



**STRATHNAIRN  
COMMUNITY COUNCIL  
General Meeting Number 340  
Farr Hall  
7.30pm  
MONDAY 21<sup>st</sup> September 2026  
Draft Minutes**



**Present:**

**SNCC Members:** Phil MacIntosh (PM, Chair), Ian MacLean (IM, Treasurer), Rob Atkinson (RA), Maria Cockburn (MC), Ian Hunt (IH), Lorna McConachie (LM, Secretary), Beth Rose (BR).

**HC Members:** Cllr David Fraser (DF), Cllr Ken Gowans (KG).

**Associate Member:** Allan Martin (AM).

**Members of the Public:** Mark Bessell (MB), Julie Macrae (JM), (mentioned in the minutes), and 2 others.

**1. Apologies**

Doug Meiklejohn (DM), Aileen Taylor (AT).

**2. Approval of Minutes**

Minutes of 17<sup>th</sup> August 2026: Proposed (RA), Seconded (MC).

**3. Declaration of Interest**

IH advised the CC that as a member of the Community Benefit Fund he would not take part in discussions relating to the SCBF unless he deemed it pertinent to do so. PM advised the CC that as a member of Farr Fitness he would not take part in discussions relating to Farr Fitness unless he deemed it pertinent to do so.

**4. Matters arising from minutes of 17<sup>th</sup> August 2026**

a) Item 12 – SCBF

MB clarified the following points:

- Point 2: It was clarified that, should the CDO position progress, the LPP document, which is owned by SNCC, and the CAP, which is owned by SDC, would need to be co-ordinated between the two groups.
- Point 3: Amended to read: “The SCBF Chair and SDC Chair...”
- Point 4: Amended to read: “The meeting the SCBF had with Ryan Bell did not include SDC; it was attended by SCBF only.”

b) Item 11 – Wester Laigs

It was clarified that the two representations referred to in the previous minutes were both made by the Community Council, comprising an initial objection and a subsequent further representation of objection.

**5. Local Place Plan**

The Community Council noted that the Strathnairn Local Place Plan has been validated and is now included on The Highland Council’s Local Place Plans Register. The Plan will help inform future

planning decisions and the preparation of the Highland Local Development Plan. Congratulations and thanks were noted to Beth Rose and the LPP team for all their hard work in bringing the Plan to completion.

## **6. Community Policing Report and local issues**

- a) The Community Police Newsletter, Issue 7, has been received.
- b) The Community Police Street Surgery will return to Farr Community Hall on Wednesday 28 October and will take place at the café. PC Kirsteen MacDonald, Community Beats Officer, and PC Josh Dempster, Interventions and Preventions, will attend. The community beats team can be contacted at:  
[HighlandsandIslandsCommunityBeatsInverness@scotland.police.uk](mailto:HighlandsandIslandsCommunityBeatsInverness@scotland.police.uk).

## **7. Financial Report (Submitted by Ian MacLean via WhatsApp)**

The current bank balance is £49,628.52. The current breakdown of funds is:

- Project Specialist: £42,037.00
- Local Place Plan: £2,695.60
- Events: £1,959.47
- External Support: £579.01
- Small Projects: £400.00
- Unrestricted Funds: £1,957.44

Total: £49,628.52

Since the financial year end, £40,200 of new funding has been received for the Project Specialist programme. The £20,250 payment made in April related to the previous funding period and is therefore not expenditure against the new award. A further £852.34 was received for Dark Skies and has since been fully spent.

The Highland Council annual grant of £921.08 has been received and allocated to unrestricted funds, representing an increase of £350 on previous years. Recent expenditure from the External Support Fund includes meeting minute costs, Omniscot email services and the Yellow Cherry domain renewal.

The current bank balance is £49,628.52, of which £1,957.44 is unrestricted. Most of the balance is restricted funding allocated to specific purposes. All figures have been reconciled to the current bank balance. The events grant is virtually zero as this excess is deducted from the total PS grant received earlier in the year. **Action IM** to provide exact figure.

## **8. Planning Application and updates (Submitted by Ian Hunt)**

### **a) New**

- i. Erection of agricultural building. Land 175m West of Hillview, Bunachton. Agreed.
- ii. Erection of house and garage w/ancillary annexe, and formation of access. Land 80m West of Bruachan, Daviot.
- iii. Siting of cabin for short/long-term letting. Lag Mor, Caravan, Farr.
- iv. Installation of Air Source Heat Pump with Solar PV and Battery. Tigh A'Bhlair Culloden Moor.

