

Beauly Primary Stakeholder Group Meeting Minutes Meeting No. 11

Microsoft Teams

25 June 2025 at 5:45 pm

Present:	Organisation	Initials
Stakeholders		
Jenny English	Parent Council	JE
Deirdre Murray	Parent Council	DM
Catherine Rait	Parent Council	CR
Donna Forbes	Beauly Toddler Group	DFo
Seona Fraser	Beauly Community Council	SF
Helen Brown	Senior Case Worker for Kate Forbes MSP	HB
Councillors		
Chris Ballance		CB
David Fraser, Chair		DF
Emma Knox		EK
Highland Council		
Robert Campbell	Service Lead Capital Planning & Estate Strategy	RC
Tracey Fraser-Lee	Head Teacher	TFL
Fiona Sangster	Estates Co-ordinator	FS
Apologies		
Jane Cumming	Beauly Community Trust	
Dorothy Gibb	Team Leader, THC Estates Team	

Item	Discussion and comment	Action
1.	<p>Recording of meeting</p> <ul style="list-style-type: none"> DF informed the group that the meeting would be recorded for the purpose of the minutes. 	
2.	<p>Welcome and apologies</p> <ul style="list-style-type: none"> Apologies – Dorothy Gibb, Jane Cumming 	
3.	<p>Minutes of previous meeting</p> <ul style="list-style-type: none"> Approved 	
4.	<p>Actions from previous meeting</p> <ul style="list-style-type: none"> RC noted that a meeting had taken place with High Life Highland (HLH). Jane Day had contacted TFL and issues regarding the doors and fobbing in the new demountable had been addressed. 	

5.

Site options

- RC noted that although we had hoped to have a decision on a preferred site and scope for the new school ahead of the meeting, this was still a work in progress.
- Several meetings had taken place since the previous meeting including with Landowners, Planning, the Active Travel Team and community engagement but a clear preferred site had not been identified.
- It is likely that the off-site works required for each location will be a major factor in the decision.
- Safer Routes to School Team had advised that it was likely the installation of active travel routes would be required throughout the village regardless of which site was chosen.
- The current SSEN planning application is also likely to include improvements.
- THC have instructed an Engineer to look at options for the road junction next to the south site as well as off-site works that might be required at the north site.
- The offsite drainage works were also being considered.
- The plan is to get these items concluded over the next few weeks and meet with Stakeholders again after the holidays.
- DF asked that with all four site options still under consideration, what impact would this have on the overall programme and the key dates going forward.
- RC replied that there was still time to meet key milestones.
- The key will be launching the statutory consultation to relocate the school which can't be done until the preferred site is identified.
- The aim is to take the preferred option to the November Education Committee for approval and RC is confident that this is achievable.
- The design will progress in tandem with the consultation.
- DF suggested an in-person Stakeholder meeting early in the new session but noted that he would also be contactable during the school holiday period if necessary.
- RC noted that there would be an update on the Highland Investment Plan at the full Council meeting tomorrow but that it was focussing on Thurso, and Beaully will be included in the October update.
- RC informed the group that a letter had been received from Historic Environment Scotland informing THC that the original school building had been put forward for consideration as a Listed Building.
- Although the existing school site was not likely to be the preferred location for the new school, this may be something else to bear in mind in terms of the future use of the site.
- DF asked how the design was coming along.
- RC reminded the group that Beaully will be the third school of this type for Highland with Broadford and Dunvegan coming before it based on a similar layout and footprint.

