



Strathdearn Community Council

Minutes from meeting held in The Strathdearn, Tomatin, On 11th November 2025

Councillors Present:	George Mcleod (GM) – Acting Chair Hannah Yarr (HY) – Secretary Margaret Menzies (MM) – Treasurer Kevin McKnight (KMck)- Member Susan Falconer (SF)- Member - online James Duncan (JD) – Member – online
Also Attended by:	Councillor Duncan MacPherson (DMacPh) – Highland Council Councillor Duncan MacDonald (DMacD) – Highland Council 9 members of the public in person and 2 online

Item Ref	Details	Action By
1	<u>Apologies</u> None	
2	<u>Declarations of Interest</u> None	
3	<u>Minutes of the meeting of 14th October 2025</u> The minutes were accepted as accurate and proposed by MM and seconded by KMck. Helen Bailey who has been working on the Local Place Plan, asked for a correction from “she noted” to Duncan who made the suggestion. This will be adjusted under section 9.	HY
4	<u>Matters arising from Minutes of the meeting of 14th October 2025</u> - With JD stepping down, a member of the community council will be taking over the work on defibrillator going forward. Action – SF to find a new owner and provide an update at the next meeting. - The trust application for the winter fuel allowance was previously agreed at £100 per household. When the Trust were prompted by a member of the public as to why this is per household, not per person. A copy of the trust response has been made available here: <i>“The amount awarded remains at a per-household level, the trustees have absolute discretion to manage the trust's estate in a way they deem most appropriate. This includes ensuring opportunities to other applicants who can satisfy the funding criteria to a similar or better degree”</i>	SF
5	<u>Financial Report</u> MM stated that the SCC had £1,528-25 in the bank account. Signatories have now been changed to SF and MM, however due to the slow process with Royal Bank of Scotland, the Community Council are still waiting on a card reader. However, as soon as internet banking is available the whole banking scenario should improve.	
6	<u>Law and Order</u>	

	No report had been received from the police regarding law and order.	
	The community beats newsletter has been shared on the Strathdearn Facebook page.	
7	<u>Road Safety.</u> • KG had stated at the October 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 During the October meeting the minutes detailed <i>“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”</i> <u>Action</u> – The previous action for KG still remains, which was to find out and report back to the next SCC meeting • Balfour Beatty (BB) declined to come to the meeting as approval wasn’t given from Transport Scotland. When a written update was requested, this was also declined. Matters connected to BB: ○ Winter resilience ○ Bus rerouting ○ Junction signage – An update via an email exchange confirmed they will be moving all of the existing signage opposite where the new junction will come out. They are reviewing the stone wall around the current signage and will come back to the Community Council. ○ Temporary lighting on the new Tomatin junction <u>Action:</u> Write to Transport Scotland about our disappointment around this update and attendance <u>Action:</u> Reach out to the roads manager at Highland Council and the community beats team to ensure they are both aware of the situation • A resident in Moy has raised concerns over the quality of the path on the old old A9. It is unclear whether this is connected to an existing issue that SCD are aware of (paths and culverts on main road in Moy) or a separate issue and whether this is private land. <u>Action:</u> Pass over to Moy Sub Committee to Confirm location and ownership with Moy resident and to then advise next steps <u>Action:</u> Pick up with SCD on existing issue in Moy (paths and culverts on main road in Moy)	KG KG GM GM SF GM
8	<u>Applications to the Trust</u> An application will be raised for the snow clearing contract, and will be reviewed via circular based on last year’s figures. A scope of work has been drafted up, and contractors approached to quote for the work. SCD will take over the appointment of the contractor and oversee the works.	

9	<u>Planning Matters</u> - An issue was raised by a member of the public regarding transport issues at the felling site at Glenkirk. The number of lorries coming in and out, timings and months of operation seem to be out with the initial agreement. The member of the public has raised the issues directly with the contractor. GM contacted the contractor (RTS) and they have reported they are on a final warning from Highland Council if they breach the agreed contractor. Action: Follow up with RTS regarding the 1-month extension they have been granted, and transport log to understand whether any further breaches have taken place. Action: Review previous agreement for transport movements, and share with Community Council. - It was noted a windfarm application has also been raised for Glenkirk and this area currently isn't being cleared. This could raise the volume of movements going forward.	GM HY
10	<u>Windfarms – Progress from SWIAG</u> - GM confirmed responses have been put in to the Energy Consent Unit for the following windfarms: - Highland - Clune - Lynmore - Balanspick There has been no response or feedback yet. - Response to Kyllachy is also being drafted based on the community survey and should be finalised by the end of this week. - We have been recently advised about a new windfarm near the existing Stronelarig WindFarm (65 turbines). It is on our boundary, and they are currently in the scoping phase. We have submitted a response. There is an open day on Thursday 13th November at the Hub to run through the plans. - Correspondence has also come in regarding an initial note are looking to put a windfarm on Glenkirk (13 turbines). No further details at this stage. - A meeting has also taken place with Ross McKillop who is the new Community Energy Liaison Officer and he has supported with additional information which we can apply to our responses going forward. - Community benefit from Windfarm companies (voluntary) will be discussed at SWIAG to ensure this represents what the community would like to see going forward, should any windfarms be approved and we need to enter this negotiation. This will be added to the terms of reference going forward. - It was added by Helen Bailey that whilst community benefit it optional/voluntary policy 25 of MP4 is mandatory so SWIAG should be drawing on this.	
11	<u>Update from SCD</u> Housing: - Roofing and windows – all wind and weather tight. Blockwork and first fix underway. Expected completion date April 2026. Allocations Policy in hand and will be made available to the community on request. Hazelbank Wood: - Deer fencing complete along Northern boundary. Entry point signage being installed. Café/Shop: - New Ops Manager is in position. Ryan Mcpherson started a fortnight ago (although he is on a pre-planned holiday this week).	

