

Glengarry Community Council (GCC)

Minutes of meeting held in Glengarry Community Hall
on 1st June 2026 at 19.00

1. Present; apologies; and conflicts of interest

Present: George Cross (GX), chair; Cecilia Dyckhoff (CD), Secretary; Kevin Sutherland (KS); Ken Brown (KB); Philippa Maltby (PM); Gillian Carruthers (GC); Cllr John Grafton (Cllr JG); for Scottish and Southern Energy (Network) (SSEN) and Balfour Beatty (BB): Dan Thomas (DT), SSEN; Phoebe Caulfield (PC), BB; John Selby (JS), Director of Construction, BB; Elizabeth Porter (EP), Project Manager, BB; Linda Mess (LM), Land Interface Manager, BB; and seven members of the public.

Apologies: Lea MacNally (LMacN), Treasurer; Cllr Liz Saggars.

Conflicts of interest: none were intimated.

2. Minutes of meeting of 4th May

The minutes of the meeting held on 4th May were adopted. Proposed: KS; seconded: PM.

3. Matters arising

(a) Social media. GX and GC had discussed this and contacted the administrators of other Glengarry Facebook pages, who had agreed to post information from GCC on their pages. A reply from Ness News about publishing information there is awaited.

(b) The Local Place Plan is now available on GCC's web page and the HC website.

(c) 3 Glens AGM. GX had attended. The organisation is small but undertakes various useful community services such as handypersons and befriending. It is also interested in transport. A project to start a bus service was not successful and an effort is now being made to arrange a community taxi service. Members of the community interested in this are urged to get in touch with 3 Glens, whose email address is contact@3glenscare.org.

4. Meeting with representatives of SSE (Network) and Balfour Beatty about Skye Line works

This meeting was taken before other business in order to allow the representatives of SSEN and BB to leave early. GCC had noted residents' particular interest in the nature and volume of heavy traffic along the C1144 and the location and use of borrow pits, and had asked for these matters to be addressed.

PC and JS spoke to a presentation about the forthcoming work, which is planned to have five packages in Glengarry, the first phase of which is due to start imminently and to be completed by the end of 2026. This phase is in partial discharge of conditions relating to the formation of access points, generally referred to as bellmouths, with additional works along the road, as well as supporting access works at the east end of the road. The total length of the work in Glengarry and elsewhere is 130 kilometres. The five packages in Glengarry are as follows: around the existing power line in Invergarry: from the junction of the A87 and C1144 to Inchlaggan; from

Inchlaggan to the Quoich bridge; from the Quoich bridge to Coire Shubh; and from Coire Shubh along Sghoireadail towards Glenelg.

The work is based on seven day working: from 0700 to 1900 on weekdays and from 0800 to 1300 at weekends. It is intended to manage the passage of large vehicles in a disciplined way. Large goods vehicles are not to be used at weekends. They are to be used to transport aggregate, and it is expected that the delivery of their loads will take place early in the day, and in any case well before 1900, so that they are not passing along the road at late hours. The 0700 start refers to the start of on-site briefing. Issues to be addressed in relation to their working are whether or not to arrange for the lorries to pass in convoy or individually, and road speed control.

GX noted that return journeys of 10 to 15 lorries a day had been referred to in the minutes of the recent Skye Line Community Liaison Group (CLG) meeting, and that reference had also been made to 60 lorry movements per day; he asked for BB's calculations of the frequency of the journeys. He said that before a view could be taken on whether convoys should be used, it would be important to know how many lorries per minute were to be expected from that volume of traffic. PC said that she would look into the basis of the calculations, but thought that an average had been taken of the number of journeys that would be required in the six months from July to December. JS confirmed the estimate of 60 journeys per day on weekdays. He also said that a decision on the timing of the deliveries would be made after discussions with the suppliers. The loads of aggregate would be stored in stockpiles near the works and then taken onwards in dump trucks. It was intended to keep stockpiles filled in order to average out the number of movements with a steady throughput. He said, though, that the details of management were yet to be determined. In response to a comment that the traffic management plan ought to have been approved three months in advance of the works, DT said that the plan had been sent to Highland Council (HC) timeously. He also said that the details of a point of contact would be made available, and that it was also planned to have a system of identifying the vehicles used.

GX then referred to issues that had been raised in relation to borrow pit 66. John Gordon of Lochhournhead confirmed that he had had a meeting with BB representatives at which he had expressed his annoyance at the fact that aggregate was to be brought in although there are already existing borrow pits which could supply material. He also expressed dissatisfaction that although work on evaluating such matters as noise nuisance had started a year ago, this had not properly been taken into account. He was also surprised that material from borrow pit 29 could not be used on the other side of the road. In reply, EP said that the locally sourced aggregate was not useable in the bellmouth works, and that the decision about the pit 29 material was made by HC.

The representatives of SSEN and BB were thanked for their attendance and it was noted that ongoing contact with them at the CLG and at meetings such as this would be very important to the community.

5. Report on SSE Community Liaison Group (CLG) meeting held on 20th May
The substance of the CLG meeting had been covered in the meeting with SEN and BB reported above.
6. Financial report
LMacN had circulated and publicised his monthly financial report and a copy of the invoice from the Village Officer (VO) for May; and GX outlined their contents. There had been no income. Expenditure had been £4,690, comprising £4,368 for sand blasting and painting the cemetery gates, £137 for a minutes secretary at the Community Led Liaison Group meeting in March, £180 for tubs for plants in the village, and £5.25 bank charges. After deducting the ring fenced sum of £3,000.53, the available funds were £10,863.98. The Post Office Account had income of £52 and a final balance of £1,362.95.