### **b) Updated**

- i. Installation of air source heat pump, solar PV & battery. Tigh A'Bhlair, Culloden Moor. Withdrawn.
- ii. Erection of replacement boat shed. Land 335m SW of Ruthven House, Dores. Agreed.
- iii. Conversion of garage to annexe. The Artist's Cottage Farr. Agreed.
- iv. Temporary material laydown area & associated helispot for Aberarder Wind Farm Grid Connection. Land 835m SE Of Dunmaglass Mains Dunmaglass. Agreed.

## **9. Windfarms (<https://strathnairn.org.uk/windfarms-information/>)**

### **a) Aberarder, SSE Renewables**

CLG meeting to be rescheduled.

### **b) Aberarder Wind Farm Grid Connection Project**

Kirsty McNamara, Community Liaison Manager, and Ryan Bell, Community Investment Manager, will attend a community consultation event on Monday 19 October, from 7.00pm to 7.30pm at Farr Community Hall. Ryan Bell is responsible for working with the community to establish and manage the community benefit fund associated with the transmission infrastructure. Several other public consultation events are also taking place. See Items 18(f), 18(g), 18(h) and 18(i) – List of Events.

Aberarder Local Fund webpage:

<https://www.ssen-transmission.co.uk/information-centre/community-benefit-funding/funds/aberarder-local-fund/>

Interested residents are asked to apply to join the panel. Community Councillors are not permitted to join the panel.

### **c) Corriegarth 2, BayWa r.e**

No update.

### **d) Lynemore (Galileo)**

To be considered by the South Planning Applications Committee Quarter 3 (autumn) 2026.

### **e) Carn na Saobhaidh, RES (Croachy)**

Several exhibitions and public consultation events have taken place. See Item 18(a), (b) and (c) – List of Events. Sam McMillan and Jim Cameron provided an update on the project prior to the start of the Community Council meeting. Refer to Appendix I.

### **f) Glenmarkie Windfarm (Vattenfall Wind Power)**

The transcript from a previous meeting is still to be presented to the community. Update due in Autumn

### **g) Kyllachy Wind Farm (Wind Estate)**

No update

### **h) Glenkirk Wind Farm (Energiekontor UK Ltd)**

No update

### **i) Farr Wind Farm (Nadara)**

No update.

## **10. Pumped Storage Hydro Schemes**

### **a) Loch na Cathrach (Red John), Statkraft**

No update.

### **b) Loch Kemp, Statera: (ECU 00003398)**

### **i. B851 Traffic Concerns**

Concerns were raised about HGV and other traffic associated with the ground investigation works, particularly given the single-track sections of the B851, roadside properties and proximity to the community. Concerns were also raised about the limited advance notice and potential impacts around school opening and closing times.

Statera advised that most site traffic would use the B851, with approximately 8–12 HGV movements per day during mobilisation/demobilisation, reducing to 1–2 HGV movements per day during the main investigation works. Around 30 personnel are expected on site, with approximately 20 cars/vans accessing the site daily. Deliveries are expected mainly during working hours, Monday to Friday, with efforts to avoid school times.

**Action:** LM to seek clarification from Alasdair MacLeod on the purpose and planning status of the investigation works, including whether they are mitigation works, permitted development, and which version/stage of the Loch Kemp proposal they relate to. Clarification is also sought on whether any further planning application is anticipated.

## ii. Ofgem's Decision to support Loch Kemp

Stratherrick and Foyers Community Council (SFCC) has raised concerns about Ofgem's decision to support the Loch Kemp pumped-storage hydro scheme under its Cap and Floor funding process. Their main concerns are that:

- Ofgem appears to have assumed planning consent will be granted, potentially influencing the ongoing Section 36 Public Local Inquiry (PLI), whose report is still awaiting a Scottish Government decision.
- Ofgem's assessment relates to a scheme around 63% larger than the project currently seeking Section 36 consent.
- SFCC believes this raises questions about due process, transparency and legitimate expectations in Ofgem's decision-making.
- SFCC is asking MSPs to help ensure the independence and public confidence in the Loch Kemp PLI are not undermined by external influence.

Contact has been made to Angus MacDonald MP seeking UK Government oversight of Ofgem. The matter was discussed and the Community Council agreed to support SFCC's concerns. **Action:** MC to compose email.

### c) Glen Earrach (ECU 00005121)

No update.

## 11. Wester Lairs Quarry

To be considered by the South Planning Applications Committee Quarter 3 (autumn) 2026.

## 12. Strathnairn Community Benefit Fund (MB)

- Following discussions with SSE regarding Aberarder Wind Farm, SSE has accepted the SCBF's suggestions, and discussions are ongoing.
- Three grants have been issued: one to Farr Primary School and two to SDC to support the funding of Development Officers. Funding for defibrillator batteries has also been paid out.
- A formal monthly update is required from the Project Specialist. Refer to the Strathnairn Website for a monthly summary breakdown. **Action:** JM to upload update to website.
- Social media training provided by SSN Transmission is available to all community groups. JM and LM expressed an interest in attending. **Action:** MB to coordinate. JM and LM expressed an interest in attending.

