

Beauly Primary Stakeholder Group Meeting Minutes

Meeting No. 12

Microsoft Teams

3 September 2025 at 6 pm

Present:		
Stakeholders		
Jane Cumming	Beauly Community Trust	JC
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
Dorothy Gibb	Team Leader, THC Estates Team	DG
Apologies		
Jenny English	Parent Council	
Tracey Fraser-Lee	Head Teacher	
Tina Stones	Area Quality Improvement Manager	
Fiona Sangster	Estates Co-ordinator, THC	

1. RECORDING OF MEETING DG informed the group that the meeting would be recorded for the purpose of the minutes.	
2. WELCOME AND APOLOGIES Apologies – Fiona Sangster, Tina Stones, Tracey Fraser-Lee, Jenny English.	
3. MINUTES OF PREVIOUS MEETING Approved	

4. SITE OPTIONS / MASTERPLAN

- RC provided an update on the site options.
- Feedback received had indicated that a lack of housing was a concern locally so discussions had taken place with colleagues in Housing and the option of more land to accommodate housing as well as a school is being considered.
- DG recently met with Planning, Transport Planning and the Flood Team and further meetings had been held with the landowners.
- RC reminded the group of the key programme dates.
Launching the statutory consultation to relocate the school at Beaulieu will require to go to the Education Committee in November. The report for this requires to be submitted early in October so we hope to have a decision on the site by the end of September.
- The statutory consultation requires to be concluded by June 2026 and Planning approval would also be required by June.
- We have narrowed the options down to two sites and would be looking at bringing the final recommendation for the new school site to the next Stakeholder meeting, as well as proposed housing.
- RC shared images of the potential sites with suggested layouts including the school and housing noting these were purely indicative of possibilities at this stage.
- THC are keen to work with Landowners Lovat Estate and Simpsons and discussions have been ongoing and have been positive.
- THC is currently having land areas valued.
- DG updated the group on discussions with Planning at a recent site visit attended by representatives from Planning, Transport Planning and the Flood Team as well as the consultants who have been working on the site options.
- The outcome of the site meeting was that off-site concerns on drainage and road issues for the locations were confirmed as not being an issue for Planning.
- The road junction at Priory Way where it meets the main road was discussed at length and the impact on the junction with added housing or a school in that location is considered negligible and would not require major infrastructure works. Additional school related traffic would be for limited times each day, and housing related traffic would mean additional vehicles but spread out over the course of the day.
- Concerns about off-site drainage were also eased after the meeting.
- Although this was good news in terms of there not being any major additional works required for either site, it still doesn't identify a stand out preferred option for the site.
- RC agreed that we now know that the two sites we have narrowed it down to are viable but asked for comments from the group on the junction.

- JC noted that in her opinion the junction could still be tricky at times when it was busy and suggested that that a yellow box junction or similar would perhaps help stop queuing onto the main road.
- JC also noted that the potential substation and wind farm developments would also increase traffic in Beaulieu and that this should be considered too.
- RC agreed that measures such as a yellow box, road markings or extending the 20mph zone should be considered.
- RC also noted that concerns about other developments were likely to be of concern for the duration of the projects, but that the school would be there for decades to come.
- SG raised concerns about school drop off and pick up times and compared it to what is currently happening at Croyard Road and Braeview car park where it can be a bottleneck.
- DG noted that the new school would have a more efficient drop off area designed to minimise congestion and keep traffic moving.
- DG also noted that the road at Priory Way had off road parking for the houses so there shouldn't be cars parked on the road that required to be navigated going to or from the new school.
- CB added that he hoped the design and position of the new building would encourage as much active travel as possible.
- RC agreed that active travel would be considered.
- RC asked DF if any of the SSEN applications had been approved and if they had requirements in terms of off site works that might improve the road or path networks around Beaulieu.
- DF noted that the bigger SSEN developments had still not gone through and that it was likely to be some time away.
- DG noted that she had met with the Safer Routes to School team over the summer and they were aware of the potential developments and the impact they might have. They have also been in touch with the Transport Planning team about potential improvements throughout Beaulieu.
- DF noted that it was good to know that the Active Travel, Safer Routes to School and the project team for the school were working together.
- RC noted that although the decision on the site was taking longer than anticipated, it was worth the additional time if a masterplan including housing could be agreed.
- The aim is to have the preferred site identified for the end of September and to meet with the Stakeholders again after that to discuss the plan.
- SG asked if there was still the possibility of Beaulieu being paired with the Tornagrain project.
- RC responded that there is a slightly different procurement approach in place now. THC is partnering with Hub North Scotland who is a body who deliver projects for local authorities and public bodies. They are delivering seven projects including Beaulieu.

5. Works in Existing School – Robert Campbell • The demolition of the old canteen was completed during the summer holidays. The surface of the former site has been tarred which has provided some additional play area for the pupils. • Security issues have been addressed. • There are still some concerns about the internal spaces in the building – toilets and floor coverings. • TFL unable to attend the meeting but RC to keep in touch with her about any other ongoing issues in the school building.	
6. Education/School Matters • None	
7. AOCB • DF asked if there was any news on the Childcare suggestions for the new school. • RC has a meeting planned with Bernadette Scott, the new Chief Officer for Education and will be discussing Beaulieu and the childcare model with her then. • RC also noted that there was general support for relocating the library but Highlife Highland require to hold a public consultation and that cannot be launched until we know the preferred site. • Discussions about other community facilities to be located at the school as part of the POD, as well as the implications for the Phipps Hall will also need to be considered. • All of the potential sites have enough space to accommodate a POD. • DF agreed that the primary focus for now is on the school and that the community would welcome discussion about further facilities after that. • SG asked if it was okay to share with the parent council that the decision on the site should be made by the end of September. • RC agreed and noted that it may be possible to arrange to share further information with the parents on the day of the next meeting.	
8. DATE OF NEXT MEETING • SG requested that the meetings move back to a Monday which is more convenient for parents – the meetings had changed to a Wednesday to suit a specific date which clashed with a Community Council meeting but had then continued on a Wednesday after that. • Monday 6 October – preferably on site with a Teams option too, time to be confirmed.	

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| <ul style="list-style-type: none">• POST MEETING NOTE: The next meeting will be Monday 27 October after the October Holiday, at which time we expect to be in a position to announce the location for the new school. If time allows we will try to have an in-person meeting. | |
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