

Glengarry Community Council (GCC)

Minutes of meeting held in Glengarry Community Hall
on 7th September 2026 at 19.00

1. Present; apologies; and conflicts of interest
Present: George Cross (GX), chair; Lea MacNally (LMacN), treasurer; Cecilia Dyckhoff (CD), secretary; Kevin Sutherland (KS); Ken Brown (KB); Gillian Carruthers (GC); five members of the public, including Jade Clark, (JC) and Malcolm Grant (MG), both of SSE; Kenneth Knott (KK), representing Mars Projects; and Irene Rogers (IR).
Apologies: Philippa Maltby; Cllr Liz Saggars.
Conflicts of interest: GX intimated an interest in the sale of Tomdoun church..
2. Minutes of meeting of 3rd August
The minutes of the meeting held on 3rd August were adopted. Proposed: LMacN; seconded: GC.
3. Matters arising
 - (a) Viewpoint: GX reported that he had asked CC Support to comment on the possibility of conducting an opinion poll on development at the Viewpoint, and that the question had been discussed informally. It was agreed unanimously that an opinion poll should not be undertaken, noting that it could create an undesirable precedent. In reply to a question from IR about whether GCC would consider obtaining expert advice, GX said that such an option was always a possibility, depending on circumstances.
 - (b) GX reported that the Local Place Plan, following its verification process, has now been formally registered.
 - (c) GX confirmed that the list of viewpoints for the Loch Fearna project had been circulated and will be seen by the Reporter at the hearing.
 - (d) GX noted that the Post Office sub-group had met briefly on 17th August to consider whether any steps would need to be taken in view of the negotiations between the Aberchalder Estate and Glengarry Community Development Trust. It was agreed that steps should be taken to consider the ongoing management of the property whilst the negotiations are taking place. Solicitors had been contacted as a preliminary step. A full report will be made at the next meeting, in the usual way.
4. Loch Fearna – pre-examination meeting (PEM)
No communication had been received from the Planning and Environmental Appeals Division (DPEA) after the online PEM, but GX had found a Note of the meeting on the DPEA web page and circulated it to members. The period for submitting a response has passed. GX was noted as GCC's representative present at the meeting. The reporters had set out various options for procedure; the merits of the case were not discussed. DPEA has produced a Code of Practice for the conduct of inquiries, though there are no detailed procedural rules. The Code allows for flexible procedure. There could be an inquiry session, a hearing session, further written submissions, or no further procedure on certain issues, on which sufficient information has already been

submitted. All of the environmental information submitted by the Applicant, and all consultation responses and letters of representation already lodged, would be taken into account, along with evidence gathered during the inquiry. Site visits, including possible unaccompanied ones, would also be undertaken as part of the evidence gathering process. An Environmental Impact Assessment Report (EIAR) for the grid connection will not be finalised until September 2027. Various points had been made at the meeting, including a statement by the applicants that a condition about multi-stage consents could be required. Highland Council (HC) had reserved their position on this. The applicant had accepted that the proposal would have an adverse effect on the West Inverness-shire Lochs Special Protection Area. Consultation with NatureScot is ongoing, with a response due by the end of August. The applicant will provide details of alternative solutions and Imperative Reasons of Overriding Public Interest as part of the case for derogation. NatureScot intends to reply with a document that will form part of the inquiry process. It was agreed by the parties that it would be appropriate for the reporters to cover the case for derogation as part of their recommendation. The 2025 High Court case of R (Staunch Campaign Ltd) v North Northamptonshire Council was referred to and is to be dealt with in submissions. In discussion about further procedure, GCC's preference for a hearing was noted. The week beginning 22nd February 2027 was provisionally marked for the hearing, though further ecological surveys in February may have an impact on this. Glengarry Community Hall was mentioned as a potential location. A timetable for documents, written statements and precognitions was proposed. Reference was made to a report on peat slide, which was said to show no significant risk.

The Note includes an appendix of issues that were referred to in the meeting, as follows:

1. Planning and policy, including socio-economic risks;
2. Implications of Raeshaw Farms case, concerning which further submissions are to be made;
3. Landscape and visual impacts;
4. Ornithology;
5. Terrestrial and aquatic ecology;
6. Draft conditions and planning obligations;
7. Transport and access;
8. Geology, soils and water.

The appendix stated that no further procedures are proposed in relation to hydrology and water management, forestry, land use, noise and vibration, and cultural heritage.