### 13. Strathnairn Development Company

With lots going on within the community it was agreed to ask if SDC would share a short update with the community council to be able to include in the SNCC minutes on the exciting work, plans and activities currently taking place, which could then be shared with the wider community. **Action: LM.**

### 14. Community Halls

a) **Strathnairn Daviot Hall (IH):**

The plans for the renovation of the hall are now complete. Quotes are being sought, after which the application will be submitted to the SCBF.

b) **Farr Community Hall: (DM by email)**

Community groups have received an update from the Hall Board regarding the current situation on the storage issue. Farr Fitness have also received the statement. Farr Fitness will issue a statement to all groups and the hall board. This was discussed and it was agreed that this is not a community council matter and should remain private until the situation has been resolved between the two groups. For this reason, it was decided not to publish either statement.

### 15. Strathnairn Website and Newsletter ([strathnairn.org.uk](http://strathnairn.org.uk))

Website fully up to date. Newsletter every quarter next one due November.

### 16. Road Works and Road Safety

a) **Croachy Village Improvement Scheme – consultation and design update**

The Community Consultation event held at the end of May was well attended, with good resident participation and discussion. Feedback forms are being collated and will help inform the detailed design. A meeting is also planned with the Church regarding parking requirements.

A topographical survey and initial utility investigations have been completed, with further site investigations planned, including assessment of the village culverts. The detailed design is progressing and will incorporate feedback from the consultation, including consideration of raised tables for speed management and road safety.

Speed surveys have also been undertaken at two locations within the village, with the latest results expected shortly. A further update will be provided once the consultation feedback and speed data have been collated.

b) **Highland Council has issued a Temporary Traffic Notice, 24 September 2026, imposing restrictions on the B851 from the A9(T) junction to the C1051 Nairnside Road.**

c) **Road improvement works: Planned resurfacing and strengthening works on sections of the B851 and B861, including carriageway widening at Balnafoich Bridge, edge repairs at Gask, works between Littlemill and Dell Farm, and improvements including a village gateway at Farr. Dates and exact extents are still to be confirmed.**

d) **B851 Sockich/Milton Bends: SSE has offered improved signage following local concerns. Highland Council has suggested permanent high-visibility warning signs and “SLOW” markings/signs in both directions to address the existing carriageway pinch point and bends.**

e) **Bridge at Dalroy as young people on scooters have been seen playing at this location with drop of about 4m **Action: PM** to contact Colin Ross and Gordon Barclay.**

f) **Tordarroch bridge has been repaired but no prominent signage to prevent damage reoccurring. **Action: PM** to contact Colin Ross.**

## **17. Correspondence received (via email unless indicated otherwise.)**

- a) Glenmarkie Windfarm Project Team: update letter (mast application).
- b) Aberarder Wind Farm Grid Connection Project Update - August 2026.
- c) Scottish Forestry: 16FGS11136 - Tomfat Forest Plan amendment.
- d) The Highland Council, Community Facility Projects for Local Development Plan Delivery Programme.
- e) SSEN Transmission Community Benefit Funds - Autumn 2026 Newsletter.
- f) Highland Council Scheme 17 - Croachy Village Improvement Scheme - Progress Update.
- g) DPEA TRL-270-2- The Beauly to Peterhead 400Kv Overhead Line Connection – Notice of additional environmental information.

## **18. List of Events, Meetings and dates for attendance and interest**

- a) RES, Carn na Saobhaidh (Croachy) Wind Farm; Public Consultation, Farr Hall, Monday 21<sup>st</sup> September, 1pm to 7pm.
- b) RES, Carn na Saobhaidh (Croachy) Wind Farm Sam McMillan and Jim Cameron Monday 21<sup>st</sup> September, 7pm to 7.30pm, Bunachton Room, Farr Hall.
- c) RES, Carn na Saobhaidh (Croachy) Wind Farm; Public Consultation, Tuesday 22<sup>nd</sup> September 1pm to 7pm, The Strathdearn Hub, Tomatin.
- d) Aberarder Wind Farm Grid Connection Project Update – Kirsty McNamara, Community Liaison Manager, and Ryan Bell, Community Investment Manager (responsible for working with the community to set up and manage the community benefit fund associated with the transmission infrastructure). Monday 19<sup>th</sup> October, 7pm to 7.30pm, Farr Community Hall.
- e) The Community Police Street Surgery will return to Farr Community Hall, on Wednesday 28 October at the Cafe. PC Kirsteen MacDonald, Community Beats Officer, and PC Josh Dempster, Interventions and Preventions, will attend.
- f) Aberarder Local Fund – Consultation Wednesday 28 October 9.30am to 12.30pm (Community Café), Farr Hall.
- g) Aberarder Local Fund – Consultation Wednesday 4 November 3.30pm to 7pm Strathnairn Hall, Daviot.
- h) Aberarder Local Fund – Consultation Thursday 5 November, 3.30pm to 7pm, Farr Hall.
- i) Aberarder Local Fund – Consultation Microsoft Teams, Monday 9 November 7pm to 8pm.
- j) A9 Dualling Strategic Planning team communication Monday 16<sup>th</sup> November, 7pm to 7.30pm. Farr Community Hall.

