

Laggan CC – Ordinary Meeting No 16.

Draft Minutes

20th October 2025 - 18:30 Laggan Wolftrax

1. Attendees Present

K Thew, A Gallagher, C Hamill, A Armstrong, A Todd, W Todd

H Narro, D Narro, K Deans (CNPA), R Jones (THC)

Co-option of W Todd onto Community Council – Approved unanimously

Meeting declared quorate and commence at 18:30

2. Approval of Minutes September 2025

Agreed AA Second WT

3. Matters Arising and Actions from previous meeting

- Student Grant feedback – 5 people all full time and accepted. All positive all grateful. There have been some negative comments online in respect of the amount. CH put out a FAQs document to address this. Briefly, the grant can be reviewed over time. We should contact the high school to update them about grants for Laggan students.

4. Loch Earba Pump Hydro Storage Update

- SSEN-T Coire Mashie – The next Community Consultation will be in November. Will they engage with community benefit? CH joined a recent webinar around community benefit (Pathway to 2030) Discussions were around community benefits in the region of £530K per substation and £200k per kilometre of overhead cable. There was also much discussion around housing, for the work force, which will remain after completion of all works and which will be given the communities affected. Upgrades to Beaully Denny will require two further substations which will not be in Laggan. One 400kV substation will be at Braco West, known as Cambushinnie (Perth and Kinross) and another 400kV substation is proposed at Fasnakyle (near Beaully), known as Bingally.
- Earba Alliance – AT received an email from C Crewdson last week in regard to the July meeting with Gilkes, and where the ECA stated that it will engage with the final developer. Briefly he states that the project is not up for sale and is still forecast to proceed. AT will formally reply from ECA. RJ asked whether Gilkes have signed up to the Highland Council Charter? This would enable a division of any funding received throughout the Highland Council area. AT has received the monthly update of works from Gilkes which stated that test bores are underway, security gate is installed but does not affect walkers.
- Engagement with Transport Scotland – Joint correspondence from NVCC and LCC was sent to Transport Scotland about state of roads. A reply was received advising in discussions with Gilkes about what is required. CH is tasked to respond and ask for specifics of what they are doing, where and when. CH will report back to ECA

5. Financial Report

Accounts prepared by C. Hamill

1 September–30 September 2025

<i>Previous bank balance:</i>			£3225.40
	Previous sub-totals	+/- since previous meeting	
Council funds:	£388.56		
Hostworld web hosting		–£112.32	
2 x poppy wreaths		–£98.20	
<i>Balance Subtotal</i>			£178.04
Ringfenced:			
SSE Micro Grant money	£2785.77	0	
Student Grant. G. Bauer		–500	
Student Grant. K. Grant		–500	
Student Grant. K. Slimon		–500	
Student Grant. K. Simpson		–500	
Student Grant. L. Molyneaux		–500	
Toilet roll holder		–18.23	
<i>Balance Subtotal</i>			£267.54
CNPA funds (environmental/litter projects)	£51.07	0	
<i>Balance Subtotal</i>			£51.07
Current bank balance (178.04+267.54+ 51.07)			£496.65

6. Laggan Community Action Plan - Active Travel/Connecting Laggan, CNPA (Cairngorms 2030), Christmas Lights, Village Amenity Group, Public Toilet

- **CNPA** – K Deans reports that there is a CNPA Heritage fund. This is a new fund and it will be available for the next 4-5 months. The first paths meeting is to be held on November 14th. J Dickinson at Dalwhinnie and has been in touch with CNPA access team with regard to reworking the old access route/right of way between Dalwhinnie and Feagour. AG (Laggan), JD (Dalwhinnie) and CP (Paths Project) to get together and speak to Adam Streeter-Smith, Access and recreation manager, CNPA
- **Laggan Community Development Trust - progress report and next steps**
- **Plants** – Village plants for next year have been ordered.
- **Allotment update** – Awaiting response
- **Christmas Lights** – Large trees – Contact Ardverikie - Action AG. Small trees in situ – lights to be checked and new batteries ordered. Action AG. Contact Coffee Bothy re lighting up and tree position. Action AG
- **Lampposts/streetlights**, initial contact with THC has been made. RJ will try and further this. AT to take up correspondence with THC (N Fraser) Lights switch on Sunday 30th November – Action AG
- **Paths update** – Some of the planned upgrades to paths in the area are now completed. Work on the Memorial path starts this week. We are waiting for a consultant to submit concept design for the paths in the local park, we are hopeful that works will commence in March 2026. Thanks to Cristian Pizarro for his continued input on the Laggan Paths Project.
- **Toilet**. We have installed a new lockable toilet roll holder. Current funding is still in place under the current Comfort Scheme. It finishes on 31st March 2026, and we can confirm that the church does not wish to get involved in any new arrangement. As at the end of

September there are still funds but these will dwindle towards the end of 2025 at this point it is hoped that the newly formed CDT can take over.

