

Laggan Community Council – Ordinary Meeting No. 21

18 May 2026 - 18:30 Laggan Community Hall

Draft Minutes

1.Attendees LCC: K Thew, A Armstrong, A Gallagher, C Hamill, M Khazaka, W Todd, A Todd

Non LCC: K Deans (CNPA), D Narro, H Narro, L Moench

Apologies: V Macpherson

Resignation: K Fletcher has recently stepped down from the CC. We would like to thank him for his support over the past years.

2. Approval of Draft Minutes March 2026: Approved CH, seconded WT

3. Matters Arising and Actions from previous meeting

- **Grass cutting in the village.** The Community Hall Committee have asked if the costs for grass cutting might be split with LCC going forward. It was agreed unanimously that John Grant is to go ahead and cut grass around the hall and the park areas.
- **BASAP (AG) Access Panel.** This is a campaign for anyone with disabilities across Strathspey area. BASAP now have a website with all of the villages in the area detailing what amenities they currently have – AG will check for Laggan and advise LCC/BASAP. They have also been talking to rail transport providers and have introduced a BASAP travel card scheme which allows the partially sighted/blind to travel on the rail network for free across Scotland with a companion who may also travel for free. LNER have also joined the scheme and are trying to get the same access for England.
- **Badenoch Broadband (BB).** There was an enquiry for microgrants information from BB to enhance coverage at Strathmashie. Wolftrax are fully supportive of the project and have agreed to site the necessary equipment. Following discussion, it was advised to take this request to SSE direct who are equipped to conduct due diligence checks in view of the request being from a CIC business. There is no doubt that there is a community benefit as result of a further grant to BB. The next meeting of the SSE Panel is 19 May and CC will endeavour to have this item added to the agenda for that meeting. KT to speak to C Masheter and AG/AT to take forward at SSE meeting. There were no objections to this proposal.
- **Water usage issues/Campervans.** K Deans is currently looking at growth figures on campervans in the National Park. The CNP can provide us with bespoke signs to put in our parking places to advise "this is not an appropriate campervan stop" Unfamiliarity with the use of vans and the lack of information in respect of the legalities, in particular waste disposal, appears to be a major problem. Visitor levy money could be available which could be helpful. Wolftrax are considering a more official approach to overnight camping spots. LCDT could also look into this as a potential source of community funding. The question was raised to whether we might be able to put up signs and a CCTV camera (dummy) as a deterrent. It was agreed to install signage in the first instance. This could be a joint venture between LCC/LCDT/Wolftrax. With regard to water usage. A lock box for the water tap in the toilet could be installed and put into use in times of water crisis in the village. Overnight parking. This can be an issue, and it was discussed whether a community owned parking meter might be installed in the village layby specifically for overnight parking and perhaps signage to state 2 camper vans max overnight. Creag Dhu should have signage to indicate no overnight parking. **Action MK to design signs and liaise with CNPA. Action KT to speak to RJ/THC**

4. Loch Earba Pump Hydro Storage Update –

Meeting of the Earba Alliance held in April. 4 surrounding community councils including Laggan continue to work together to ensure the best outcome for our communities. The alliance agreed we should proactively enlist the support and advice of Foundation Scotland as well as the Renewables engagement officer for Highland Council.

UK ‘Cap and Floor’ payments for power generation schemes have yet to be agreed by the UK government. Until this is decided, the £2billion construction cost is on hold. An announcement is expected imminently. Although Earba is in competition with other similar schemes for government support, it has already scored well in a first round of qualification and is likely to be one of the first proposed of this type to be approved.

Locally, work on geological investigation has commenced with two small test rigs and a team of 8 working on site for the next 6–8 weeks. Separately SSE have issued an Environmental Impact Assessment (EIA) screening opinion request for the Coire Mashie Substation - if interested details can be obtained on the Highland planning portal ref: 26/00761/SCRE (noted below)

