



Quarterly Community Council Forum Meeting, 12/03/2025

Attendees

David O'Donoghue	Taymouth Castle	Lorraine Reed	Aberfeldy CC
Mairi McAdam	Taymouth Castle	Roddy Kennedy	Dull & Weem CC
Elizabeth Knox	Taymouth Castle	Graham Huggins	Mid Atholl CC
Jennifer Robertson	Glenlyon & Loch Tay CC	Peter Ely	Kenmore CC
June Riddell	Glenlyon & Loch Tay CC	Andy Aitken	Killin CC
Charlie Grant	Killin CC		

Apologies

Colin Morton (Kenmore CC), Sue Dolan-Bentley (Glenlyon & Loch Tay CC), Val Ferguson (Aberfeldy CC)

Agenda & Minutes

Meeting commenced 1835. Welcome.

1. Communications

- a) Taymouth Castle Estate (TCE) continue to meet on a monthly basis with Kenmore & District Community Council, meeting minutes are published online <https://www.kenmore-and-district-cc.org.uk/taymouth-castle-update> last meeting 4th March 2025.
- b) Quarterly Newsletters continue to be posted to over 3600 households across all the community councils areas; with the Winter 2024 edition sent in early December, and the Spring 2025 edition being delivered soon, on the 24th March.
- c) TCE attend meetings of the Loch Tay Association, Reading Rooms and seek to engage with Kenmore Sports Association, in upcoming Kenmore Highland Games arrangements.
- d) TCE are part of a newly forming 'Brand Kenmore' group, with many other local businesses looking to support collaborative initiatives to promote Kenmore as a place to visit, enjoy and improve. Similarly, TCE are keen to support similar initiatives in Aberfeldy, with Aberfeldy Small Business Association, Aberfeldy Information Centre and any re-formed Visit Aberfeldy group.
- e) The www.welcometotaymouth website is kept up to date with new frequently asked questions and blogs with current news, links to fishing permits and estate path information.
- f) Recent press articles have included those in the New York Times, Scotsman and Courier.
- g) Elected member contact - David is meeting with Councillor John Duff next week.

2. Community Engagement:

- a) TCE supported a well-attended Kenmore Primary School fundraising Burns Supper in early February, preparing a traditional meal for over 100 attendees.
- b) TCE is donating a table tennis table to Kenmore Primary School and the 'Careers in the Castle' recently involved a visit from the outdoor pursuits department to talk about the opportunities of working outdoors and in adventure based sports; alongside a wildlife workshop.

- c) TCE continues to support a variety of projects in the Reading Rooms – including the sourcing of knotted/stugged pine columns to replace those that are rotting, the Warm Welcome sessions and a new history display – which details the opening of the Reading Rooms in 1885, Wartime reading rooms, the Loch Tay Steam Boat Company, the Old Village of Lawers and the history of the Kenmore Post Office, shop and school.
- d) TCE have completed building a large vegetable and herb planter behind the Aberfeldy Town Hall, for the Friday dementia support club; for the group to plant, grow and then cook the produce.
- e) Seasonal support included the Aberfeldy Christmas Market, Christmas in Kenmore and Aberfeldy Hogmanay; it was great to see so many locals and visitors enjoying these events.
- f) TCE's golf team have provided taster sessions in Breadalbane Academy, as part of the PE curriculum and are supporting Aberfeldy Golf Clubs festival of golf on 8th April.
- g) Recent support across local grassroots, educational and traditional projects and events has included the Highland Ball, Young Farmers 60th anniversary, Battlefields Trip – Breadalbane Academy, restoration talk with Ardeonaig & Ardtalnaig WI, Aberfeldy Film Festival, Killin Film Group and Breadalbane Cricket Club.

3. Local suppliers & Community Links

- a) TCE have developed an evolving connection with the Scottish Crannog Centre; in the ongoing provision of materials, a kitchen take-over event and traditional Hazel coppicing on the estate, to support the Crannog's greenwood apprenticeship programme and provide hazel for building and weaving.
- b) TCE utilise local suppliers where possible, and are thankful to those in the close community, including Coach House Flowers, Beyond Adventures, Ilaria Botanicals, EMB Graphics, Highland Outfitters and The Workshop.

4. Kenmore Village Update:

- a) Beach – new bins have been installed, an AED fitted by the public toilets, car park bollards renovated and parking ticket machine removed.
- b) Some memorial benches in need of repair, will be renovated or replaced and a ramp to enable easier access to the beach and a disabled parking bay will be installed shortly.
- c) Dead and decaying trees adjacent to the public toilets (near to the power lines) will be removed on 21st March, when there is a planned SSEN power outage. A small section of the A827 will be down to one lane, and there will be short diversions on the paths for a few days near the public toilet, to ensure walkers safety.
- d) Beaver damage has resulted in several trees falling along the lower Gallops walking path, these are being cleared.
- e) The renovation works required for both the Kenmore Hotel and Taymouth Trading are significant, and this has resulted in a delay to planned reopening.

5. Current Works – Castle Estate

- a) Deer Park bridge restoration is nearing completion, with additional railings to be added.
- b) Construction of the golf comfort stations are underway
- c) The Dairy is undergoing initial external and envelope works
- d) The Middle road is soon to be completed following utility and infrastructure works
- e) A temporary security cabin is to be installed at the East Gate following planning consent

6. Planning Updates

Planning Approvals

- a) Golf Starter Hut – this was approved earlier in the Autum and works have commenced
- b) Golf Clubhouse, Dairy – envelope works to commence before end 2025
- c) Pump House- works underway
- d) Building of first house will commence later in Spring.

