

# KILLIECRANKIE FINCASTLE & TUMMEL

## COMMUNITY COUNCIL

**MINUTES OF KFTCC MEETING  
MONDAY, 17 NOVEMBER 2025  
FOLLOWING AN EGM AT 7PM  
KILLIECRANKIE VILLAGE HALL**

**1.**

**PRESENT:** Loretta McLaughlan - Chair (LM), Jennifer Macintyre – Vice Chair (JM), Sandra Parkins -Treasurer (SP), Colin Stanfield (CS), Ronald Campbell (RC), Councillor John Duff (Cllr JD), Prost Xander McDade (Cllr XD) and 8 Members of the Public (MOP)

**APOLOGIES:** None

LM thanked Cllr JD for Chairing the EGM and completing the formalities for the appointment of the current Councillors and the establishment of the KFTCC for another year.

LM welcomed all attendees on a particularly cold and miserable evening.

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**APPROVAL OF PREVIOUS MINUTES (15 SEPTEMBER 2025):** The motion to approve the minutes of the previous meeting held at Kynachan Hall was proposed by CS and seconded by SP.

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### **UPDATE ON SCOTTISH OUTDOOR ACCESS CODE**

LM reported that as part of our ongoing commitment to help resolve the problems caused by irresponsible campers and visitors, the CC has written to Forestry & Land Scotland, Scottish Fire & Rescue Service, the Police, Loch Tummel Riparian Proprietors Association and the department in PKC which is involved in the Visitor Management Team about the Monitoring Form which organisations, groups or individuals can submit to NatureScot to help record instances when the Scottish Outdoor Access Code is being abused. We are asking everyone to report any occasion they see when the Code is being breached. For instance, roadside camping is not allowed under the Code yet – during good weather – there are many instances of it, particularly along the southside of Loch Tummel.

The CC is going to publicise the Monitoring Form on our website and hope that by next season, we will be better prepared to record instances of irresponsible camping which cause residents so much distress. We have opened a dialogue with NatureScot who has a duty to review the Code and hope that we can have further discussions with them before next season.

JM asked if it would be possible to get general feedback from NatureScot about Monitoring Form submissions that were made from this area.

An MOP asked about the availability of the form. LM stated that the form is on Nature Scot's website but it is still under the organisation's previous name of Scottish Natural Heritage. LM urges everyone to use the form when they see any illegal activity bearing in mind that roadside camping is not wild camping and therefore not legal. It is advisable not to engage with visitors who are causing problems.

Cllr JD mentioned that he had written to the Fire Service and FLS and was awaiting their replies. LM noted that she had very positive feedback from both the Fire Service and the Riparian Association when she contacted them with details of the CC initiative.

CS said that he had attended a recent meeting with Cluny Loch residents who face similar problems. Nature Scot attended the same meeting. It was more of an explanatory session rather than one with concrete initiatives. The Cluny Loch meeting agreed that while it was desirable for the Code to be reviewed, this was unlikely given the proximity to an election. However, the more feedback forms received by NatureScotm, the more pressure could be brought to the Scottish Government to clarify the situation. RC noted that at the very least there should be clear information published online about what is legal and illegal and what is responsible and irresponsible.

JM mentioned that the PKC rangers had been an enormous help in the last couple of years and that there was concern that funding might not be available for this service to continue. Cllr JD replied that there had been some confusion in PKC about the funding and he was seeking clarification. He was moderately optimistic that the service would continue in its present form, albeit with the well known constraints on Council funds.

An MOP asked about camper vans in public car parks and laybys. Cllr JD replied that new signage forbidding overnight stays for camper vans had been erected in all PKC sites and he believed that had helped. However, it was difficult to eliminate the problem entirely. One initiative that can help was the provision of (overnight) stopping places for campervans which had facilities for waste disposal etc. These are available in Aberfeldy and Grandtully.

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## PLANNING

- Change of Use of dwellinghouse to dwellinghouse/STL accommodation Schiehallion House PH16 5NT (25/01420/FLL)
- Erection of boathouse and formation of jetty at Bruach Bhan, Strathtummel PH16 5RU (25/00994/FLL)

LM reported that the Planning page on the website is up to date. Both applications which appear in the Agenda (and above) were made after our last meeting. The deadline for comments has now passed.

