Bank of Scotland to change the authorised signatories and obtain access to internet banking facilities. The process was slow, and she may have to get assistance from Diane Buckle and Rusty Macaskill (the previous signatories) to enable the process to be completed. However, as soon as internet banking is available the whole banking scenario should improve.	SF/DB

7	<u>Law and Order</u> No report had been received from the police regarding law and order.	
8	<u>Road Safety.</u> - KG advised the meeting that although he had raised the matter of the condition of the wooden Raigbeg bridge with the HC Roads Dept, he had not received an answer. <u>Action</u> – KG to follow up with the Roads and report back to the next SCC meeting - Concern was voiced at the apparent significant tree loss (planned and unplanned) as a result of the A9 road works. KG was asked if landowners are required to maintain trees adjoining roads and what happens when wind damage occurs because of planned tree removal; example being the tree loss from wind along the A9 roadworks. KG indicated that HC would normally charge third parties when they are involved in rectifying / maintaining third party trees. He was unaware of what compensation tree owners is available where damage occurs due to third party operations but will find out for the next meeting. Same also applies for water or flood damage following alterations to water courses. KG also noted that the HC have recently appointed a new tree officer <u>Action</u> – KG to find out and report back to the next SCC meeting	KG
9	<u>Applications to the Trust</u> Community Plan / Local Place Plan – an application from SCC to the SCCT for funding to undertake an update of the Strathdearn Community Plan and produce a Local Place Plan. SF explained that the two plans were aligned as both focused on the community future aspirations. It would therefore be beneficial to undertake the work out concurrently. The work would be undertaken by SCD, who had engaged a new employee with experience in Local Place Plans and planning research. The anticipated cost of the work was circa £25,000. The application was approved. It was noted that some funding may be available from the Ward Discretionary Fund at The Highland Council which could reduce the amount required from the SCCT. Senior Citizens Vouchers – As in previous years an application was made by Liz Campbell and Debbie Mackay for the sum of £8,800, to issue a voucher for £100 to all households with someone over the age of 65 years. The voucher scheme has proved successful and provided Strathdearn pensioners with either food or firewood over the winter period. The vouchers will be valid between the months of November 2025 and end of February 2026. The Councillors approved the application. With respect to the voucher application, it was noted that in 2024 the application was made for £100 per person. This had been rejected by the SCCT and limited to £100 per household. The question had again arisen on the underlying reason for the rejection. SF indicated that the decision had been made by the SCCT and the SCC were not able to comment. SF suggested that LC and DM should contact the SCCT directly should they wish to pursue the matter.	

10	<u>Planning Matters</u> • The only planning application submitted relates to upgrade of a forestry extraction track in the Balvraid area. • Duncan Bryden (BD) noted that the recently released Highland Local Settlement Plan shows no residential development sites in Strathdearn. KG indicated that the plan had been produced on the basis that there would be no further social development in any areas above 100m; thus, several potential development sites, including those in Tomatin, had been removed from the plan. However, KG indicated that this could be revised should the community consider that development is practical.	
11	<u>Windfarms – Progress from SWIAG</u> • GM updated the meeting on the new planned Glen Markie wind farm site where 65 turbines of 250 m height are being proposed. The developer is currently undertaking a scoping study. The SWIAG will be making comment of the initial proposals. However, it will not be until the developer submits for official planning that the group will be become involved in the detail. • SF applied for and was granted an extension on the date for objections to be lodged in respect of the Kyllachy wind farm. SWIAG has engaged William Gilfillan to draft a letter of representation on behalf of the community using the survey data already collected.	
12	<u>Update from SCD</u> Updates were provided by GM, summarised as follows: • A security fence is to be constructed beside the playpark ; • Fencing work is also to be undertaken in Hazelbank Woods; • Affordable Housing is progressing well and on programme; • Following the recent electricity failures, SCD are to review their resilience plan and speak with Scottish Water (SW) to ensure that their contingency plans include safeguarding water supplies in the area during power failures. It was noted that BB had also stated that they were keen on contributing to the community resilience planning. One of the members of public asked why the car charging points were not available during the power outage. Power had previously been available through the Strathdearn generator; however this facility appears to have been removed. This oversight is significant for those with electric vehicles.	
13	<u>Local Place Plan</u> Helen Bailey (HB) introduced herself to the meeting and spoke of the work that was to be undertaken. She further issued a sheet outlining the similarities between the Local Place Plan and the Community led Action Plan. She indicated that during the coming months she will make a start on the work with a proposal for community engagement during January 2026 to find out what the members of the community want. A schedule comparing the CAP and the LPP was circulated and is appended to these minutes. HB also indicated that the HC had recently made changes to the proposed dates for the submission of Local Place Plans (LPPs). The current dates are:- • January 2026 – LPPs will definitely be considered by the HC in the development of their strategic development plans • January 2026 to June 2026 – LPPs may be given consideration by HC in the development of their strategic development plans • After June 2026 – there is no onus on HC to give the consideration to LPPs HB considered that it will be difficult to achieve these dates within Strathdearn, however she thought that HC may have to revise the dates again.	

