

## Glengarry Community Council (GCC)

Minutes of meeting held in Glengarry Community Hall  
on 3<sup>rd</sup> November 2025 at 19.00

1. Present; apologies; and conflicts of interest  
Present: George Cross, chair (GX); Lea MacNally, treasurer (LMacN); Cecilia Dyckhoff, secretary (CD); Kevin Sutherland (KS); Ken Brown (KB); Philippa Maltby (PM).  
Members of the public and observers: John Gordon (JG), Lochhournhead; Maren Ebeling (ME) and Diane Mackenzie (DM), SSEN; Stephen Moore, (SM) RJ McLeod; Beth Stewart (BS), 3 Glens Community Care; Deirdre Stewart (DS), Quoich Estate; one other member of the public.  
Apologies: Gillian Carruthers; Cllr Liz Saggars; Kristen MacLeod (KMacL).  
Conflicts of interest: no conflicts of interest were noted.
2. Minutes of 6<sup>th</sup> October  
The minutes of the meeting held on 6<sup>th</sup> October were adopted. Proposed: KB; seconded: KS.
3. Matters arising  
LMacN intimated that he had information about the repairs needed for the cemetery gate, and the topic was continued for further discussion in Item 13, in order to allow matters of particular concern to members of the public and representatives to be brought forward.
4. Meeting with Kristen MacLeod, Highland Council (HC) Roads Department  
Although KMacL was unable to attend, some questions had been put to her in writing, and there is considerable interest in issues involving the works on the Kinlochhourn road (C1144 and U1207), particularly from residents and proprietors at Kinlochhourn. John Gordon (JG) represented those interests at the meeting. Deirdre Stewart (DS) also attended, representing the interests of the Quoich estate. JG referred to three recent planning applications: raising the road level on the U1207 just before the watershed; improving the steep brae on the other side of the watershed beneath the concrete wall carrying the water conduit; and moving peat. He said that there was a degree of unease from Kinlochhourn residents about their not having received any notification of the applications. He said there was also concern that the GCC responses to the applications might result in a delay in the works which could cause the loss of another year's revenue to businesses. GX said that GCC accepts that the works must take place, as the poor state of the road has long been known by glen residents; and that the submissions to HC were concerned with deficiencies in the planning process rather than the details of the applications. GCC is also concerned that those affected by the works should receive appropriate compensation. It was noted that residents would appreciate notification by GCC of the responses which are made, if the timescale permits. JG said that a very large number of lorries would be required to transport all the peat removed, and that the peat should be retained in borrow pits in the glen rather than being moved further away. He would like assurance from HC that the work will be started and completed

as quickly as possible. It was agreed that GCC will write to HC about this, emphasising the need for speed.

ME said that when the work started, it became apparent that much more work would be required than had been expected. She very much regrets the disruption, and will try to make sure the work is done as quickly as possible. The unexpected works have to be subject to planning requirements as they are so extensive. SM said that the original contract was for partial widening of the road and forming passing places. It went well until the Quoich bridge, but after that (U1207) the road is what is known as a crofters' track: thin gravel and tar over peat. An upgrade is needed to take modern traffic, not just construction vehicles. Two of the required passing places could be done as permitted development as they did not need to extend beyond the permitted three metre distance beyond the edge of the existing carriageway, but the others needed more space. The area of frequent flooding had the same characteristics. He also agreed with JG about the movement of peat and said that the removed peat would not be taken off site, but placed in a temporary peat store and replaced. HC have given feedback about the proposed temporary peat store but have not yet replied about the other two applications. Some areas are planned for reseeded next spring. DM said that they are expecting a reply about the other applications soon.

A view was expressed that GCC could consider informing affected parties about applications. ME said that usually she gives information about them in her weekly notes which are circulated to residents and proprietors. She apologised for any failure to include them.

KB raised an issue about work on bellmouths along the road, and said that there are misgivings about the disruption that will be caused. He was concerned that no planning application with details of the bellmouths' locations had yet been made, although there are understood to be 31 of them, and that discussions about them are already taking place. Replying in part, SM said that the 31 referred to would be east of Quoich Bridge, and that there would be more to the west. They will have to be reinstated. ME said that she would send a written update on them. SM can produce a drawing of the bellmouths west of Quoich Bridge; the ones east of the bridge will involve less road closure. ME said that she will also check the means of access to the eastern bellmouths, as a route above the road may be used to minimise road usage.

