



Minute of a meeting on 31st July, 2025

1. Welcome & Apologies

Present: Councillors Stewart McNeish (chair), Kay Caldwell (secretary), Steven Malcolm (treasurer), Steven Richter, Kireen Johnston, David Johnston

Apologies: Cllr Allyson Jones and Cllr Martin Harrower **In attendance:** Cllr Bill Lobban, THC.

Chair reminded members of the public that Community Council meetings are not public meetings and that issues should be raised in advance of the meeting. Participation from the floor will be limited and only when invited.

2. Update on Landmark Plans. Ross Coulter, General Manager of Landmark Forest Adventure Park, addressed the council on future plans for Landmark. Ross's key messages are summarized below:

Although in existence for more than 50 years, the business is not always profitable and sometimes relies on the more profitable Camera Obscura, Landmark's sister company. With 50% of annual income generated in July and August, and the rising costs facing all businesses, there are challenges around sustainability during the rest of the year. To ensure sustainability, it has been necessary to rethink the business model. Specialist consultancy advice has recommended changes to reduce loss: suggestions included upgrading infrastructure, especially indoor attractions; and, most importantly, introducing new signature attractions. If reorganized, Ross suggested, Landmark has the potential to be the best outdoor attraction in Scotland, perhaps in the UK. This would bring attendant commercial benefits for the village, including employment. So far, the company has moved to a 'closed days' model and to banded days – changing the offering based on how busy the attraction is. Four air source heat pumps have been introduced to reduce carbon emissions (and bills), toilets have been refurbished, and car parks improved. A new Family Hub is planned for next year – including toboggan and play equipment for younger children. Older attractions will be replaced in the medium - longer term.

Six EV charging points are to be introduced later this year. Intended for use by customers, these will be available to residents outside of business hours, though they will be slow chargers. Consultants have advised the development of new signature attraction as the only way to return the number of visitors to pre-Covid levels. They have advised that this should be a new roller coaster, not recreating the previous one that had been closed down, but one that would be made quieter both by design and in terms of the human noise generated. It would be an attraction unique in Scotland, potentially the UK. This will be the most important investment and is the one that would bring park attendance back to pre-Covid levels and deliver a more sustainable attraction. This is several years away and an idea still to be developed, but in the meantime, the winter twilight lights will be enhanced, and the offer is made to tie in with the Community Council's plans for Christmas lights for the village.

Action: Ross to meet with the Chair to discuss lights.

3. **Minutes of the last meeting:** motion to adopt proposed by Cllr. Kireen Johnston and seconded by: Cllr. Steven Richter

4. Matters arising

- National review of Community Councils Second phase of consultation closes on 25th August. Document has been circulated. **Action:** any comments to be sent to secretary.
- **Coach parking.** Chair reported that new signage was now in place and directions were being followed by coach drivers. Secretary had written letter for bus drivers which is being distributed from the shop. **Further action:** members to advise secretary of bus companies and letter will be sent suggesting longer stays in the village
- **Pavement parking outside Struan House.** Amicably resolved through contact with neighbour.

5. Finance: Treasurer's report

Councillor Malcolm reported that the balance in the bank on 29th July was £1611.39. Expenditure during the period amounted to £323.74 in respect of bank charges of £4.25, £121.49 for reimbursement of paint, brushes, locks and key purchase for the shed and noticeboard (referred to in the June report) and a further £198 to Dougie Edwards for the production and erection of the signs promoting bridge parking for coaches and minibuses on the main street, and by the playing field.

6. **Planning applications:** Class 20a Peatland Restoration by the Reidhaven Trust (Seafield Estate). (Land 2670m NW of Baddengorm)
Secretary reported that a response had been sent, welcoming the action by the Seafield Estate and affirming the council's support for sequestration of carbon dioxide through peatland restoration.

7. Discussion of Current Issues

- **Repairs and restoration at the Packhorse Bridge and viewing platform.** Contact has been made with Alastair Stewart of THC and he has been extremely helpful. He confirmed that THC would provide concrete, weld mesh, and paint for the improvement of the viewing platform and would consider removal of trees that are obstructing the view. Chair said that volunteers would be sought to help. Chair also said that there had been a useful conversation about improving access to the cemetery. **Action:** Cllrs McNeish and Malcolm to have further conversation with Alastair Stewart w/b 4th August.
- **Review of Core Paths Plan (Cairngorm National Park Authority)** It was raised by Cllr Richter that the MMU path from Carrbridge to Aviemore was not included in the consultation document and was not designated a core path. This was confirmed by a contribution from the floor. The path will not go to a planning committee before November, having been called in by the CNPA. CC is of the view that the path should be designated a core path and included in the consultation. We will make a submission to that effect. Cllr Richter suggested a poster with the details of the consultation so that a wider response might be generated. Comments can be made online at <https://cairngorms.co.uk/consultations/core-paths-plan> or made by email to corepaths@cairngorms.co.uk by 31 August 2025. **Action:** Cllrs Richter and Malcolm to meet to design poster for village noticeboards and online publication on social media.

In the context of paths, Cllr David Johnston stated that we are waiting for a price for repairs to the Snakey Bridge, though it is possibly beyond repair. **Action:** Cllr Johnston to raise at

next meeting paths group, and to ask Carrbridge Ahead to seek funding from the National Park for the repairs.

