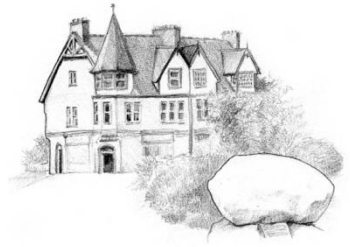


Ardgay & District Community Council



Minutes 9th March 2026 Culrain Hall, 7p.m.

Meeting will be audio recorded for the purpose of accuracy of the minutes

Present: Les Waugh (Chair), Robert Sawyer (Vice Chair), Anne Henderson, Robert Henderson, Tommy Gordon, Eilidh Forbes, Kerry Hawthorne

Apologies: Hugh Morrison (HC)

The Chair welcomed everyone to the meeting and requested that mobile phones were turned off

Minutes of previous meeting – approved

Matters arising – include grants as approved

Treasurer update – report attached. Chair queried financial year date, treasurer confirmed 6th April to 5th April following year. Two core funding payments to Bradbury Centre within the one financial year. Treasurer confirmed that this was due to timing of application.

Secretary update – secretary apologised for limited progress due to other CC commitments. Follow up on church bell to be ongoing. Network rail response regarding clean up of station yard and accessibility improvements for Ardgay station. Both tidying and accessibility issues are under review but no significant progress to date.

KOSDT update – update not requested. Launch date for strategy postponed. Bill confirmed that Trustees had been unavailable for previous date

Local updates –

Ardgay – coffee morning very successful on 20th Feb.

Calendar of events lined up and confirmed for the year; quiz night 11th April, carboot sale 13th June, summer market 11th July, woolfest 19th September, art & photo fair 10th October.

Continuing use by the local mens shed, repair cafes are planned but this subject to insurance. Hoping to plan more activities including village litter pick and more quiz/bingo nights.

A new constitution for Ardgay Hall has been approved by OSCR and is to be approved at an EGM on 1st May (still to be confirmed but all will be welcome).

The scaffolding for ongoing roof repairs will block the car park but this should only be for about ten days.

There is a vacancy for a cleaner (paid roll) and booking secretary (voluntary position), adverts for both positions out.

Culrain – most pressing issue concerning the community is the proposed Inveroykel windfarm. Most significant local concern that the proposal is on land which is relied to feed private water supplies. BESS proposal is the size of two football pitches and will be surrounded by forest with limited/difficult access. The cumulative visual impact will have a detrimental impact and the access route for Inveroykel will provide access to many others. Details in application are incomplete and incorrect and not all detailed information is included in the application.

MoP – there is a court ruling that all details should be included for the whole project but this application does not include full information for the whole project. Carbon calculations are inaccurate and project will emit more tonnes of carbon than it will save as will other similar projects in the area.

MoP – the main issue is the cumulative impact. This development will give access to other planned developments and the collective cumulative impact and not just on landscape there will be traffic and transport issues for the construction of four windfarms coming through Ardgay at the same time. The question is how do we get the public interested and get their representations submitted. Highland Council have an extension to September for their response so community councils should be allowed more time.

MoP - projects are being turned down and refused consent for salami slicing and not giving the full details of the development proposal. Raised concern that a survey company has contacted local households to gather data on private water supplies, the same company have completed the same survey twice now on behalf of SSEN and RWE. The survey asks where the water supply is located and how many people are served by it. None of the data provided has been included or mapped in any of the EIA or submission documents.

MoP - Concern is raised that this windfarm application proposes to construct this windfarm on land that is publicly owned and managed by FLS. FLS should have carried out consultation, FLS have been written to asking what consultation took place. FLS have confirmed, in writing, that no consultation took place. FLS consider that they are not required to do consultation and it is up to the developer to consult on their proposal. FLS have signed a lease agreement with RWE without any consultation on this public land. This land was gifted for the good and benefit of the people of Sutherland so there is more to the granting of this lease by FLS to be uncovered. And were they right to have done what they have done.

KH – my understanding is that the requirement to consult for FLS is under land management legislation whereas consultation on a development proposal falls under planning legislation and the electricity act. Consultation on a planning proposal surely cannot discharge FLS duty to consult.

MoP - there was a complaint submitted to Scottish Ministers regarding FLS failure to consult.

RS - access routes will in future need to be shown on development proposals for them to be registered and considered. The access for Inveroykel or anywhere along the Carron is being opposed due to concern from local residents and business operators who rely on the river for fishing. This now of significant concern. Over sail onto land by turbines in transport requires the consent of the landowner, if landowners refuse consent for over sail this would potentially prevent transport of turbines.