LM then read a statement in relation to one of the applications, apologising that it was lengthy but necessary in the circumstances.

The CC objected to the Change of Use, application (25/01420/FLL). The agent acting for the applicant has responded to our objection, claiming there are a number of inaccuracies and that the CC acted in contravention of the standards required by the Scheme of Establishment of Community Councils. The agent wrote that this was an abuse of the Community Council's platform.

We do not agree.

It should be noted that Tummel was not included in the Community Council area until the CC was resurrected in July 2022, having been in abeyance for 2 years during Covid. For the relaunch of the enlarged CC in mid-2022, we created a new website which eventually included a page for Planning. It was agreed to hold 6 public meetings per annum; publish planning applications and results as we learned them; re-start the Facebook page; create a GDPR-compliant mailing list; and let the community know how we operated and how to contact us. Of the 44 community councils currently established in Perth & Kinross, only 15 operate with a comparable degree of visibility.

The first planning applications relating to Schiehallion House that the CC sighted were in 2025. We noted the application for a new jetty (in part retrospect) on 14 July 2025 and Minuted that there had been several objections to it at the meeting that was held in Killiecrankie on 21 July 2025. We noted the application for Change of Use from dwellinghouse to dwellinghouse/short term let accommodation on 7 October 2025. These dates are taken from the Planning page on our website and indicate the date that the information is posted on our website (not the date when an application or decision is made). Generally, we post planning information within a day or so of receiving the list.

Our last meeting was held on 15 September 2025 which meant that the Change of Use application could not be discussed at a public meeting, let alone Minuted, until this one in

November. A number of members of the community contacted the CC to voice concern about the Change of Use application. As PKC's website states, "Community Councils are voluntary organisations that have a role in law to represent the views of the local community on issues such as planning applications." Therefore, taking note of the guidance provided with the weekly list of planning applications, we checked the protocol and relevant dates with PKC and let them know that we would submit comments relating to genuine community interest.

To fulfil our obligations, we read every document posted with application 25/01420/FLL and tracked back to 'related cases' which pre-date Tummel's inclusion in the CC. Our understanding of the history, gleaned from the documents, coupled with the concerns of residents informed our objection. No one in the community contacted the CC in support of the application.

The agent acting for the applicant makes various wrong assertions. One of the most serious is that two members of the CC made objections, as individuals, and this constitutes a conflict of interest. The agent says this ought to have been disclosed at the time of making a submission. In fact, only one member of the CC made an individual objection.

There is no requirement for a member of a CC to disclose membership of a CC when submitting an objection. An objector only needs to provide full name and postal address. Moreover, to become a member of a CC, the individual must be a full-time resident in the CC area. This is wholly positive for the CC as it means that members know and understand the local community and vice versa. The names of the entire CC membership are included in all Minutes and have been processed publicly, as required. The entire CC knew that a member wanted to submit an individual objection and no one tried to discourage it. We respect every individual's right to express views to the planning authority, however counter they may be to an application.

The CC was invited to make comments on an application. By their very nature, the comments are subjective. No one in the CC is qualified as an acoustical consultant or as a professional landscape and visual assessor. Nevertheless, we believe that all our comments are valid and made in a way that honestly reflects the residents' views that have been expressed to us. The CC framed those views in accordance with the rules, guidance and planning regulations that we consider most relevant. We trust that the Planning Committee will consider our comments, in full, when it meets to decide the application on 3 December 2025.

There was no discussion about the planning points.

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#### **USE OF MOTORBOATS ON LOCH TUMMEL**

The following actions were all taken after the last meeting:

The CC has received details from the Loch Tummel Riparian Proprietors' Association of the historic agreement about use of motorboats on Loch Tummel. The agreement concerns a speed restriction for boats west of Borenich Point. They are required not to plane i.e. keep speed at a level below which the bows lift out the water. Effectively it means keeping speed below 6 knots and stops water skiing, jet skis etc. The restriction does not apply to the sailing club rescue boats, in an emergency or approaching bad weather.