The VO's invoice showed that he had cut grass for senior citizens, and also at the church and the chapel, as well as on the Post Office path, behind and in front of Garry Bank, at the war memorial junction, and at the Hall and its access road. He had cut back dead daffodils and removed molehills at the Hall. He had picked up litter in the village and cleared dumped litter at the Mandally road end, and had swept up broken glass at the recycling area in the Post Office layby. He had cut bracken from the White Bridge to the village and on the river path down to the war memorial and on the south side to the Garry bridge.

7. Correspondence
CD had circulated a handlist of correspondence since the last meeting, which was noted. The unwieldiness of the Community Briefing Report was mentioned to Cllr JG, who said that it had been criticised elsewhere and that plans were being made to improve it and to reconsider how HC interacts with Community Councils. An email from Luke Church about the necessary removal of hazardous trees on the A87 had been circulated and was noted. An email from representatives of Black Sheep about plans for consultation about development at the Viewpoint had been received.
8. Principles applying to community benefit funding
GX said that, in the past, distribution of community benefit funds had been ad hoc. GCC's draft statement of the principles that it would use in commenting on such funds had been circulated and aroused some comment from a member of the public, who was present. In reply to a question about the meaning of proportionality in relation to the level of distribution, he said that any relevant consideration could be included, depending on the circumstances. Some factors, such as, for example, the amount of benefit paid per megawatt generated, are determined elsewhere. GCC is not in a position to make an analysis of cost and benefit. Concerning the relation between the distribution of funds and the planning process, he said that it has been established (including by Scottish Government guidance) that the existence of community benefit funding is not a material planning consideration. The reference to properly constituted bodies should not be construed as requiring a formal constitution. This is also a matter of circumstances; for example, GCC does not consider itself to be properly constituted for this purpose. He stressed that this

document can be changed at any time, if views change. John Henshall gave a relevant example of three local proprietors who had undertaken fire control training after the recent wildfire. They had learned that the most effective method of fire control in the glen would be the use of leaf blowers, three of which would cost a total of £2,400. This was an example of a group without a constitution undertaking work of importance to the community. GX acknowledged that this would fall at level 3 of the Principles document, and could justify an application to the Glengarry Trust.

9. Post Office sub-group report

GX said that there has been nothing to report since the last regular update. We are expecting to hear from Glengarry Community Development Trust in due course about their discussions with the Aberchalder Estate about the property.

10. Planning

- (a) Loch Fearn. An email had been received from the civil servant administering the appeal process, in which she had confirmed that an award of expenses against a party to the process would be unlikely to be made unless that party had behaved unreasonably. At the pre-examination meeting in August, it will be decided how the enquiry is to be conducted and how submissions can be made. After discussion, in which the question of travel costs was mentioned, it was agreed that GCC wished to take part in the oral stage of the appeal process; and GX will accordingly intimate this.
- (b) Dark Skies policy. Cllr JG said that HC is beginning to consider this, and it will be discussed at the next Council meeting. It refers to four areas across the Highlands, of which Lochaber is one and Knoydart is another. It was noted that the question of lights on major infrastructure installations would be relevant.
- (c) Licensing. Two applications for alcohol licensing have been made:
 - (i) At 'The Villa' (now the Log Cabin) beside Rokeby Manor, where there is an existing licence. Although an existing licence referred to in the text was not attached to the application in accordance with its assertion, it is understood that an extension to that licence is what is required. Whilst noting that GCC is not against the licence in front of us, it was agreed that GX should draft a representation (for circulation to members for consideration) consistent with a previous GCC response to a planning application that had suggested conditions to deal with access, light and noise nuisance.
 - (ii) Filling station. An application has been made in relation to the sale of alcohol there. It was decided to make no objection, it having been noted that the residents of the village might reasonably be supposed to welcome off licence facilities, and that this would not be a disturbance.
- (d) Viewpoint. A Proposal for Application Notice has been lodged on behalf of Black Sheep for a proposed visitor centre. The applicants intend to hold two public consultation events: on 11th June and 25th June in the Community Hall between 15.30 and 18.30.

11. Any other competent business

(a) It was noted that a modification to the regulation of short term lets is being considered by HC. It was understood that it is for individuals, rather than GCC, to comment on this. In answering a query, Cllr JG pointed out that the modification is not in relation to existing letting businesses.

(b) GC reported that the school lights are still not working properly and that there has been no further visit from HC's electrician since his attendance before Easter. Also, no work had been done on the overgrown hedge. It was agreed that HC should be urged to deal with both of these matters.

(d) There was some further discussion of the findings of the meeting with BB and SSEN. It was felt that the issue of the borrow pits usage was still unclear. It had been understood that testing of the material in all of the pits had showed that the product was suitable for use. GX noted that the CLG would be in a position to keep pressing for a response on this technical issue.

(e) GC said that the situation of the burnt out house is still a matter of concern in the village. It was agreed to press HC for a conclusion about this.

12. Date of next meeting

The next meeting will be held in Glengarry Community Hall at 19.00 on 6th July 2026.