

# Minutes of Public Consultation Meeting

Proposal: Relocation of Beauly Primary School

Date: 10 December 2026

Time: 7:00 PM

Venue: Beauly Primary School

Attendance:

Role	Name
Chairperson	Cllr David Fraser (DF), Highland Council
Highland Council Representatives	Lyndsay Bradley (LB), Acting AQIM (South 4)
Highland Council Representatives	Robert Campbell (RC), Strategic Lead – Estate and Investment Planning
Highland Council Representatives	Dorothy Gibb (DG), Team Leader, Estates Team
Highland Council Representatives	Fiona Sangster (FS), Estates Co-ordinator
Highland Council Representatives	Tracey Fraser-Lee, Headteacher
Stakeholder	Euan Hardie (EH), Beauly Shinty Club
Stakeholder	Sandy Tulloch (ST), Parent/Shinty
Stakeholder	Robert Logan (RL), Neighbour
Stakeholder	Judith Young (JY), Ex-parent/Neighbour
Stakeholder	Angela Blake (AB), Parent
Stakeholder	Jenny English (JE), Parent/Stakeholder
Stakeholder	Siobhan Grieger (SG), Parent/Stakeholder
Stakeholder	Valerie Storey, Beauly Resident
Stakeholder	Catherine Rait, Parent/Stakeholder
Stakeholder	Wiz Wharton, Neighbour
Stakeholder	Alan McDonell, Neighbour
Observer	Alona Murray, His Majesty's Inspector

## 1. Welcome and Introduction

Cllr David Fraser opened the meeting, welcomed attendees, and outlined the purpose of the consultation: to discuss the proposed new Beauly Primary School. DF introduced council representatives and explained the format of the meeting.

## 2. Consultation Process Overview

Presented by Lyndsay Bradley (LB):

- Proposal paper issued on 1 December following Education Committee approval in November.
- Consultation period: Minimum 6 weeks (until 23 January 2026).
- Representations can be submitted via email or contact details in the proposal paper.
- Phase Two: HM Inspectors review educational benefits, representations, and submit a report within 3 weeks.
- Phase Three: Council publishes final report including HM Inspectors' findings, responses to representations, and any corrections.
- Final report to Education Committee in June 2026, then to full council.

## 3. Project Update

Presented by Robert Campbell (RC):

- Beauly is a Phase 1 priority in the Highland Investment Plan; capital funding was approved March 2025.
- Target operational date: 2028.
- New school will serve as a Community Point of Delivery with shared facilities and touchdown spaces for public sector staff.
- High Life Highland will consult on relocating Beauly Library to the new building.
- Steering Group to consider future use of Phipps Hall and the two stone school buildings.
- Site BE04 selected after evaluation of four options; decision influenced by SEPA flood risk mapping.
- Highland Council are partnering with Hub North Scotland to deliver the project, however the design is based on a scheme developed with the Council's In-house Design Team.
- Design considerations include traffic, walking/cycling routes, and stakeholder input.

## 4. Questions and Discussion

Key points raised by stakeholders:

- Site Location: EH queried why the site near the railway was chosen. RC explained flood risk and housing considerations influenced the decision. DG confirmed land value was not a factor.
- Sports Facilities: EH and ST raised concerns about pitch size and sports hall provision. RC noted current plans meet school needs but will revisit pitch size. LB shared comparative pitch dimensions.

- Site Orientation and Access: RL questioned sunlight and access routes. DG highlighted challenges with balancing pedestrian safety and service access. Safe Routes to School remains a priority.
- Community Access: JY and AB suggested alternative access routes; DG confirmed feasibility issues and ongoing work with Safer Routes team.
- After School Care: AB and SG stressed need for dedicated space for childcare and clubs. RC acknowledged concerns and committed to further discussion at stakeholder meetings.
- Future Use of Existing Buildings: EH asked about plans; RC confirmed that there were no plans at this stage; it will be an agenda item for stakeholder group meetings going forward and Historic Environment Scotland had advised that Beaully Primary School has been proposed for listing.
- Other Issues: RL requested high-speed internet; RC assured future-proofing. JY asked about completion date; RC confirmed 2028 target but noted delays in land negotiations.

## 5. Educational Benefits

- New build will provide modern facilities, improved learning environment, and enhanced outdoor spaces.
- Consolidation of nursery and school into a single building will strengthen sense of community.
- Better provision for additional support needs.

## 6. Closing Remarks

DF thanked attendees for contributions and reiterated opportunities for ongoing input via formal consultation channels. Emphasized the wider vision for Beaully, including community facilities and master planning.

- Stakeholder group to meet in the new year.
- Record of meeting to be available within 3 weeks.
- Final report to Education Committee on 3 June 2026, then full council before summer recess.