The old Hydro Board was the organisation which originally had control of activities on the surface of the loch. LM said the CC has requested a copy of the policy document on activities on the loch from the SSE which has replaced the Hydro Board but has yet to receive an answer. JM mentioned that the sailing club had in its possession a document from the old Hydro Board which may help the SSE locate their historic policy document.

The CC was asked at the last meeting to check if PKC's Planning Department would be able to consider the possible use of motorboats when arriving at decisions for new or renovated jetties. The answer is that they cannot take the type of craft into account when looking at a planning application.

CS noted that there was positive feedback from the Riparian Association to the CC's engagement. An MOP stated that clarification of the issues was in everyone's interests particularly with the number of new jetties receiving planning consent.

*LM will continue to liaise with SSE.*

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### ROADS

- LM thanked Cllr John Duff for arranging a survey of Foss Road regarding overhanging trees and carriageway issues. Relevant landowners were being identified by PKC to make them aware of their responsibility. Roads Maintenance from PKC also made a ditch-clearing programme for Foss Road to address the surface water concerns. JM mentioned that flooding and ice were still a problem at Foss Road. (The area affected is beyond our boundary but affects users from Foss/Tummel Bridge.) She added that Frank Campbell (PKC lead on Visitor Management Group) said there would be no resurfacing likely on the Foss Road.

*JM to check grit provision.*

- Cllr JD arranged for overgrown hedges etc on the B8019 (Strathtummel road) to be inspected in September. The outcome is that they are not considered to be dangerous but the PKC team will continue to monitor and take action when necessary.

- LM said that the CC had lengthy correspondence with police and organisers of ecoRally Scotland after someone was nearly hit by a rally car on Tenandry on 27 July 2025. The upshot is that David Powell of the Competition Authorisation Office of Motorsport UK wrote to say that he trusts that the CC will be notified of further rally events in our area as requested. A MOP mentioned that in their experience the speeds had been quite low and they were under the impression that it was a low-speed rally. However, that was not actually the case as some quite high speeds were officially recorded on Tenandry although nothing over the legal limits. After the event, the organisers provided details for 20 cars competing on Tenandry, showing that the top speed recorded was 59mph, another at 56mph and a third at 50mph. The hope is that the CC will be able to help publicise any future event on Tenandry so that they do not catch residents unawares as not all had been notified in advance.

- SP asked about replenishing the grit bin at road to Lettoch Farm, Killiecrankie (U171).

*Cllr JD arranged (post meeting) for this to be done at the earliest opportunity.*

- SP reported blocked drains on the B8079 just north of Garry Bridge and at Aldclune.

*Cllr JD has reported (post meeting) these to the relevant departments.*

- Transport Scotland has shortlisted contractors for the Pitlochry to Killiecrankie section of the A9 dualling project. They are: Balfour Beatty Civil Engineering; Kier Transportation; and Wills Bros Civil Engineering. They will eventually be invited to submit final tenders and the contract is expected to be awarded in autumn 2026. The new dualled section is expected to be operational by the end of 2030. Details of traffic management will be given in advance.

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#### **RURAL TRANSPORT - NO 82 BUS SERVICE**

RC spoke about attending the Thursday Club at Kinloch Rannoch to talk about the number 82 bus service. There was a general acknowledgement that if people did not use the service, then they could lose it.

Interestingly there was good feedback from the on-demand bus service operating in the Kinloch Rannoch and Rannoch Station area. However, this kind of service is not offered on a route where a regular service operates. Consequently, it is not possible to have a dial-a-bus service running alongside the No 82 though a MOP suggested

that maybe it could replace the No 82. RC visited Elizabeth Yule's office in Pitlochry to see if anything could be done to improve the No 82 service as it currently arrives in Pitlochry too late in the morning and leaves Pitlochry for Rannoch too early in the afternoon to allow for same day connections with transport to Glasgow or Edinburgh.

JM noted that an extension of car-sharing schemes might also be a possibility.

Cllr JD noted that the PKC transport subsidy is already very significant.

