

## COMMON GOOD CONSULTATION OUTCOME DECISION NOTICE

### TAIN COMMON GOOD FUND

#### **Proposal**

To change the use of Common Good properties known as Blairliath Grazings (13-acre site) and Blairliath Grazings (4-acre site) in Tain, which are currently utilised as grazing land available as lets. The proposal involves the installation and operation of ground-mounted solar photovoltaic (PV) infrastructure at both locations.

#### **Consultation Period**

19 January 2026 - 16 March 2026.

#### **Decision**

On 11 May 2026, the [Black Isle and Easter Ross Area Committee](#) considered the outcome of the public consultation conducted pursuant to section 104 Community Empowerment (Scotland) Act 2015 in respect of the proposal detailed above.

After considering the analysis of the consultation and having regard to all representations received, the Area Committee agreed to recommend to Full Council that the proposal should proceed in accordance with the terms contained in the consultation document and the reasons detailed in paragraph 8.3 of the report.

On 25 June 2026 ([Item 17 on the agenda](#)), The Highland Council considered the recommendation of the Black Isle and Easter Ross Area Committee and agreed that the proposal should proceed.

#### **Extract from the [minutes of the meeting](#) of the Black Isle and Easter Ross Area Committee**

9. Common Good Consultation on the proposal to change the use of Blairliath Grazings.  
Co-chomhairleachadh Maith Choitchinn mun mholadh gus cleachdadh Ionaltradh a' Bhlàir Liath atharrachadh

There was circulated Report No. BIER/19/26 by the Assistant Chief Executive – Place and the Assistant Chief Executive – Corporate.

During discussion, the following issues were raised:

- assurance was sought and provided that participation in discussion of this item would not impact on Members' ability to participate in a planning committee item for the future use of the land;
- the public were thanked for their responses to the consultation, and the strong feelings expressed about the use of the land were acknowledged;
- concern was expressed that a considerable number of the responses to the consultation related to the TRACC Campaign and that as the allocation of any income fell outside the scope of the

consultation, the consultation analysis had not taken into account comments relating to this. Consideration was given to deferring the matter to explain this to the community, but it was clarified that the consultation had related solely to the change of land use, and no mention had been made in it to the use to which any income would be put. It was suggested that some confusion had arisen because of the circulation of the consultation by the TRACC Campaign, which had inadvertently given the false impression of a link between the two issues. Any income received would be distributed in due course according to the Common Good Fund legislation and guidance;

- issues raised included that the proposal should have been accompanied by a business plan, that the matter be agreed in principle pending further information, that if no action was taken, then no money would be generated, and that Members had a duty to seek best value for the Common Good Fund. It was also pointed out that the matter would have to go to full Council for a final decision;
- information was sought and provided on the ability to reinstate grazing rights in future if the change of use was approved; and
- one suggested option would be to agree the matter in principle pending the provision of figures to demonstrate the potential value of the change of use.

The Committee:

- NOTED** the statutory consultation process and its outcome as detailed in Sections 6 and 7 and Appendix 1 of the report;
- NOTED** the representations received, together with the Council's responses as outlined within Appendix 2 and take these into account in the decision-making process, having due regard to the views of the inhabitants of the former Burgh of Tain;
- AGREED to RECOMMEND** to Full Council that the proposal, having regard to the representations received and the best interests of the Tain Common \* Good Fund, should be **APPROVED**, for the reasons detailed in paragraph 8.3 of the report; and
- APPROVED** the publication of the Council's responses to the representations, as set out within Appendix 2 on the Council's website.

## Next steps

The Council's decision of 25 June 2026 approves the proposal for Common Good purposes and satisfies the requirements of section 104 of the Community Empowerment (Scotland) Act 2015 in relation to the proposed change of use of the Common Good property.

There are no further requirements under the Community Empowerment (Scotland) Act 2015 that require to be undertaken before the proposal may proceed. In particular, no application to the Court for consent is required in respect of this proposal.

Any other statutory approvals, permissions or consents that may be required in connection with the proposed development, including but not limited to planning permission, are separate matters and are not affected by this decision. Such approvals will require to be obtained through the appropriate statutory processes before any development can commence at the properties.