



Strathdearn Community Council

Minutes from meeting held in The Strathdearn, Tomatin, Tuesday 12th May 2026

Councillors Present:	Susan Falconer (SF) Hannah Yarr (HY) Margaret Menzies (MM) George Mcleod (GM) Kevin McKnight (KMCK)	Chairperson Secretary Treasurer Member Member
Also Attended by:	2 representatives from Balfour Beatty 2 representatives from Transport Scotland 7 members of the public	

Item Ref	Details	Action By
1	<u>Apologies</u> None	
2	<u>Declarations of Interest</u> None declared	
3	<u>Presentation by Balfour Beatty (BB)</u> - BB confirmed from their side, the road safety audit in April audit have been addressed; one remaining item (road marking/hatching) scheduled for 25 May. However, GM challenged that the Community Council still need to review all responses and feedback on the detail before the previous action is closed out. Upcoming work: - Temporary works: 3-hour traffic lights (7pm–10pm) for site clearance works just south of the realignment. - Tomatin North realignment: New alignment starts 28 May, extending the current diversion and shifting the road slightly right. Overnight traffic lights 27–28 May (7pm–6am) to complete final surfacing and works. - Layout details: Rejoins the existing A9 ~500m south of Invereen roundabout; no junction changes—just a lateral shift. This arrangement will remain in place until end of 2026. - Signage and safety: Clear signage planned; minor issues noted with drivers following incorrect routes or entering old junctions. - Safety audits: Separate Stage 3 audit planned around 28–29 May for the new alignment. Next steps: - Construction focus (May–October): Work will shift to structures (bridges, carriageway building); minimal traffic management changes expected. - Meeting attendance: No regular updates planned unless requested by the Community Council. - GM and SF requested earlier community engagement on safety audits for future phases. - Major structures progress: New railway bridge under construction; existing bridge to be demolished June 2027. Questions:	

	- A member of the public asked about the concrete supply to site. BB confirmed it is delivered from a plant ~6 miles away, typically poured early morning. - SF asked about the project status, where it was confirmed by BB that the overall works on schedule. Outstanding actions from previous meetings: - Dalmagarry Burn – No update provided - The right of way from Lynbeg to Inverness – BB (Gemma) to pick up with Jamie (BB) from previous meeting discussion	
4	<u>Minutes of the Meeting of the 12th April 2025</u> - Proposed GM - Seconded MM	
5	<u>Financial Report</u> - Balance as of 1st May 2026 is £1,429.54 - AGM preparation is underway. Annual report and financial statements will be presented, with required governance tasks underway. - Public liability insurance had lapsed and was previously discussed at April's meeting as potentially being a high cost. Since then, a previous policy has been found and will be reinstated (£84/year, Zurich) to ensure coverage for office bearers & meetings.	
6	<u>Law and Order</u> - No recent reports or updates on law and order; no community police presence at meetings. - General feeling that the village is safe and respectful, with only minor concerns about opportunistic theft (e.g. oil tanks). - SF offered to explore inviting local police/community beat team to a future event or meeting (possibly autumn) for updates and engagement, as they have done in other communities.	
7	<u>Road Safety.</u> - Old Mill View Adoption- Highland Council (Alistair MacLeod) considering adoption due to presence of council housing; no update received—requires follow-up from GM.. - Old A9 Cycle Path- Awaiting feedback from councillor (Duncan McPherson); no response yet. - Raigbeg Bridge Condition- Photographs submitted and passed to structural engineers for review. - Station Road- Ownership confirmed by Network Rail; resurfacing under consideration with maintenance team; positive progress—monitor and follow up. - Road Repairs Near the Hub- Council acknowledged issue and stated repairs would be arranged; no confirmation of completion—requires follow-up. - Balvraid Road Damage (Timber Extraction)- Council conducting monthly monitoring and surveys; repairs not yet scheduled despite visible deterioration. - Timber Lorry Movements- Activity has started but no formal notification provided; may require clarification with Council/contractors. - Fallen Trees Near A9- Waiting feedback from councillor (Ken Gowans)	
8	<u>Applications to the Trust</u> Concerns raised by SF about the number of late submissions, retrospective requests, and events already advertised/started, which undermine adherence to agreed processes.	