*RC is pursuing some action points following his meetings in Kinloch Rannoch and Pitlochry*

## 8

### CONSULTATIONS

- PKC has opened a public consultation on 28 October 2025 on its proposed short term let control area in Highland Perthshire and northern part of Eastern Perthshire. The consultation closes on 22 December 2025. See: <https://consult.pkc.gov.uk/communities/proposal-of-short-term-let-control-area/>
- Cllr JD highlighted that the Scottish Government had recently initiated a feedback consultation on Council Tax reform. It explores revaluing properties and adjusting tax bands. The consultation closes on 30 January 2026. See: <https://www.gov.scot/publications/consultation-future-council-tax-scotland/>
- As decided at the last meeting, the CC has sent a request to FLS to block off a new turning point at Allean when not in use to prevent rogue parking.

## 9.

### TREASURERS REPORT

SP reported that following a top-up of £892.70 from PKC, there were payments made of £86.40 for web services, £40.00 for Kynachan Hall rental and £8.50 for bank charges, leaving a total balance of £865.10.

## 10

### RUBBISH COLLECTION AND LITTER

Litter pick dates for 2026 are:

- Killiecrankie, Sunday, 22 March 2026. Meet at Killiecrankie Village Hall at 1.30 pm
- Tummel, Sunday, 27 September 2026. Meet at Kynachan Hall at 1.30pm.

SP reported that waste bins at Piper Croft, Killiecrankie (U171) appear to be too full for residents to use. Part of the problem is caused by cardboard not being squashed down sufficiently but there is possibly a capacity problem.

*Cllr JD had the Community Waste Advise check the capacity (post meeting) and said it was suitable. Investigations continue.*

An MOP stated that in a previous conversation with PKC about rodent infestation at that bin collection point, PKC said that it was the responsibility of users to maintain the site in good order.

Another MOP mentioned the experience of users of the communal bins at the Garry Bridge carpark. While the condition of the bins had improved since they became lockable, visitors now leave more rubbish bags beside the bins. Clearer signage could be helpful.

*Cllr JD will ask if this is possible.*

*Cllr JD and the CC would like to remind residents that any problem with services or a fault on the road, lighting, waste can be reported instantly to PKC on [my.pkc.gov.uk](http://my.pkc.gov.uk). It is an online portal that is easy to use and allows individuals to report a problem and track the progress of requests. All you need is an email address.*

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### UPCOMING EVENTS

- Christmas Craft Fair, Killiecrankie Village Hall Saturday, 20 December 2025  
10am – 4pm. Free entry
- Hogmanay family ceilidh, Killiecrankie Village Hall, starts 8pm. Free entry.
- Burns Supper, Killiecrankie Village Hall, Saturday, 24 January 2026; doors open 7pm for 7.30pm; £20 pp; email [info@killiecrankievillagehall.co.uk](mailto:info@killiecrankievillagehall.co.uk) for tickets.
- Quiz night, Kynachan Hall, Friday, 28 November 2025 at 7pm. £5pp.

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### AOCB

- Cllr JD mentioned the efforts which various parties had made to try and get a Banking Hub established in Pitlochry and Aberfeldy given that the last bank in Highland Perthshire closed at the end of October. The nearest bank is now in Perth. However, the criteria for banking hubs is only relevant to urban areas as the benchmark considers the population density within a 3 mile radius. That effectively excludes large parts of rural areas. As a result, both Pitlochry and Aberfeldy have had their applications for a banking hub turned

down. Many rural dwellers customarily travel far more than 3 miles for routine services. The FCA (the regulatory body) says there will be a review but it is unclear when that will be. Meanwhile people should be aware that some banking services are offered periodically from Bank of Scotland and Royal Bank at Pitlochry Town Hall. Please see their respective websites for details.

- An MOP announced that Killiecrankie Village Hall had recently installed two Electric Vehicle (EV) charging points. These would be made available to local residents at favourable rates. Please contact [info@killiecrankievillagehall.co.uk](mailto:info@killiecrankievillagehall.co.uk) for details.
- JM noted that the Tummel Visitor Management Group needed more Type 2 aggregate for winter maintenance along Foss Road.  
*LM to contact Shierglas Quarry*

**The meeting closed at 8.35pm**

**The next CC meeting is to be held on Monday, 19 January 2026 at Killiecrankie Village Hall at 7pm.**