- **Carrbridge Community Showcase** The CC together with Carrbridge Ahead is organizing an open event to showcase all the organisations in the village who contribute to the quality of life here. The event will take place in the Village Hall on 25th September from 2.00 p.m. A letter will go from CCC and CBA to organisations inviting them to come along, let members of the public know what they do, and if they wish, to recruit new members. **Action:**
Secretary to send joint letter (already drafted and agreed).
- **Data Control** Cllr Steven Malcolm who filed our application to the Office of the Information Commissioner will fill the role of Data Controller for the CC., to ensure that we comply with all data protection legislation. As a first act, an opt-out clause will be added to the letter going to senior residents at Christmas, giving them the chance to tell us if they don't want us to hold their data. **Action:** secretary to include in letter.
- **Road Safety** Disappointingly, Road Safety Officers are unable to meet with councillors for a site visit, so the CC is compiling a report to submit. Thanks are recorded for Alan Rankin's report on safety issues around the build out in Main Street, and for Cllr Richter's coordinating evidence, with pictures and video, of flooding issues at Dalrachney. It was noted that Chair, treasurer and secretary had made a tour of the problem areas. **Action:** report to be compiled by secretary and copied to Bill Lobban.

From the floor, residents raised the fact that there had been silence from officers in response to their correspondence over the matter, and no comment from any elected members. Linda Jolly raised the issue of poorly defined pavements and lack of adequate yellow lines – chair replied that these would be included in the report. It was noted that the white lines we had requested from the village to Kinveachy junction had been reinstated this week.

- **EV charging point** Although the problem with on-street charging seems to have been resolved, the need for at least one public EV charging point in the village remains. Cllr Lobban pointed out that these would need to be rapid chargers and repeated his support for the principle, endorsed in the Community Action Plan, though schemes available then may have been discontinued and make installation more problematic. Secretary mentioned good examples of communities driving projects for EV chargers. **Action:** secretary to research schemes and opportunities for installation of chargers.
- **Plans for Christmas in Carrbridge.** CC has resumed responsibility for Christmas celebrations in the village, in particular those for seniors. A letter ready to go to seniors later in the year offering a choice of ticket for a Christmas lunch on 10th December in the Carrbridge Hotel, or a gift voucher to be redeemed with local businesses.
- **Duck Race** CC will also organise the traditional duck race on the River Dulnain. While the date was to be 28th September, we have been advised by a previous organizer that the river may be too high at that time. It was also noted this is a busy time in the village and there could be a shortage of volunteers for the duck race. Unanimously agreed that the race be deferred until June or July 2026. Treasurer confirmed that public liability is in place, and that work done on ticket design and preparation of ducks can stand.
- **Police correspondence** Police have declined our request for occasional attendance at our meetings. Our contact is Craig Johnstone who has said he will attend the meeting of the

chairs of community councils, so will be appraised of any issues. Stewart will attend these meetings. **Action:** secretary to ask for incident report as provided in person by police officer in Aviemore.

- Riverside Footpath and restoration of surface in Station Road. Issues raised with CC by Margaret Carnegie (a) could riverside path be fixed to allow buggies and wheelchairs to access it comfortably? (b) on Station Road, where two electricity poles have been put in, banking stones and earth are slide down the road (c) when river is high, water is seeping through the stones. Paths group will look at (a), and chair will inspect (b). In relation to (c), Alastair Stewart has taen responsibility for the bridge itself which belongs to THC. Cllr Lobban pointed out that THC they should find an engineer to inspect. **Action:** chair and treasurer to speak to Alastair Stewart about finding a consulting engineer.

8. Any other business.

- **Report on Badenoch and Strathspey Access Panel meeting.** Cllr Steven M had attended meeting in Boat where he received copy of existing access guide and revised the existing material. Stagecoach had attended and explained their policy and practices, such as arranging alternative transport if one of their vehicles cannot accommodate someone with a disability. **Action:** SM to let Cllr Harrower know about this to raise at CNPA's Transport Forum.

Secretary raised issue about lack of Sunday and late-night services as raised previously by Graeme Mitchell, and the response from Stagecoach that this was a matter of their contract with THC. Cllr Richter asked if there was community consultation around the contracting. Cllr Lobban replied that THC contracts were mainly school contracts.

Action: Agreed these issues to be brought up in the transport forum by Cllr Harrower

- CC asked by Douglas Stewart to raise with Cllr Lobban the broken speed indicator display (SID) at Dalmore/Dalbeg which had been reported but not fixed. In response, Cllr Lobban said that it was possible the sign had been decommissioned pending the new speed limit, but that he would check this out and report back.

Action: Cllr Lobban to investigate

- **Community Council Convention** meeting about the impact of major energy infrastructure in Inverness on 12th August Chair is waiting for advice from planning consultant before deciding attendance at the meeting.
- Cllr Richter has been approached about the blocking of drives – lack of double yellow lines on the Inverness Road where a car appears to have been left parked (legitimately) in order to slow traffic. **Action:** Cllr Lobban advised contacting Shane Manning at THC about yellow lines.
- Secretary noted that a Memorandum of Understanding had been produced by CBA, governing relations between our two organisations. **Action:** secy to circulate to councillors prior to discussion.
- Cllr Malcolm had heard from BEAR that the new road signage he had requested on behalf of the CC had gone to the manufacturer.
- Tree on south access road which is leaning precariously will be removed. Seafield Estate has contracted it to be removed on 1st or 4th August.
- Linda Jolly asked how bins get emptied in the car park. Cllr D Johnston clarified that this is done on Mondays and Fridays. Those concerned about bins should contact THC.

9. Date of next meeting: 28th August, 2025

Please note: items for inclusion in the agenda should be sent to councilsecretary@carrbridge.com ten days in advance of a meeting.