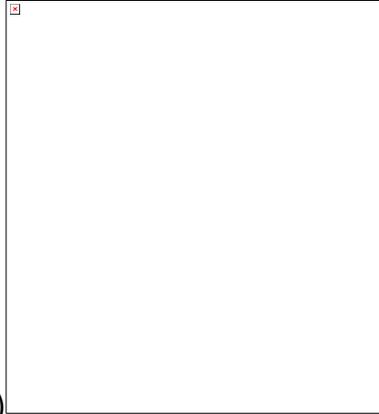


**Fort Augustus & Glenmoriston Community Council**  
**Draft Minutes of meeting held at the Memorial Hall, Fort Augustus**  
**on Wednesday 26<sup>th</sup> March 2025**

**Present:**



Deirdre MacKinnon - Chair (DM)

Jenny Findlay - Vice-Chair (JF)

Mike Anderson - Treasurer (MA)

Helen Clay - (HMC)

Clare Levings (CL)

Leanne Findlay (LF)

James Prince (JP)

Cllr. Chris Ballance (CB)

**Apologies:**

Claire Pegrum - (CP)

Daniel Clark (DC)

Cllr. David Fraser (DF)

**Previous Minutes:**

Proposed by HMC, seconded by CL

**Matters Arising:**

**Inch Bay**

The HC legal department has advised that they cannot provide legal advice on asset ownership because community councils are a separate independent body from HC. They are thus responsible for their own governance and must take independent legal advice. (Glengarry is in a similar situation with regard to their Post Office.)

A meeting of available councillors and the Ward manager is to take place on 31 March to discuss asset ownership and the continuing struggles experienced by DM.

### **Flooding in Invermoriston:**

It is proposed that the flow of excess water at Achnaconeran Road can be diverted into the culvert/burn by installation of a cattle grid. Separate measures are required to protect the foundations of the war memorial.

### **Safety in Invermoriston**

Further to the suggestion to remove the plastic walkway from the Invermoriston car park because it encourages crossing at the dangerous junction of A82 and A887, differing opinions within the community have been received. Councillors decided to ask Transport Scotland to make a determination where pedestrians should be encouraged to cross.

Reduction of speed limit from 40 mph to 30mph in Invermoriston - Lynne West, Chair of the Millennium Hall Association had once again written to Kate Forbes, MSP.

### **Visitor Levy:**

JP had reviewed the HC consultation on behalf of the council and would circulate points that councillors may wish to support or oppose. He advised that the consultation was prepared for individuals rather than community organisations, so many questions did not apply.

Councillors encouraged residents to respond.

### **Treasurer s Report:**

Current balance is 6975.11 with 1500 ring-fenced from Community Company towards solicitor costs. Cheque not yet cleared for insurance renewal 97.20. Cheque issued for 458.26 for web hosting, signs and cones. Bank charges now being incurred as previously notified.

### **Planning:**

Planning Applications Validated 25/02/25 13/03/25

Ref: 25/00122/FUL

Location: Land 1.5KM NW of Wildwood, Auchterawe, Fort Augustus

Proposal: Opening of quarry for construction of service road

Applicant: MacDonald Groundworks Ltd

Note: This is the full application following the application for a screening opinion which was discussed at the last meeting.

Ref: 25/00466/FUL

Location: Loch Ness Guest House, Fort Augustus, PH32 4BQ

Proposal: Installation of UPVC windows and doors

Applicant: Michael Bremner

Note: Within the conservation area. Existing and proposed elevations attached.

Ref: 25/00594/FUL

Location: Land 150M SW of Cherry Lodge, Fort Augustus

Proposal: Erection of 3No. holiday pods

Applicant: Simon Kennedy

Note: Cherry Lodge is one of the holiday cottages next to Loch Ness Cottage and Shorelands. New pods will be the same as those already on site.

DM did not take part in this discussion. Some councillors recollected that previous permission was granted with restrictions about expansion - a review of the prior application is necessary.

Ref: 25/00614/PNO

Location: Land 3KM NW of Merlin Cottage, Dalcreichart, Invermoriston

Proposal: Peatland restoration under Class 20A

Applicant: Forestry and Land Scotland

The S77 application for cable enabling access to the National Grid, to which the community council objected, has been withdrawn, presumably pending a redesign.