After discussion, including input from KK, it was agreed that GCC would wish to remain involved in the discussion concerning 3, 4, 5, 6, 7 and 8, but would also be interested in the question of forestry and other land use issues in relation to the southern access route. GX will formulate GCC's response to the Note and will submit it after circulation among members. LMacN will check the availability of the Community Hall at the date suggested. JC said that she could provide details of the type of equipment that SSE requires when using the Hall for similar purposes.

5. Financial report

LMacN had circulated the financial report for July and the invoice from the Village Officer (VO). He noted that the bank statement covers the period from 10th to 30th July. The report shows that no income had been received. Expenditure of £1,551.24 had been incurred as follows: £340 for the VO's June invoice; £203.49 for plants for the Community Hall; £1,000 to Athena Solutions for work relating to the Local Place Plan; and £7.25 bank charges. The main account had a closing balance of £20,948.86 on 30th July. Of this, £2,810.53 is ring fenced, leaving available funds of £18,138.33. The Post Office account had received £52 in rent and had no expenditure, leaving a closing balance of £1,440.53.

The VO's invoice for his August work showed that he had removed debris and silt from behind a hut at the school, cut back branches and scrub at six places in the village, cut grass at the church, the war memorial, the Hall, the Post Office and Garry Bank, and for senior citizens, had gathered litter at the bus shelter, and weeded round the war memorial. He had done 24 hours of work at £14 per hour, and had incurred expense of £9.50 for petrol.

LMacN referred to GCC's annual provision of two wreaths for the war memorial at Remembrance Day. It was agreed that these should be ordered again for this year.

6. Community Liaison Groups' reports

No CLG had had a meeting in August. KB reported, though, that the Coire Glas (CG) and Community Led Groups had postponed their planned meetings from September to December. The Skye Line Group meeting will go ahead in September as planned. JC and MG confirmed this information. MG said that the last CG meeting had been very short because there was little new information, and this is still the case. SSE is waiting for information about the cap and floor payment determination, which is expected from Ofgem by December. JC said that a meeting could be arranged if the community has a strong desire for one. MG said that any questions arising before then can still be sent to JC.

7. Correspondence

CD had circulated a handlist of correspondence. GX noted that the email to the Shinty Club appeared with two different dates.

8. Planning

(a) Tomchrasky wind farm: GX reported that the proposed turbines, extending the impact of the windfarm in both area and turbine height, are intended to carry visible lighting. It would therefore appear that an automatic detection lighting system not involving visible lights is not proposed. Members of the community have expressed concern about intrusive lighting, and there are also fears of a further increase in this type of visual disturbance. CD offered to speak to a person in the aviation industry who may have relevant knowledge. The matter is to be kept under review

- (b) Ardochy: an application has been made to convert garage buildings into short term lets. GCC has previously supported this type of small business project benefitting existing residents; and it was accordingly agreed to support this proposal.

9. Any other competent business

- (a) Ness News: Deirdre MacKinnon (DMack) of Fort Augustus and Glenmoriston Community Council has suggested that GCC may wish to publicise itself in Ness News, and has spoken to GX. It was discussed whether to do this, what payment might be made, and what topics might be covered. Members will take further thought about this and GX will contact DMack.
- (b) GC pointed out that the school lights and the state of the school hedge were still provoking comment, as nothing appears to have been done. In expressing general dissatisfaction about this, reference was made to other areas of concern about which nothing seems to have been done, such as the state of the pavements in the village.
- (c) KS and LMacN reported that there has been more fly tipping beside the A87 and on the glen road. It was suggested that SEPA should be asked to advise in order to emphasise the significance of the problem. Chris Rose and Liam McLoone, of the HC Waste Department will be contacted and invited to our meeting. KK mentioned the Keep This Glen Beautiful Signs along the glen road, which LMacN confirmed had been erected by the Quoich estate. The possibility of installing similar signs elsewhere was raised.
- (d) Also in relation to the glen road, LMacN reported that the grass and bracken cutting has not yet been done. This is an annual problem. KK said he understood that part of the reason has been the road closures. He has been told that Balfour Beatty will do some cutting. It was agreed that HC should also be reminded.
- (e) LMacN said that he would arrange a piper for the Remembrance Day gathering; and appropriate costs were agreed.
- (f) LMacN said that the sign about the repairs to the cemetery gates is ready to go up.

10. Date of next meeting

The next meeting will take place in the Community Hall on 5th October at 19.00.