Pre-Application Notice and Public Exhibitions

- For the change of 77 hotel units into residential, to enable the ability to flip those units into either temporary employee accommodation or for resort rooms.
- Taking place on 18th March and 22nd April from 3-7pm at Moness Resort. Further information at www.scotthobbsplanning.com/consultations/moness

Current Planning Submissions

- a) No update on Golf Maintenance Facility, Staff Operations Village at Newhall, Borrow Pit at Inchadney.
- b) Access roads – around the Dairy area
- c) Housing Zones

Pre-planning

- a) Moness Resort – awaiting initial feedback from PKC before full planning application submitted.

7. Golf Course

- a) All seeding is complete
- b) Golf course contractors have finished

8. Glenlyon

- a) Deer, all reported through Breadalbane Deer Management group
- b) Farmed deer sold to supermarkets
- c) 160% sheep expected with lambing starting soon
- d) Rare breeds linking to TCE culinary programme, include Mangalitza pork, Beef – Highland, Low lines and Belted Galloways
- e) Woodland regeneration tree planting proposed and awaiting approval

9. Paths

- a) Safety works to the Fort (located opposite Fort Lodge on A827) commenced 10th March for 1 week, to remove a tree from the East turret. Walking path remains open.
- b) Plans to remove some fences and to install interpretation boards and benches along accessible paths, when safe to do so, are being considered by PKC.

Discussion topics & Questions

Q: Andy Aitken asked if recent media had been positive?

A: D O'Donoghue said that on the whole it was more positive than previously. Peter Ely commented that the Courier, at least, started with the positive impacts and coverage seemed more balanced.

Q: Roddy Kennedy asked if the Golf Course remains true to James Braid's original design?

A: D O'Donoghue confirmed that the new design honours James Braid's signature features and design, with architecture and heritage that include Braid's principles, however with new technology and drainage systems incorporated.

Q: Charlie Grant asked if the golf course is likely to host large competitions?

A: D O'Donoghue reaffirmed that the golf course is for members and their guests only, and although accreditations are sought from the highest standards, it does not have enough infrastructure to host any large scale events.

Q: June Riddell asked if we could look into the fence that had been gratefully reinstated along Duneaves Road (Fortingall end), as it unfortunately has reduced car passing space.

A: D O'Donoghue said that he would look into this and report back to Glenlyon & Loch Tay CC.

Q: June Riddell asked if we would be reinstating the bridge (that had been removed in 2024 as it was unsafe) over the Fortingall burn, and if the styles can be improved.

A: D O'Donoghue said that replacement had been considered, but as walkers can access the same path by walking 100yards along the road via the gate into the field, it was not something that would be replaced.

Q: Andy Aitken enquired to the detail of the Moness planning application.

A: D O'Donoghue replied that the application is for 77 of the 107 hotel units to become residential is to enable dual use for both temporary employee housing or holiday accommodation. With the under occupancy of Moness resulting in many empty units; this step will ensure that there is less impact on the stretched local housing availability, all-year round occupancy; and it is thought to bring all -year round spend and custom in Aberfeldy; whilst retaining visitors. Alongside the dual purpose of the hotel units, investments are being made to improve the offering at Moness Resort for visitors, locals and our employees to benefit from; with a new Spa set to open shortly.

Q: Roddy Kennedy asked how the staff recruitment is going, with around 160 in November previously mentioned.

A: D O'Donoghue outlined that staff numbers have now increased to around 200; with approx. 40% local (Aberfeldy, Pitlochry and Crieff); with current live opportunities including housekeeping, green keeping, golf, food & beverage, kitchen porters and attendants

Q: Roddy Kennedy asked if there was significant damage caused by Beavers, do we intend to contact Nature Scot to trap and relocate them?

A: D O'Donoghue indicated that we understand we would not have grounds to apply for such an intervention and that our actions have been to prevent further damage (wrapping wire around trees) and protective, to ensure that any construction does not impact their habitats.

Q: Lorraine Reed asked if there will be an allocation of Moness units for local residents or businesses?

A: D O'Donoghue answered, that as the units are suited to temporary use only – as holiday accommodation or short term, temporary employment 'soft landing' housing, there is no intention to have tenancy agreements or offer these to local businesses.

Q: Roddy Kennedy asked if reinstating the wall along the A827 is on 'our list'?

A: D O'Donoghue confirmed that it is and although a long term project, we are hoping to start it soon in tandem with tree management along the inside of the wall.

Q: Peter Ely asked about reducing the gradient of the road into the small car park at the Gallops; and about the Holy Well, which has become flooded due to beaver activity.

A: D O'Donoghue said that he would look into this, and report back to the KCC liaison group.

There followed a general discussion regarding the state of the A827; and about affordable housing shortages as a widespread issue (neither of which were implied a TCE responsibility); however in summary the group noted that the PKC measures on the capacity of the A827 potentially needs re-evaluated and that the impact of Holiday lets in areas of natural beauty has been exacerbated by platforms/vehicles such as Airbnb.

David affirmed TCE's position to be part of these discussions, and to do what it could to support the CC's.

Lorraine Reed commented that it has been pleasing to see Moness Resort's restaurant and staff praised on social media; and that discounts for locals have been promoted too.

The meeting ended at 1935pm.