## **19. Questions from members of the public**

None

## **20. AOCB**

- a) Highland Council Dark Skies: Reducing Light Pollution: Public Consultation on Planning Guidance and Future Policy. The guidance aims to ensure outdoor lighting is used only where necessary and is designed to minimise environmental, wellbeing and visual impacts, while supporting the area's internationally recognised dark skies and tourism potential. The proposed future policy for inclusion in the new Local Development Plan. Responses will be reviewed before the guidance is considered for approval and applied to relevant planning applications. The consultation closes on 30 October 2026.  
<https://www.highland.gov.uk/planning-area/highland-local-development-plan/6>

## **21. Next Meeting – Monday 19<sup>th</sup> October 2026**

The Community Council is required to issue the agenda 7 days before the meeting. To be certain that an item can be included please make sure that it is submitted ten days before our meeting is due to take place. Copies of this agenda and the minutes of Community Council meetings are circulated by email. If you would like to receive a copy your email address can be added to the circulation list by application to [secretary@strathnairncc.com](mailto:secretary@strathnairncc.com).

PM thanked all for their contribution, and the meeting closed at 21.10 hrs.

DRAFT

## 22. Appendix I

Carn na Saobhaidh (Croachy) Wind Farm – RES Update ((Sam McMillan and Jim Cameron)

RES provided an update on the Carn na Saobhaidh Wind Farm proposal, which remains at the pre-application and environmental assessment stage. The current proposal is for 24 turbines, with a maximum tip height of 200m. RES advised that the design has been revised following further assessment and technical studies. [carnnasaobhaidh-windfarm.co.uk](http://carnnasaobhaidh-windfarm.co.uk)

A key issue discussed was site access. RES advised that the development had previously been paused while access constraints were considered. A revised access route has now been developed, with the intention of using existing tracks across the Clune Estate, before continuing via Glenmazeran. Some new sections of track would be required to link into existing tracks and avoid particularly steep sections of hillside. The access arrangements remain subject to ongoing assessment and detailed design. <https://www.carnnasaobhaidh-windfarm.co.uk/about-the-project/>

RES advised that detailed environmental work is continuing, including peatland surveys and other technical and environmental assessments. The design is expected to be finalised towards the end of October, with the Environmental Impact Assessment Statement then progressing towards completion. A second round of public exhibitions is anticipated early next year.

RES advised that, subject to the planning and grid connection processes, construction is currently estimated to be approximately 5–6 years away. It was noted that the project will need to reapply for a grid connection, with the availability and timing of the grid connection being an important factor in the overall project programme.

Discussion and questions focused on the potential impact of the development on Strathnairn, including its prominent position within the landscape, visual impact, noise, aviation lighting and the proximity of the proposed turbines to residential properties, particularly around Achvraid, Croachy Brin and Ruthven. Concerns were also raised regarding the wider visual impact across Strathnairn.

Members asked whether the turbine layout could be further considered, including the use of different turbine heights and greater use of the existing topography to help minimise visual impacts from the Strathnairn area.

Lighting and the area's dark-sky aspirations were also discussed. Given the importance of protecting dark skies within Strathnairn, the potential use of an aircraft detection lighting system was raised as a possible way of reducing aviation lighting when aircraft are not present. **Action: LM** to provide RES with information relating to the Highland Council dark-skies consultation.

Questions were also raised regarding the potential future sale of the development. RES acknowledged that its business model can involve projects being sold on. Members therefore requested confirmation that any community benefit agreements and commitments made to the communities would remain in place following any future change of ownership, irrespective of when a sale might take place. RES confirmed that, should the development be consented, it would be required to comply with the conditions attached to any planning consent and that the relevant conditions would need to be discharged.

**Have your say :** <https://www.carnnasaobhaidh-windfarm.co.uk/have-your-say/>