CD confirmed that HC will be contacted about the issues raised and for replies to the questions sent in writing.

JG, ME, DM and SM were thanked for their input.

## 5. Financial report

LMacN had circulated to members copies of the monthly financial report and the invoice from the village officer (VO). In the main account, the income was £2,250 from the Glengarry Trust for Local Place Plan preparation costs and £3,563 from the

Glengarry Shinty Team, in respect of hydro scheme payments. The expenditure was £495.84 to the VO for August, £329.85 to the VO for September, £526.60 for the September skip, £30 to Glengarry District Community Association (GDCA) for hall hire in July, £10 to GDCA for hall hire in August, and £6.25 for bank charges. The closing balance was £17,301.23, of which £2,733.03 was ring fenced, giving £14,568.82 available funds. The Post Office account income was £52, with no expenditure, giving a closing balance and available funds of £1,263.05.

The VO's invoice showed that he had dug out a water catch on the south side of the Garry bridge to stop water eroding access to the river path, and had dug out the culvert at the school burn before the storm. He had cleared storm debris from the pavement from Bank House to Old Ground, and from pavements around the Post office layby, including a fallen oak branch on the path to Garry Bank. He had also again repaired the handrail there. He had cleared fallen branches from the War Memorial access roads and paths, and from the river path between the White Bridge and the War Memorial, and repaired the collapsed section of river path where a fallen tree and root ball had caused damage. He had started to clear branches and tree limbs from around the War Memorial, and would continue to do this with help from other members of the community. He had cut the grass at the Community Hall. He had been engaged for 28.5 hours doing this, and had incurred expense for petrol and public liability insurance.

6. Report of Post Office sub-committee

GX reported that the sub-committee had met on 10<sup>th</sup> October and that LMacN and Tom Cooper of Glengarry Community Development Trust had met with the landowner and her representative on site, where a tentative agreement had been reached about land that may be available for sale. A valuation of the land is to be obtained, and the sub-committee is of the view that it would be reasonable to share the cost of this.

GCC accepted the sub-committee's view that the rent and the terms of the lease should not be altered at this stage, though both should be kept under review.

7. Correspondence

CD had circulated a handlist of correspondence since the last meeting. Apart from items already in the agenda, nothing else referred to in it was brought forward.

8. 3 Glens Community Care (3GCC)

This item was brought forward. BS attended on behalf of 3GCC. She is keen to develop their services for Glengarry, to create a point of contact and to show what can be provided. She proposed a quarterly meeting for Glengarry residents, where they could discuss their individual situations and any practical problems. The meetings could take place in the Community Hall and have a drop-in format. 3GCC has already started a community transport scheme to Fort Augustus with regular services from Invergarry. GX confirmed that he knows members of the community who have been helped by the organisation. It was agreed that GCC supports this work, and BS was advised to write to the Community Hall Trust committee about

arranging to meet there. LMacN, for the committee, said that he could not foresee any problems in principle. BS was thanked for her work.

9. To discuss and agree the SSEN(T) Community Liaison Group for Skye Line  
ME and DM were present to discuss this. A condition of planning permission for the Skye Line is that a Community Liaison Group (CLG) should be set up. ME had written to GCC suggesting three options for the group. The second of these, a group organised and funded by SSEN, with an additional two public meetings a year, had been chosen after discussion. ME confirmed that this group will be set up, and that GCC would be asked to nominate members. The group would have to be small enough to have meaningful discussions. Usually, such groups include HC elected members and others including key businesses. It would be possible to advertise for members; but a selection process would be required if too many were to offer themselves. ME will send further written suggestions or the terms of reference. It was agreed that ME should decide the date of the first meeting, but that it should not be before January.
10. Submission to SSEN with comments on handling of recent electricity outage  
There had been some concern in the community about SSE's handling of the recent lengthy electricity outage. It was acknowledged that the extreme weather conditions had caused widespread disruption, but it would appear that some of SSE's responses were inconsistent and had been based on inaccurate information. KB pointed out that though compensation could be paid, SSE's own records of the timing of the outage had been incorrect. Compensation was a matter between SSE and individual consumers.

