

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 Beauly 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 Beauly, 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.