- **Resilience Plan revisit** – RJ (THC) advises that we should have a resilience plan in place. There is a CC Forum taking place in the next couple of weeks which will cover this subject and there should be a template available shortly for CCs to use. Nethy has a good plan RJ will see if we can set up a meeting

7. Statutory Items for Community Council to note and discuss

a. Planning Applications Update – It appears that our portal has been disabled. RJ will email planning to ascertain what's going on. It is likely that THC will need to reset our login so that we are able to comment as LCC. In the meantime, late representations can still be made.

25/02529/FUL - Renewal of temporary planning consent for padel court Cluny Castle. Deadline for comments 23/09/25. Comment Date: Thu 25 Sep 2025. Under consultation. The section below is copied direct from the planning website for your information.

The application seeks to renew planning permission for the Padel-court roof structure within the curtilage of the Category A listed Cluny Castle located between the Castle and the Category B listed Steading. The original application was constructed without LBC and the previous application 20/03397/FUL was retrospective, but was granted planning permission under two specific conditions:

1. Planning permission is hereby granted for a temporary period only and shall cease to have effect on 01 December 2025 (the 'cessation date'). Prior to the cessation date, the application site shall be cleared of all development approved under the terms of this permission (including any subsequent ancillary works, infrastructure, fixtures, fittings and any temporary developments permitted under Class 14 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended)). Reason: The use of land for the siting of a padel court with canopy, is not considered to be an appropriate form of permanent development within the ground of an A-listed building where high design standards are required for all buildings and structures.

2. Prior to the cessation date of this permission, a draft Decommissioning and Restoration Plan (DRP) for the application site must be submitted to, and approved in writing by, the Planning Authority. The development shall be decommissioned and the site restored in accordance with the agreed details. Reason: To ensure that the decommissioning of the development and restoration of the site are carried out in an appropriate and environmentally acceptable manner.

The conditions of the planning consent were clear and although the padel court structure has been in place for the five years, the opinion of the Historic Environment Team (Conservation) has not changed from the original application, and it is expected that the conditions of the previously approved planning permission will be completed with the removal of the completely insensitive and incongruous structure. In accordance with condition 2 it is expected that the draft Decommissioning and Restoration Plan (DRP) for the application site will be submitted for review.

The Historic Environment Team (Conservation) strongly object to the proposal for the continuance of the previous planning permission and expect that the approved conditions will be upheld.

25/02988/FUL - Erection of extension Drumgask Cottage, Laggan Mr R Hamilton. Deadline for comments 26/09/25. **APPROVED**

b. New Planning Applications

25/03509/SCOP– Glen Markie Wind Farm - Construction and operation of a wind farm comprising up to 65 wind turbines, with a tip height of up to 250 m, and associated works and infrastructure by 10th November. Vattenfall scoping application for windfarm. AG has been in contact with them – this will be adjacent to the existing Stronelairg windfarm and will consist of circa. 50 turbines with a height of 250 m. This will mostly affect Foyers and Strathdearn. Application submission is planned for 2027. There should be an

exhibition/consultation in November or December. They are aware that we are setting up a SCIO and that our current fund is managed by SSE which would be an ideal method of receiving any funds which may occur as a result of this development. The proposed extension will feed into Melgarve via under/overground power lines. Vattenfall are willing to come to a meeting and talk to us. CC should invite to next meeting and gauge public opinion. We should, in any event, speak to Foyers, Strathdearn and Fort Augustus. KT/AG to follow up.

THC have advised that as closing dates for representations may fall between CC meetings, and have suggested that the CC set up a WhatsApp group to maintain fast communications and to be able to make timely representation in respect of planning. To be discussed further. All.

8. Licencing Update Renewal of Small Lottery Licence required.

9. Roads - See points 4 above and 11 below.

10. Public Sector - nothing to report.

11. Highland Council

- Roads - Repositioning or provision of a second grit box has been requested for Glentruim Road. WT to send map to pinpoint location requested to RJ who will make enquiries on our behalf. On the subject of Glentruim and the proposal for the road to be a shared space road, this went to initial local consultation and was agreed to go ahead. It then had to go to formal consultation where one person objected, resulting in the proposal having to go to committee and then to area committee - the proposal will now come up in November when councillors will decide on it. RJ will report back to us.
- Overnight Parking – It has been requested that overnight parking in the laybys around Laggan be discouraged. We are able to obtain signage from both HC and one from CNPA.
- Bins – awaiting response

12. AOB

- Community Connections Car Scheme – not discussed
- AG attended another Access panel meeting. Looking for a treasurer. AG will go to meeting in November. Chat to bothy and Hall and ask about designated disabled parking? Ask parking wardens in THC.
- Food share – still getting things like knives left there . The interior of the shed has been rejigged to try and stop deposits of larger items but if it continues the food share will have to close.
- Defib at Pottery. Can this be put into the phone box at Glentruim. KT to check with BT again.
- Tree at the wall of church yard removal. – no one knows who owns the land. KT to research
- Rewetting the Spey CNPA RJ to send us a survey.
- CC transport forum next couple of weeks, looking for representatives. -all to have a think about transport issues and potential solutions.

13. Date of next meeting : 17th November 2025