	HB also noted that the Strategic Development Plans are produced on a 10 year cycle so, even if the dates are not achieved, the information will be useful for the future. She also noted that there is a responsibility now placed on landowners to have management plans in place outlining how they are to manage the land, the community aspirations and the environment. Very few landowners are aware of this requirement or starting to meet with their related obligations.	
14	<u>Correspondence</u> SF noted that the following correspondence had been received:- • A Housing Needs Survey from The Highland Council has been shared on the community website for interested individuals to complete. • A letter had been received from a member of the local community suggesting that consideration be given for Solar Street lighting. SF stated that she had given an initial reply to clarify the roles and responsibilities of the various bodies with respect public services and streetlights. She also indicated that generally the community were averse to streetlights as they considered led to light pollution. The matter can be further addressed in the consultation for the community action plan. • A letter had been received from Ian MacDonald, Moy enquiring if the SCC wish his company to undertake snow clearing duties during the winter of 2025 / 2026. The meeting considered that although Ian MacDonald had done the work last year it had proved expensive and there were several issues with the standard of the work. A more widespread appeal should be made to establish if there were any other companies or individuals prepare to undertake the work. <u>Action</u> – SF to advertise on Facebook and the Strathdearn Website to find out availability before making any definite decisions	SF
15	<u>Any other business</u> • DMacP noted that, since the last SCC meeting, Mrs Anne Glynne Percy had passed away. Anne had been a very proactive member of the community and councillor over many years and the Council wished to acknowledge her significant contribution to community development within Strathdearn. • The deadline for articles for the November community newsletter is 29th October 2025 • Consideration should be given to commencing the SCC meetings earlier during the winter months. Suggest a trial period starting at 6.30pm. • A member of the public noted that a number of the plastic salt bins and bollards within the community had suffered significant deterioration over the last number of years; consequently, they needed to be replaced. <u>Action</u> – SF to contact the HC asking them to inspect the facilities and replace where required.	
16	Date of future meetings – 11 November 2025 Meeting closed 9.10pm	

Appendix: CAP and LPP Comparison

	Community-led action plan	Local place plan
Community decides what area the plan will cover	Yes	Yes
Will be taken into consideration when the local development plan is created	At the planning authority's discretion	Yes
Will be taken into consideration when planners make decisions on planning applications	At the planning authority's discretion	At the planning authority's discretion
The plan is community-led	Yes	Yes
Can be developed by a community council	Yes	Yes
Can be developed by a community group that meets the definition of a "community-controlled" body as set out in Part 3 of the Community Empowerment (Scotland) Act 2015	Yes	Yes
Can be developed by any community body that is trusted by the local community	Yes	Has to be a community council or legally defined "community-controlled body"
Identifies community needs around spaces and places	Yes	Yes
Identifies other community needs beyond places and spaces	Yes	Can be included in the plan, but is not part of its statutory function
Contains a delivery plan	Yes	Can be included in the plan, but is not part of its statutory function

Taken from: www.scdc.org.uk/local-place-plans/lpp-cap-compared/lpps-caps-compared

Date: 14/10/2025