

Beauly Primary Stakeholder Group Meeting Minutes Meeting No. 10

Microsoft Teams

28 May 2025 at 5:45 pm

Present	Organisation	Initials
Stakeholders		
Jenny English	Parent Council	JE
Siobhan Grieger	Parent Council	SG
Deirdre Murray	Parent Council	DM
Catherine Rait	Parent Council	CR
Jane Cumming	Chair of Beauly Community Trust	JC
Donna Forbes	Beauly Toddler Group	DF
Seona Fraser	Beauly Community Council	SF
Helen Brown	Senior Case Worker for Kate Forbes MSP	HB
Councillors		
Helen Crawford		HC
David Fraser		DF
Emma Knox		EK
Highland Council		
Robert Campbell	Service lead Capital Planning & Estate Strategy	RC
Tracey Fraser-Lee	Head Teacher	TFL
Dorothy Gibb	Team Leader, THC Estates Team	DG
Fiona Sangster	Estates Co-ordinator	FS
In Attendance		
Simon Swanson	Head of Investment & Programme Management HLH	AB
Apologies		
Chris Balance	Councillor	
Susie Lockett	Teacher (Beauly Primary School)	

Agenda item	Action
1. Recording of meeting <ul style="list-style-type: none"> • DF informed the group that the meeting would be recorded for the purpose of the minutes. 	

Agenda item	Action
<p>2. Welcome and apologies</p> <ul style="list-style-type: none"> • Apologies – Cllr Chris Ballance, Susie Lockett. 	
<p>3. Minutes of Previous Meeting</p> <ul style="list-style-type: none"> • Approved 	
<p>4. High Life Highland in Beaulieu – Simon Swanson</p> <ul style="list-style-type: none"> • RC introduced SS, Head of Investment and Programme Management for High Life Highland (HLH) and explained that THC work with HLH on all of our new builds to provide enhanced community facilities when this can be justified. • SS explained that the design of a school is important when facilities are brought together in a POD to allow access to the public during the school day whilst keeping the pupil area secure, and that there are often great benefits. • A public library can often remain open for longer hours if it is located on the same site as leisure facilities and can provide greater opportunity for the use of both. For example, parents can go to the library whilst waiting for children doing sports activities. • There is a lack of facilities in Beaulieu at present so there is an opportunity to look at what could be considered there. School Age Child Care (SACC) and a gym had been mentioned at the public meeting. • RC asked if there was a break-even number of members required for a gym to make it cost effective. • SS responded that HLH members can use all facilities, not just a gym so it was difficult to say. At the moment locals travel to other areas to access a gym but there would be potential for an increase in HLH Members if there was a facility in Beaulieu. • SS to carry out analysis on the current HLH customer base to look at need. • SS noted that there were fewer Service Points in Highland now so internet access being available in a new library would also be an option to consider. • SS also noted the need to consider the existing buildings in Beaulieu and what would happen to them if, for example, the library relocated from the Phipps Hall to the new school. • JC enquired if SS had seen the Beaulieu Community Trust plan, which he had. • JC suggested that if the library were to move out of the Phipps Hall, improving the kitchen facilities could open up opportunities for the hall to be used for events such as weddings. • JC also suggested that things that wouldn't fit well in a school such as the Men's Shed or a Youth Café could be located in the Phipps Hall. 	<p>SS</p>

Agenda item	Action
<ul style="list-style-type: none"> • JC noted that the existing multi use games area (MUGA) in Beaulieu was in a very poor condition and suggested that a MUGA at the school that could be used by the community would be very welcome and would free up the existing MUGA land for something else. • TFL agreed that having the library at the school would be great and a gym of sorts would be a good thing to have in the village. • DF suggested drawing up a masterplan to ensure best use of all the different facilities, but to be mindful of the urgency for the school first. • DF suggested that the consultation previously carried out by JC would be a valuable source of information. • RC agreed to arrange a meeting with SS next week to discuss further. • DF asked that the shinty club be included in discussions. • JC asked if the senior citizens who use the Phipps Hall could be consulted. • DG noted that SS would have information on regular users of the Phipps Hall and asked if JC thought perhaps the senior citizens club would prefer to remain in a central part of the village. • SF replied that she would imagine they might want to remain at Phipps as the minibus could get close to the door but that it would depend on where the new site was. 	<p style="text-align: center;">RC</p> <p style="text-align: center;">DG</p>
<p>5. Site Options</p> <ul style="list-style-type: none"> • RC reported that the public drop in on 14 May had been well attended and was fairly positive although more written feedback would have been welcomed. • No clear favourite site has been identified by the public, or by the technical site investigations, normally a preferred option would have emerged at this stage. • THC to meet with the landowners on Friday to set out the process for establishing market value for the sites as THC could not justify paying more than that. • A key factor will be infrastructure – road access, pedestrian and cycle routes. • THC are to meet with Planning and Transport planning next week to look at any further off site works that might be required. • RC noted that as well as finalising the scope, THC need to finalise the footprint of the building and the preferred site. • RC suggested the stakeholder group reconvene at the end of June and THC would work in the meantime to identify the preferred site and the full scope of accommodation to be included. • SG noted that if the proposed loop road is not connected to Croyard Road the main access for the school would be the 	

Agenda item	Action
<p>junction by the Co-op and expressed concern as this was already a very busy junction.</p> <ul style="list-style-type: none"> • RC agreed that this was exactly what THC needed to look at in more detail and will be contacting a Transport Engineer to discuss. • HC added that she was conscious that the SSEN Fanellan project could potentially be going ahead at the same time as the new school build and when the school opened and that we would need to consider this in terms of road safety with the additional traffic that would be generated. • HC added that concerns were expressed at a recent public meeting about potential environmental health issues due to the traffic. • HC also added that she was aware of strong feelings for the Phipps Hall with Beaulieu residents and wanted to ensure that the different community groups were consulted about its future should some elements move to the school. • DF informed HC that the group had already discussed the need for a masterplan that would include the shinty club, the Phipps Hall and other community groups. • DF asked that RC mention the accumulative impact of the other developments with Planning at the meeting next week and also to ask if Environmental Health should be doing any noise/air quality testing. • RC assured the group that it was common practice for a Construction Traffic Management Plan to be a requirement for similar projects which will have to address traffic at peak times, delivery schedules etc. • RC added that THC had gathered information on the areas pupils were coming to school from. • RC also agreed to speak to Environmental Health about the planning application and also to engage with everyone concerned about the Phipps Hall. • DF noted that the priority for community is the school, not Fanellan and that we cannot let it delay the school project. • JC asked for more information on the public event and if it was mostly parents in attendance. • RC and DG noted that there was a mix of parents/carers and neighbours of the existing school and others. • RC noted that with regard to a community masterplan, there were three sites on the table and the school could go on any of them, however as mentioned previously he had been speaking to colleagues in Housing Development and also Highlands & Islands Enterprise so there could be discussions about what could be considered for the remaining sites. 	RC
<p>6. Works in Existing School – Robert Campbell</p>	

Agenda item	Action
9. Date of next meeting <ul style="list-style-type: none"><li data-bbox="252 309 758 344">• Wednesday 25 June at 5.45 pm	