

**BOAT OF GARTEN AND VICINITY COMMUNITY COUNCIL
(BoGCC)**

Draft Minutes of the Ordinary Meeting
Tuesday 18th March 2025 in Boat of Garten Community Hall

1. Record of Attendees and Apologies Received:

Community Council Members: Kathryn Gillings (KG), Chair; Alan Bennet (AB), Treasurer; Lesley Taylor (LT), Secretary; Don Walker (DW)

Ex Officio: none

Police Scotland: Neil Maciver (NM)

Apologies: Muriel Cockburn, (MC), Member, Highland Council

2. Minutes of the Ordinary Meeting held on 17th February 2025:

The minutes were proposed as an accurate record of the meeting by DW, seconded by AB.

3. Matters Arising

3a. Village signs

There has been no progress in finding out who is responsible for the signs.

LT wrote to the Community Company and Nick March (NM) replied in his role as treasurer. He clarified that the company can be used as a mechanism for applying for funding but it will need a volunteer to step forward and do the work. If this happens then NM can manage the financial transactions.

Due to the poor state of the signs, DW feels that new signs are needed rather than refurbishing the old ones.

KG has spoken to James Dunbar (JD), former chair of the community council. JD was chair when the signs were purchased and he confirmed that they were expensive at the time.

- **All agreed that we should wait for the review and refresh of the Community Action Plan to see if this emerges as a priority**

3b. Ex-sawmill Site, Boat of Garten

Grant Moir (GM), Chief Executive CNPA replied to our concerns re the state of the ex-sawmill Site. GM confirmed that he had recently had a meeting with the prospective purchaser of the site and he is hopeful that if the sale goes through there will be opportunities for small business units etc.

At the time of our meeting, the site is still listed online as 'For Sale'.

- **It was agreed that we will keep an active watch on the progress with the sale**

3c. Community Action Plan review and refresh

In follow up to their attendance at our November meeting, Voluntary Action in Badenoch & Strathspey (VABS) members Karen Derrick (KD), Chief Officer and Alice Fogg (AF), Interim Chief Officer, arranged meetings with representatives from our Community Hall, Community Council, Community Company, Boat of Garten Parish Church, and Deshar Primary School & Nursery's Parent Council to review and refresh the Community Action Plan, looking to 2030.

In follow up to these meetings, VABS sent out a questionnaire to the community and collated the feedback.

They, along with volunteers from the community, facilitated 'Boat of Garten's Big Conversation – Your Village, Your Voice!' in the Community Hall on 7th and 8th March. People were encouraged to come along to the drop-in sessions and help set the priorities that matter most to our village.

Feedback from this exercise is due shortly.

Dan Harris, Planning Manager (Forward Planning and Service Improvement) & Planning and Rural Development CNPA, also attended the 'Big Conversation' event and requested to come along to our May meeting to look at how the Community Action Plan links with CNPA Local Development Plan.

All agreed this would be a useful next step.

- **LT email DH to confirm attendance**

4. Declarations of interest

There were no declarations of interest.

5. Reports

- **Police Scotland**

Incidents from 1st January - 17th March 2025

Medical Matters	1	Abandoned/silent 999 call	1
Road Traffic Matters	6	Weather/road conditions	1
Concern for Person	2	Advice Calls	1
False Call, Good Intent	1	Found Dog	1
Total 14 Incidents			

DW raised a concern that the 20mph sign at the school, closest to A95 junction, is not working.

- **NM will check this week and report to Highland Council if necessary**

- **CNPA**

As detailed earlier in the minutes

6. Finance

Boat of Garten and Vicinity Community Council

Treasurers Report for meeting 18/03/25

Treasurers Account	£
Balance at 17/02/25	3542.03
Balance at 18/03/25	3591.83

Credits this Period	165.00	Bog Standard advertising
	165.00	

Debits this Period	97.20	Annual Insurance premium
	18.00	Hall hires
	115.20	

Environmental Account

Balance at 17/02/25	4000.00
Balance at 18/03/25	4000.00

No transactions for this period

AB said that Highland Council have not yet billed us for the Festive Lights but the money is in the account.

BoGCC approved payment of the annual honorarium of £250 to the Secretary.

AB reported that Highland Council have been in touch to say they are liaising with community councils across Highland re concerns about banking charges which will affect community councils.

7. Planning Matters

There was discussion about the recent increase in the number of applications for short term lets and how this aligns with the establishment, by The Highland Council, of a Short Term Let Control Area across Badenoch & Strathspey which came into effect in March 2024.