	Hub: - A busy programme of events continues to be implemented and executed. Last Friday's Bonfire Night was assessed as successful, with circa 500 people in attendance. Very many genuine thanks to all staff and a significant number of volunteers, and a special 'thank you' to Ali Cameron-Mackintosh for the use of his field for then event (which proved an excellent location). Local Place Plan (LPP): - SCD continues to host Helen Bailey on behalf of the SCC for this important LPP (and updated CAP (Community Action Plan)) work. Consultation process is taking shape. SCD/WRT Five Year Business Delivery Plan: - This Business Plan sets out where SCD/WRT are just now and sets out a strategic road map for the coming five years. The Plan is being discussed by Directors and takes account of expected income and expenditures. After our recent major projects (especially the community wood and the affordable housing, which involved drawing down some developer community benefit contributions in advance), SCD anticipates consolidating activity to ensure what we already have works well. However, SCD will respond to opportunity if it arises, although the macro-economic picture looks uncertain as we head into a Scottish election year. Community Snow Clearing: - A tender for winter snow clearing has been issued; quotes are beginning to be received. SCD Board Meeting (BM): - The next SCD BM is on 16th December 2025.	
12	<u>Local Place Plan</u> Helen Bailey (HB) gave an update in person stating progress so far on the Local Place Plan. The plan is due to last 5-10 years. Surveys have been circulated via the community newsletter to understand preferred attendance times for future engagement. Steve will be supporting with a reminder on the Facebook page. Everyone was encouraged to suggest any other stakeholder groups who should be engaged as part of this process, and will also include aspects of the community action plan. Helen is available on 25th and 27th November at the Hub, and via email should people have questions. The Local Place Plan isn't just about change, it is also about what we want to keep and cherish within the community. Development planners take into consideration the Local Place Plan at their discretion, but we will tie it in closely with policy and the national planning framework. A question was asked about private land, as a lot of spaces in Strathdearn are not available to the public. The community can still put forward considerations of what is needed or wanted within the area, and then overall this is concerned. Local Place Plans are still relatively new, so success is currently hard to measure.	
13	<u>Correspondence</u> A number of correspondence have already been posted to the Facebook page including: - Community beats - Highland coffee morning - Inverness partnership meeting GM contacted Ken Gowans regarding the changes to the bus schedule, and he connected GM with Paul Reid. GM has continually contacted Stagecoach with no response, so contacted the Glasgow office. A direct email address has been shared for stagecoach with GM, but no response as of yet. Discussion took place regarding a previous initiative of a community run bus. Action: Raise at the next SCD board for consideration	GM

14	<u>Any other business</u> - Ken Gowans previously mentioned the Council were interested in winter resilience. SF reached out and waited 2 weeks to be sent a form. The form has now been completed which covers aspects such as grit and salt bins; however, the link should have been easily accessible from the website to avoid a 2-week delay. - Pam Hardwick was in touch with SF regarding the lack of home social care in the community. Previously there were a group of carers in place, but this fell away due to different reasons. There are a number of residents in the community either waiting to get home, or are experiencing inadequate levels of care due to this gap. Social care team have confirmed they do not have capacity to expand to Tomatin. <u>Action:</u> Commercial costs and a plan need to be outlined and potential application to the trust needs to be submitted. Will discuss at the next SCD meeting. <u>Action:</u> On the back of the social care summit, write to Angus ({MP) regarding this issue to ensure this is raised - Christmas tree locations were raised, as the new house site may have issues. <u>Action:</u> Discuss with Ian (SCD) on locations and ordering process	GM GM SF
15	Date of future meeting – 9th December 2025 Meeting closed 9.00pm	

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