RS Infrasound is also a concern. There are reports from Northern Ireland regarding the impact of sound from windfarms. The cumulative impact of noise is concerning and there is no baseline unless surveys are undertaken.

Discussion around funding surveys and joining collectively with other CCs.

MoPs discussed that surveys are inaccurate as the locations chosen from which to measure sound are not always the most appropriate often up wind rather than down wind and areas with high background noise.

MoP there are issues with the submission of representations with rules having just changed on the submission of representations to the ECU. Request that more days are held as has happened previously to support those members of the community who need help to submit representations.

MoP people are not understanding the impact of development proposals and think they are unaffected because the information and the number of applications is just too much. People believe the development is a long distance away and miss the fact that they will be coming up through the village and past the primary school is missed. People do not know anything about it and some of the stuff on social media is overwhelming. Momentum has been lost. It feels like there has been a long break with no updates and little information. People don't actually know what is going on.

MoP group discussion on transport concerns for Inveroykel including HGV's past primary school, road closures, road suitability, crossing the Caron River.

Agreed that an event would be held in Culrain Hall on Saturday 21st March to assist with representations.

Culrain update (cont'd) Saturday 21st March path clearing day in Carbisdale Forest. Section of track scheduled for work is owned by Carbisdale Castle. Owner has been approached several times for agreement but, to date, has not responded.

25th April Culrain Lecture for this year. The Covenanters Story. Lecture by author Phillip Harris who recently wrote a novel based on the subject, The Fire in their Hearts.

30th May plant and garden fete.

Scalextric event is still in planning stage but will happen later in the year. A family even for children and those adults who are still think their children. It will be a free event and will be advertised with the schools etc.

Highland Council – no update for this meeting -secretary apologised as agenda and date were not circulated for attendance

Planning & Licensing – planning list circulated. Members raised concerns regarding the proposal for a large, two storey dwelling on land adjacent to Culrain Station

1. Windfarms/Renewable Developments

Rural/public transport – TG/RS have followed up, Macleods coaches are willing to consider the Saturday bus service but will look at what previous service was and would like a meeting to discuss.

Discussion followed on public transport issues generally, particularly for the vulnerable who do not drive.

MoP gave update on train cancellations over a set period demonstrating that the rail services are largely unreliable.

Correspondence – none to report

Any other competent business

Next meeting – April 20th, 7pm, Ardgay Hall

Private session

1. Declarations of interest – no declarations of interest
2. Funding applications – Beinn Tharsuinn application from Highland Wool CiC for £650 towards the cost of the 2026 “Needles and Natter” community group meetings. Approved by all attendees.
3. Website/Facebook – ongoing – new website now in progress

Secretary, Ardgay & District Community Council

Secretary@ardgayanddistrictcommunitycouncil.org.uk

Ardgay & District Community Council Treasurer's Report

As of 03 Feb 2026, the balance at the bank was: £54,305.88

This notionally comprises:

☐ Restricted funds: £53,333.29

☐ CC Admin fund: £629.91

☐ Windfarm Admin fund: £342.68

Expenditure since 17 Nov 2025:

☐ Multi-year award for core funding to Gearrchoille Woods - year 1 of 5 £2,000

☐ Multi-year award for core funding to Ardgay Hall - year 1 of 5 £4,000

☐ Hire of Ardgay, Nov'25 £14

☐ Bank charges £9

☐ Legal Fees, RE Judicial Review (Gillespie MacAndrew Solicitors) £34,325

Income since 17 Nov 2025:

☐ Annual Community Benefit award: Beinn Nan Oighrean fund £4,720

☐ Annual Community Benefit award: Coirre Na Cloiche fund £27,488

Expenditure not yet in statement:

☐ Nil

Income not yet in statement:

☐ Nil

The balances of the restricted funds are:

☐ BnO: £44,254.38

☐ CnC: £49,170.34

☐ BTWF Community Projects: £1,158.37

☐ Judicial review fees (£41,249.80) (Not yet allocated)

Key:

BnO = Beinn nan Oighrean Wind Farm

BTWF = Beinn Tharsuinn Wind Farm

CnC = Coire na Cloiche Wind Farm

KoSDT = Kyle of Sutherland Development Trust

A&DCC = Ardgay & District Community