BoGCC are concerned about the lack of detailed information with many of these applications. There was also concern that feedback on the outcome of the consultation process is not clear.

- **BoGCC to raise with MC at the next meeting**

It was agreed that we should continue to object to new applications for short term lets, in line with The Highland Council concerns that the number of houses and flats being lost to the short term letting sector in Badenoch & Strathspey is such that it is unduly restricting house supply for full time residents and increasing local house prices, all to the detriment of our local communities.

Construction and operation of a Battery Energy Storage System which will store up To 120MW of energy, together with associated infrastructure, substation, security fencing, CCTV, security lighting and landscaping

There was discussion of this planning application which was found by chance when a member of BoGCC was looking for details of another planning application on the Highland Council website.

All expressed concern that this application had not appeared on the Planning and Building Warrant weekly lists nor had it come to us directly for consultation on the application, as would usually be the case for this type of new application.

CNPA, NatureScot South, SEPA and Scottish & Southern Energy Plc had all been asked for, and provided, comments on the application, as can be seen on the website.

We agreed that this is a matter that raises many questions and needs further clarification from Highland Council.

- **Discuss with MC at our next meeting**

8. Correspondence

8a. Visitor Infrastructure Improvement Programme

An email was received from Adam Streeter-Smith (AS), Recreation and Access Manager, CNPA with information about funding to help plan and install appropriate visitor infrastructure in the Park that assists in delivering the priorities set out in the [Cairngorms National Park Partnership Plan 2022-27](#), the related [Cairngorms Strategic Tourism Infrastructure Development Plan 2023 - 2028](#) and or the [Active Cairngorms Action Plan](#).

AB asked how this linked to the Active Travel Plan from approx 3 years ago.

- **LT to email AS to ask for clarification**
- **LT inform AS re Community Action Plan update and DH attending May meeting**

8b. Village Clean Up Day

An email was received from a member of the community asking if there were plans for a Village Clean Up Day.

In the same week the Community Councils Scotland newsletter, March 2025 arrived with details of [Spring Clean Scotland 2025](#) which runs from 21/03-21/04/25.

It was agreed that it would be good to run the clean up event during that time.

Saturday 12th April, 10am at the Community Garden was agreed.

AB has equipment from previous years' clean ups and found information on the Spring Clean Scotland site re local authorities, including Highland Council, who can provide free litter picking equipment for the event.

- **AB to organise equipment and routes**
- **LT to produce posters for hall, post office, Osprey Cafe and noticeboards**
 - **LT to put info on village WhatsApp group**
- **LT reply to member of community who raised the question**

9. BoG Standard Update

The spring edition has now been delivered around the village.

At our last meeting Jackie Wilson and Julie Mossman reported that more articles were needed from the wider community.

- ❖ MC spoke to our local MP, Graham Leadbitter, who agreed to write a non-political article for a future edition
- ❖ All agreed that we should draft an article on the role of BoGCC
 - **LT to draft an article and send it to Jackie Wilson for comment**

10. AOCB

10a. Brown Tourist Road Sign

AB reported that a member of the community had raised concerns about the brown tourist road sign on the A95 between the 2 entrances to the village.

- **AB will raise again with CNPA**

10b. AGM of BoGCC

In follow up to a reminder from Highland Council, there was discussion of the community council year-end procedures.

- **AB will deal with financial report requirements by end of March 2025**
 - **AGM will take place at 7pm on Monday 12th May 2025**

11. Questions and Contributions from the Public

None

The next ordinary meeting of the Community Council is scheduled for **Monday 14th April 2025** at 7.00pm in the Boat of Garten Community Hall.

There being no other business, the meeting closed at 9.15pm.

Community Councils are comprised of people who care about their community and want to make it a better place to live. If this sounds like you, we would love you to join us! For more details please contact boatofgartencc@gmail.com

COMMENTS AND FEEDBACK WELCOME

The Community Council exists to see that the opinions of local residents are properly taken into account by official bodies and generally to foster local interests. Your opinions matter and we would like to hear any comments you have on what the Community Council does or does not do.

Residents are welcome at all our meetings and, subject to the guidance of the Chair, may contribute to all discussion. The Community Council is registered with the Information Commissioner in terms of the Data Protection Act 1998.

Copies of agendas and minutes, besides those circulated to members, Highland Councillors & officials etc.; can also be sent to residents who have expressed an interest in the work of the Council. If you would like to be included in this e-mail circulation, please contact the Secretary at boatofgartencc@gmail.com.