5. Financial Report –

1 March 2026–30 April 2026

<i>Previous bank balance: £4267.06</i>	£	£	£
	Previous sub-totals	+/- since previous meeting	
Council funds:	364.15		
Hostworld domain name		-45	319.15
<i>Balance Subtotal</i>			319.15
Ringfenced:			
SSE Micro Grant Fund	1851.84		
LCDT Launch reception 1 Invoice 1		-44.65	1807.19
LCDT Launch reception 1 Invoice 2		-56.87	1750.32
LCDT Launch reception 1 Invoice 3		-379.5	1370.82
Reimbursement launch		+30	1400.32
Comfort scheme reimbursement to church		-425	975.82
Comfort scheme toilet paper		-18.66	957.16
<i>Balance Subtotal</i>			957.16
SSE Student Grant Fund	2000	0	2000
<i>Balance Subtotal</i>			2000
CNPA funds (environmental/litter projects)	51.07	0	51.07
<i>Balance Subtotal</i>			51.07
Current bank balance (319.15+957.16+2000+51.07)			3327.38

Accounts prepared by C. Hamill

A request for £5000 renewal of microgrant funds and a request of £5000 renewal of student grants funds have been submitted to SSE. For students wishing to renew their grant application for another year, a “Completion of studies” form is required showing that they have successfully completed the previous stage of study and providing proof of re-enrolment. A draft form was circulated and approved with the addition of a box to tick to

re-apply for further funding and a box to tick to show that proof of re-enrolment has been attached. MK to find out what would be appropriate as a proof of re-enrolment.

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

- **Laggan Community Development Trust** – The LCDT has now been running for 6 months. It is a charitable group which is independent from other groups in Laggan. In March they hosted a small informal launch to introduce themselves to the other Community Groups. They have applied for SSE funding to allow them to operate their bank account and to start to support community initiatives such as the allotment group (in planning). Both KT and AG currently sit on the Board of Trustees for the LCDT and will be the liaison between LCC/LCDT. Should anyone wish to join LCDT either as a member or as a Trustee they can contact secretary@lagganlcdt.org
- **Active travel** – Nothing to report
- **CNPA** – 2030 Panel is now formed, and the CNPA Fund has spent a lot of money on their training. They will look at a number of grant applications and are developing plans for small, medium and large grants. There is a public CNPA drop in event 4th June which will be held in the Village at Dalwhinnie, there will be information about the National Park and its activities.
- **Christmas Lights** – Nothing to report. WIP
- **Paths/Park/Planters** – Paths audit is currently delayed. This includes all paths around Laggan and the Park. Currently this is a work in progress, we can confirm that this work will still go ahead. The bedding plants for the village planters have been ordered, and we await a delivery date. Volunteers for planting are always welcome, and we will advise everyone when the plants arrive. It was agreed that the compost in the planters should be refreshed this year KT to make enquiries with THC if they can supply compost. If not, we should source from a local supplier such as Trading Post Kingussie or Speyside Centre.
- **Toilet** - LCC have now taken over the running of the Comfort Scheme. This involves part funding from THC and part from donations received. It is hoped that this is a project that may be passed to the LCDT. Further enquiries are to be made into potential asset transfer. KT/AG to liaise between LCC /LCDT
- **Resilience/Emergency Plan /CAP.** The group met with Michael Sharp from the Community Hall who has indicated that Hall is happy to be involved with the resilience plan in any way it can. The Hall will serve as the cornerstone of the plan with multiple functions in a variety of scenarios. A meeting of the group for next steps will be held on 1 June. Any members of the community wishing to be involved in the development or implementation of the plan are most welcome. Please contact treasurerlcc@laggan.com.

7. Statutory Items for Community Council to note and discuss

a. Planning Applications Update:

25/04860.FUL Conversion and change of use to conference facility and office. 40m SW of Mains of Aberarder, Kinloch Laggan. (Creag Meagaidh Steading) 10 Feb for representations. Not commented. Still under consideration.

26/00049/FUL Change of use property for short-term letting unit. Old Tullochroam, Kinloch Laggan. 13 Feb for representations. Not commented. Still under consideration. Permission has been granted.