HC/INBS/339

Application for variation to conditions of the premises licence for Inchnacardoch Hotel

### **Renewable Energy Projects:**

Proposed Loch Fearna Pumped Storage Scheme - email invite received from Glengarry CC advising this planning application will be discussed at their meeting scheduled for 7th April and as our council area will also be impacted to some extent we were welcome to attend. (DM and JF will attend)

Glen Earrach Energy - Community Benefit Consultation survey - email received 21.3.25 advising the above survey is now open for all to take part. The Community council have already commented as statutory consultees on the application.

No further updates on ongoing schemes.

There are now eight schemes in the area. A discussion took place about protection of the communities affected by the wind farms, and the conflict of interest that arises when HC is negotiating with energy suppliers for increased and expanded community benefits, especially for those areas who do not receive any.

CB explained that members of the planning committee do not take part in negotiations, and community benefit is not allowed to be considered during planning decision deliberations.

CB also clarified that the negotiations at HC level are in addition to any negotiations that community councils may conduct.

### **Community Amenity Issues:**

A sturdy replacement handrail is now in position at Bunoich Brae and the council wish to express their appreciation to the Community Company and the employees involved.

Community banker at Fort Augustus village hall concludes before Easter. This is the end of the statutory six month period following branch closure.

The playpark on the Convent Land has passed planning.

A parking attendant will randomly visit the Fort Augustus car park during the summer season. Start date yet to be advised.

A resident requested that a yellow salt bin be supplied near to Bruce s Buildings. Although there is street lighting on the access road, HC claims that it is an unadopted road, and Scottish Canals also deny ownership. Councillors wondered if the Community Company would be able to supply a bin and replenish with salted sand as necessary.

A resident asked if the council had any influence on bus timetables for access to south Loch Ness, and in turn they were sure that residents from that area might want to visit Fort Augustus by bus. CB explained that HC had recently purchased D&E Coaches, and it might be something that could develop, although it was too soon to predict.



## **AOCB**

Road closure on the A87 Bunloyne to Cluanie (except emergency access) on 31 March between 10am and 9pm to allow for filming by drone.

Ultra marathons take place in May in the Fort Augustus area. No road closures required.

Lorries have again churned up the triangle at Caley Brae (despite previous realignment) owing to excessive speed down the hill and around the bend.

Police Station is to be sold. Suggestions that it could be key worker accommodation if purchased by the Community Company.

Signage: Highland Council Service Point sign needs removing from Memorial Hall.

A parking order is needed to stop parking in front of the First World War memorial at the Memorial hall.

Wheels have been dumped over the bridge at the bottom of Bunoich Brae. They cannot be removed by the caretakers because specialist disposal is required.

Leith s transport was witnessed using Bunoich Brae inappropriately.

A reel of copper was stolen overnight from the Auchterawe substation and transported via the Glendoe Road.

A dog required veterinary treatment after consuming human waste left on the canal towpath.

Dundreggan diversion signs left in place many days after the work had been completed, and then placed face down on pathways and the roadside for many weeks after that, without consideration of the safety of pedestrians and wheelchair users.

A question was asked about the permitted height for a flag pole. They were advised that it would be covered by permitted development provided that the height did not exceed the rooftop of the nearest building.

An invitation has been extended to Laurie Piper, Head of Customer Experience and Delivery at Scottish Canals, to attend the meeting following the AGM in May.

**Next meetings:**

**Memorial Hall, Fort Augustus on 26<sup>th</sup> March 2025 at 7.30pm.**

**Glenmoriston Millennium Hall, Invermoriston on 30<sup>th</sup> April 2025 at 7.30pm.**

**AGM - Memorial Hall, Fort Augustus on 28th May 2025 at 7.15pm**

**Memorial Hall, Fort Augustus on 25th June 2025 at 7.30pm**

**Memorial Hall, Fort Augustus on 27th August 2025 at 7.30pm**

**Memorial Hall, Fort Augustus on 24th September 2025 at 7.30pm**

**Glenmoriston Millennium Hall, Invermoriston on 29th October 2025 at 7.30 pm**

**Memorial Hall, Fort Augustus on 26th November 2025 at 7.30pm**