There was general discussion of the need for a resilience plan and GX confirmed that he has reviewed the draft plan which was considered some time ago. The fact that the Community Hall was open during the outage had not been communicated to residents. It was agreed that someone living in the village with access to the Hall should be identified as the person to coordinate emergency responses. It was noted that various regulations apply to the use of the Hall, and in particular to the use of some kitchen equipment. A list of people with working telephones and generators would be useful. GX confirmed that information of that sort is included in the resilience plan template which he will circulate in draft for GCC consideration.

11. Local Place Plan (LPP)  
A meeting has taken place with Athena Solutions (AS) to mark the local map with desired developments and spatial elements. AS are to be sending a copy of the marked map. The next GCC meeting will need to decide on a community consultation process. Sending neighbouring Community Councils copies of the LPP will also have to be undertaken. It was noted that a manifesto from Planned Democracy has suggested that LPPs should be statutory. In the circumstances, finalising the details of our plan would be wise.
12. Planning

GCC has responded to 33 applications in 2025 so far, and six more have come in recently. Another in relation to Coire Glas is also due.

- (a) GX reported that HC has raised a substantial objection to the Loch Fearna proposal;
- (b) GX referred to the application for two houses at Inchlaggan. There has been some debate about the design brief; there have been three letters of support and 13 objections; a statement about the reference in the application to the Tomdoun estate has been received and noted.
- (c) a full application for tunnel works at the Coire Glas project has been received. KS referred to plans for spoil management and is of the view that the decision about how the spoil is to be dealt with ought not to be left to the contractors. GX said that he agreed with KS, and had discussed the matter with SSE representatives at the recent public consultation;
- (d) a scoping application has just been received in relation to the Loch Lundie substation. KB will copy GCC's submission;
- (e) GX has investigated the mast light at Kingie. In the 2018 application it is noted that prior approval is not required; two letters of support for the mast works had been received and the height of the mast had been increased. JG reported that the mast light is disconcerting to flyers, and that the fact that there are no lights on the nearby pylons is inconsistent. He and KB showed a map of the recent changes to flight paths. It was decided that HC should be asked to explain the reason for the light;
- (f) an application has been received for 19 more turbines, battery storage and associated works at the Beinneun 2 wind farm. They would be much taller than the existing structures, with a maximum tip height of 200m. Information is available online. GX was instructed to respond with concerns.

### 13. Any other competent business

- (a) Cemetery gates. LMacN has spoken to a local contractor who has inspected the gates. The metal work is blistering badly and now requires sandblasting and repainting, with any necessary repair; the cost would be in the region of £4,000, based on a price of £120 per metre. In discussion, it was noted that on previous occasions, GCC had borne the cost of the VO painting the gates, although they are the property of HC. GCC has also undertaken the repair of the deer fence and clearing the drains there; the cemetery is important to the community. It was thought that it would probably cost more to replace the gates than to repair them. It was noted that Fort Augustus Community Council takes responsibility for the gates there, though the ownership position is the same. It was agreed that LMacN should make an application to the Glengarry Trust for funding assistance of £3,000.
- (b) KB had circulated his correspondence with the SSE Hydro Environmental Advisor about measures proposed for mitigating the impact of works on the habitats of the common scoter on Loch Garry and Loch Loyne. It was agreed that GCC generally supports the project and that further information would be appreciated.
- (c) Senior citizens' Christmas meal. LMacN reported that this is proposed for 17<sup>th</sup> December, though it is to be confirmed by the Hall committee. It was agreed that LMacN should follow the usual practice, and source raffles.

(d) LMacN reported that the arrangements for Remembrance Day had been completed, including the provision of two pipers. It was agreed that their payment by GCC should be increased to £200 from £150, which had been the custom for more than five years.

(e) LMacN noted that GCC has given financial support on the past for the tubs of flowers at the Community Hall. It was agreed that this funding should continue and that bulbs should be bought. It was also agreed that if he can source new barrels at a reasonable price, GCC would bear the cost.

14. Date of next meeting

The next meeting will be held in the Community Hall at 19.00 on 8<sup>th</sup> December.