Ref. No: 26/00761/SCRE - EIA Screening Opinion Request for the proposed Coire Mashie Substation Land 2KM SE Of Feagour Cottage Kinloch Laggan. | Received: Tue 17 Feb 2026 | Validated: Tue 17 Feb 2026 | Status: under consideration. Decided 2/4/26 - EIA required

****Ref. No: 26/00464/SCRE** - EIA Screening Opinion Request for the proposed reconfiguration of the existing Overhead Line (OHL) at the location of the proposed Coire Mashie 400kV Substation, near Laggan. Land 2KM SE Of Feagour Cottage Kinloch Laggan. Received: Tue 03 Feb 2026 | Validated: Tue 03 Feb 2026 | Status: Decided 27/03/26 Screening Application EIA Required

Ref. No: 26/00651/FUL - Construction of replacement bridge. Land 535M North of Sherramore Lodge Laggan. Received: Fri 13 Feb 2026 | Validated: Fri 27 Feb 2026 | Status: Decided/Agreed

2026/0098/DET (26/00993/S42) - Section 42 application to vary Condition 8 of 2023/0267/DET - Erection of a distillery, 3No. warehouses, access, parking, offices, boreholes at U220 250M Southeast of Spey Dam, Laggan – Called in by CNPA. LCC have also made comment as follows:

As we understand it the developer wishes to start on the project without prior approval on the sprinkler tanks, cooling tower, pipe bridge and dam site. Our concern is that we don't want a half-built building if any of these elements prove to be a barrier to finishing the development. Our preference would be to have it clear before they start especially with the proximity to the River Spey and the fact they will be drawing water from boreholes next to such a vital water course. Our fears may be totally unfounded as this may be a totally reasonable request but until we have spoken to someone at the CNPA who has more knowledge, expertise and information we are against any change to the planning conditions.

b. New Planning Applications

Ref. No: 23/02328/FUL Installation of 25m high telecoms mast, cabinets, generator, formation of 175m access track Land 2800M NW Of 1 Garvamore Laggan | Received: Thu 11 May 2023 | Validated: Thu 11 May 2023 | Status: Withdrawn

Ref. No: 23/00818/FUL Erection of 25m high telecoms tower, antenna, equipment cabins, compound and formation of access track Land 1200M SW Of Stalkers Cottage Laggan | Received: Fri 17 Feb 2023 | Validated: Wed 01 Mar 2023 | Status: Withdrawn

Ref. No: 26/01511/FUL Formation of site compound and siting of modular office building for temporary period of 3 years Land 600M NE Of Melgarve Substation Garvamore Laggan | Received: Fri 10 Apr 2026 | Validated: Thu 23 Apr 2026 | Status: Under Consideration

Ref. No: 26/00893/LBC Installation of wall mounted EV charging point Rowan Cottage Catlodge Laggan Newtonmore PH20 1BT | Received: Mon 02 Mar 2026 | Validated: Tue 28 Apr 2026 | Status: Under Consideration (listed building) No objections. Our usual stance for applications from residential applicants to be adopted, and no comments will be made.

8. Licencing Update Nothing to report

9. Roads Road closures Transport Scotland Repairs to A86, two sections, one in Laggan and the other in Newtonmore, both involving night time closures. CH will send out full details to residents end of the month. KT to resend email to transport Scotland and request response with regard to potholes and road edges along the length of the A86 and A889 in the Laggan area.

10. Public Sector Nothing to report

11. Highland Council No representation from THC. KT to contact with regard to road markings in the village. Yellow lines at the Coffee Bothy corner to the car park area, lined parking bays and disabled parking zone demarcation.

12. AOB

- Hall has been surveyed with a view to having hall insulated – Various questions were raised which we will discuss with the hall committee and report back to you.

CNPA suggested that funding may be available from LES Care scheme – provided free by the Scottish Govt. LES – Local Energy Scotland KT to pass this information to the hall committee

- AG received an email from Sue Harris as follows: *Right by the main road (A86) is a beautiful blue tin tabernacle which has signs for Laggan CC affixed to it. Please can you let me have any information about the building. I am building a personal photographic archive of these lovely structures.* AG to write back and provide information on Kinloch Laggan Village Hall.
- In a recent phone call by CH to C Masheter -SSERN, the question of the level of transparency around SSE panel meetings arose. CH was advised that SSE are not able to share agendas or minutes, but that they are keen to share the outcomes/successful applications from the panel meetings. They have proposed that the outcomes from panel meetings be shared at LCC meetings, so that they are included in LCC minutes. They are also considering providing a report of outcomes that could be included in Laggan Matters.

13. Date of next meeting: AGM 15th June 6:30