

**Summary of Minutes of Bi-Monthly Meeting of Mid Atholl, Strathtay & Grandtully
Community Council held on 24th November 2025 at 19:00 held at
Grandtully Village Hall
relating to the following Planning Application:**

**25/01334/FLL — PITCASTLE ESTATE:
ERECTION OF HOLIDAY ACCOMMODATION UNITS STRATHTAY**

Following a presentation by the agent to the above applicant, herewith a summary of the points made by members of public attending:

- Outside settlement boundary.
- Does not fit with Grandtully and Strathtay conservation area.
- Not well screened from South, visible from A827 and from Rob Roy way. Trees have been cut down along riverbank.
- Increased traffic concern, access routes include national cycling route and Rob Roy way.
- Site is not degraded pastureland but productive arable land.
- Proximity to river - safety concerns.
- Flood risk.
- New emergency access route - is not an existing track.
- Emergency access route, there was a temporary track laid for the construction of Pitcastle Hydro scheme but had to be reinstated.
- Emergency track goes through established mature native woodland.
- Plan submitted does not include the main access past Kindrochet House.
- No traffic plan for main access.
- Concerns over road safety of main access.
- Limited neighbour notification.
- Ecology report omissions.
- Ecological impact.
- Concerns over site expansion once precedent set.
- Concern over mention of phases of development in application.
- Dispute to requirement for additional holiday accommodation
- The Community Council agreed to facilitate an online poll.

Councillors John Duff and Xander Mc Dade in attendance explained the planning process now, due to the number of objections lodged.