	The process needs to be enforced that applications must be submitted at least 7 days before meetings, reviewed by the Community Council, discussed publicly, and then forwarded to the Trust for final decision. Agreed improvements could cover: • Reinforce rules publicly (website/Facebook). • Require applicants to attend or present (in person or online). • Encourage earlier submissions and clarify expectations (especially for repeat applicants). • Consider stricter stance on late/retrospective applications. Frank Roden (ER) from the charitable trust, took the action that him and Ed would review the official process wording, and circulate with the community. The Application form would also be looked at to ensure minimal repetition. Children’s Entertainment Committee – Loch Insh Trip Discussion Points: • Positive benefits: outdoor learning, inclusion of all local children, strong community value. • Committee contributes own funds (fundraising + small child fee). • Concern raised about insurance cover and transport arrangements. Decision made- Supported, subject to clarification on insurance. Future applications must be submitted earlier before advertising. Children’s Entertainment Committee – Farm Ness Trip Discussion Points: • Similar benefits: supports younger children (likely nursery age), social development, inclusion. • Self-funding element included again. • Concern about events already advertised before approval, highlighting process issue. Decision- Supported, but future applications must be submitted earlier before advertising. Moy Country Fair (Highland Field Sports Fair Ltd) Discussion Points: • Proposal: discounted tickets for residents + transport (buses). • Concerns: ○ Overestimated participation (500 residents). ○ Complex administration (eligibility, postcode checks, misuse risk). ○ Bus provision seen as unnecessary. • Alternatives suggested: ○ Provide a simple lump-sum grant instead. ○ Supply discounted tickets via Community Council for controlled distribution. • Acknowledged importance of event and financial challenges faced by organisers. Decision: • No firm position agreed, but CC were tentatively supportive. Application will go to Trust with reservations noted, particularly on buses and complexity. • Preference indicated for simpler funding approach (grant or ticket allocation). Strathdearn Primary School – “Growing Together” Programme Discussion Points: • Strong support for aims: helps children with additional social/emotional needs. • Concerns: ○ Application submitted late and after programme started. ○ No representative present to answer questions. ○ Risk of financial exposure if funding refused after costs incurred. • Reinforces wider issue of process non-compliance. Decision: • Supported in principle and forwarded to Trust, however with a formal concern recorded about lateness and process.	FR HY
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	Action: feedback to applicant stressing future compliance requirements	
9	<u>Planning Matters</u> Local Place Plans (LPP) and Community Action Plan (CAP) - SF recognised the fact this plan has been developed by Helen since late 2025, involving significant research and effort - The Strathdearn Local Place Plan draft has officially been launched and is now open for consultation. This is open for 31 days, with feedback actively encouraged. The document will be shared widely (councillors, community, online and paper copies). - After consultation, the plan will be finalised and submitted to Highland Council for validation. Once approved, it becomes a material consideration in future planning decisions. - The document is large (~100 pages), but key community content is condensed into ~20 highlighted pages. A guide/signposting page helps readers navigate sections (e.g. vision, actions, proposals). - The plan includes legal and statutory requirements, which must be met for acceptance. - Feedback from community groups and the school has informed priorities, with the plan identifying community priorities and planning-related actions, including housing, infrastructure, and facilities. - A clear community vision and set of actions are included, focusing on current and future needs. Key themes include affordable/accessible housing, infrastructure, active travel, and community facilities. - Specific proposals (e.g. safeguarding land, supporting developments like park & ride) will strengthen planning applications. - The plan will help shape a future Community Action Plan and provide a long-term framework. Feedback can be submitted via online forms, email, or paper copies, with displays available locally. <u>Windfarms – Progress from SWIAG</u> Overall: - Ongoing engagement through the Windfarm Advisory Group, including meetings with developers and exhibitions. - Community Council has already submitted formal representations to the Energy Consents Unit (ECU). No feedback yet from ECU on those representations. - Developers are submitting revised proposals, often with extensive documentation. - Agreed approach: ask developers to summarise how they've addressed community concerns, rather than reviewing large documents internally. - Group remit has expanded to include early engagement on community benefits (e.g. discounts, ownership, funding). The updated Terms of Reference were agreed by CC Members. - Policy changes- court ruling has stated export routes (grid connection infrastructure) must now be considered in planning impacts. Grid connections will only be confirmed after planning consent is granted. - Frank has stepped down from the windfarm group, meaning recruitment of a new representative is needed, to maintain a broad range of skills and perspectives Balnespick (Fred Olsen) Update: - Reduced turbines from 9 to 7. - Reduced height from 213m to 180m.	

	- Adjusted layout to reduce visibility. Status: - Positive response to community feedback; developers have actively listened and adapted plans. Actions: - Continue engagement and monitor further revisions. Lynemore (Example of Revised Proposal) Update: - Submitted major revision (~100 pages, ~150 changes). Status: - Too complex to review fully in detail internally. Actions: - Developers asked to directly respond to each community concern and explain changes. - Awaiting their summary response. - Potential to utilise AI support if needed to digest Farr (Existing / Repowering) Update: - Considering repowering existing site (larger turbines). - Exploring additional 10 turbines on north side. Status: - Early-stage development; proposals not yet fully submitted. Actions: - Prepare for future consultation and review once plans are submitted.	
10	<u>Update from SCD</u> No formal update provided, however GM discussed the latest updates on Care in the Community. - Community care project progressing well with discussions ongoing with Highland Home Carers and NHS Highland have been positive, with agreement to support local care provision. - Plans for 2–3 full-time care roles within the village, replacing fragmented hourly work with stable contracts. Service expected to be fully funded by NHS Highland, with no ongoing cost to the community. - Transport for carers is the main barrier to implementation. However a proposed solution could be to provide 2–3 electric vehicles (grant-funded) based at the community hub for carers' use. - Assessment of local care needs is being carried out to determine staffing levels and hours required, and once understood, there is a plan to advertise roles locally via social media once job details are confirmed. Regarding after school provision, that was discussed as part of the trust application process last month: - Awaiting Trust decision before progressing with delivery partners. - Phased approach agreed: Start with after-school pilot, with potential to expand to morning provision later.	
11	<u>Correspondence</u> Post delivery issues: - Ongoing problems raised with the Post Office; awaiting call back from depot operations manager—no response yet Bollard at post box: - Recently repaired but has been knocked down again.	SF

	• Highland Council say it's not theirs • Scottish Water inspected but no confirmed ownership or fix yet. SF following up BEAR (road maintenance) contact: • Updates being received on works in the area and will be shared if relevant. Findhorn Bridge compound request: • BEAR asked to use land near the recycling/bottle bank as a compound. • Request refused—area needed for community use (parking/access). • GM working with BEAR to seek other locations with local landowners; no progress yet.	SF
12	<u>Any other business</u> Defibs: • Original request for five units was reduced; two to four approved, providing sufficient local coverage. Reduction agreed due to cost and practicality concerns. • Concern raised that defibrillator locations are unclear when only shown via photos (e.g. house images). Proposed solution could be to create an interactive online map (Google map style) showing all defibrillator locations or postcode/what3words written on the devices for emergency services Fire safety update: • Ongoing; awaiting further details, with update expected after upcoming meeting	
	Date of future meetings – 9th June 2026 Meeting closed 9pm	