	<ul style="list-style-type: none"> • THC have been working on standardising a design for small primary school so all three will be similar. • THC have been working with the Scottish Futures Trust who are interested in promoting the THC design as an exemplar across Scotland as lots of other local authorities have similar requirements in rural locations or small settlements. • We are trying to standardise the building and also make it highly energy efficient by adopting the Passivhaus approach. • Lessons learned from Broadford and Dunvegan will definitely assist when we get to Beauly. • Favourable tender returns have been received for Broadford which is reassuring. • DM asked if the site to the right along Croyard Road had been considered as an option. • RC explained that only sites included in the Local Development Plan had been considered. THC had enquired with the landowners if the site was available but had been told that it wasn't available at this time and they had no plans to put it forward for the LDP in the near future. • Our Architect had also considered the site as part of a desktop assessment along with the other sites under consideration and there was no compelling case as they all had similar issues. • CB enquired if THC were remembering the Community Wealth Requirement to try and ensure local contractors would be able to get as much work out of the school project as possible. • RC replied that yes, this is a key element of the Highland Investment Plan. 	
6.	<p>Community engagement</p> <ul style="list-style-type: none"> • RC noted that there had been extensive engagement with the community since the last meeting. • FS noted that emails had been sent to a number of local groups inviting them to come to the Phipps Hall to discuss opportunities for the POD at the new school, or to request a Teams meeting to discuss the plans. • The event was well attended with representatives from the Beauly History Group, Beauly Community Council, Beauly Community Trust, Beauly Business Group, Kilmorack Community Council and Beauly Cares with lots of useful feedback received. • A Teams meeting had taken place with Beauly Shinty Club who had suggested Lovat and Strathglass Shinty Clubs might be interested too, so emails have been issued to them sharing the plans and inviting them to have a discussion or provide feedback. 	

	<ul style="list-style-type: none"> • RC added that we had met with HLH to look at some of the options around enhanced community facilities and it was agreed that there was certainly a case to be made for it. • Feedback received had indicated strong support for relocating the library to the new school and this would have to be put forward formally by public consultation. • RC asked if the Stakeholders would be supportive of that; Stakeholders confirmed their support. • DF agreed but also noted that support for the Phipps Hall was also critical as the future use of the building would need to be considered if the library were to move. • RC shared the plans for Broadford Primary School to demonstrate the community facilities that might be possible for Beauly. • For a school of the size of Beauly, a one-court hall would normally be provided. However, a case could be made to increase the footprint to a two-court hall or to include an activity studio/fitness suite and decisions would need to be made on what was included in that space, as well as space for a library. A multi-use games area is also included in the plans, but it may be possible to increase the size of it. • More facilities might make it easier for HLH to operate the site for longer opening hours. • A case for the additional community facilities will be covered in the report to the October Committee. • THC officials to work on the plans over the holidays and reconvene with the Stakeholders in the new term. 	
7.	<p>Works in existing school – Robert Campbell</p> <ul style="list-style-type: none"> • As discussed under Actions from Previous Meeting. 	
8.	<p>Education and school matters</p> <ul style="list-style-type: none"> • RC noted the appointment of Tina Stones at the Area Quality Improvement Manager for the Charleston ASG which includes Beauly. • Tina will be invited to all future Stakeholder meetings. • RC also noted the appointment of a new Chief Officer for Primary Education, Bernadette Scott. • RC intends to speak to Bernadette about the subject of School Age Child Care as queried on behalf of Angela Blake at a previous meeting. • RC informed the group that tenders were due back for the demolition of the old canteen this week. • All warrants etc. were in place and it was hoped the demolition would still take place during the holidays although a bat survey this week would determine if it went ahead or not. 	

9.	<p>AOCB</p> <ul style="list-style-type: none"> • JE mentioned that EQ Sports had held a taster session for an afterschool club in Beaulieu Gym Hall but had mentioned that the costs were high so they weren't sure they would be able to continue. There is apparently a flat rate for a gym hall regardless of how large it is, and the smaller size of Beaulieu limited the number of participants, so it was not as cost effective as it was when held in a larger hall. • RC asked JE to send him an email with information and contact details for this. 	JE/RC
10.	<p>Date of next meeting</p> <ul style="list-style-type: none"> • In person on Wednesday 27 August 2025 from 6.00 to 7.30 pm. • RC to prepare some boards that could be left for staff and others to view. • TFL to complete a school let form. 	