

**Minute of Beauly Community Council Meeting  
held on Monday, 25th June, 2012, in the Phipps Hall**

Present: C.Council: Tony Boyland, Seona Fraser, Rosie McDonald, Belle Maxwell,  
Jim Stewart, James Campbell, Jane Campbell  
HC Members: Cllr Helen Carmichael  
Apologies: Maratena Coleman, Cllr Margaret Davidson, Cllr Hamish Wood,  
Sgt Gregor Hay, who arrived for the meeting but then had to leave.

1. **Minute of Previous Meeting**

Minute No.45 was read and approved (No.46 was AGM). Proposed by Jim Stewart , seconded by Rosie McDonald.

2. **Matters Arising from Previous Minute**

a) **Police Matters**

Before he left the meeting, Sgt Hay suggested implementing short term parking in the Square. This will be included in the plan Mike Stephens, TEC Services, sent regarding parking issues.

b) **Cnoc - Ongoing**

c) **Balblair Quarry Aggregates Industry**

Red chips may be available for the Square and the Braeview pathway. Helen Carmichael to formally request them from Tom Lewis, bearing in mind that we have also asked for some finer chips for the footpath to the new children's play area from the school rear gate adjacent to the 'safer routes to school' footpath.

d) **Braeview Community Development Sub-committee**

Highland Council asked for proof of who owns the sports field, which incorporates the play area, and Tony Boyland consulted Lovat Estates office, who confirmed it was sold to Highland Council in 1984. The Statutory Conveyance is now held on file.

The new Head Teacher has agreed to allow an entry path from the school into the play park area via 'Safer routes to School' .

e) **Scotia Footbridge - Ongoing**

f) **Village Plan**

This has been received from Mike Stephens. Parking issues were discussed briefly but it was decided this needed more thought and a separate meeting will be arranged shortly to collate all the suggestions made.

g) **Benches**

Jane Campbell had a further meeting with Ian Reid, Highland Council, who can acquire the agreed benches for the play park, bought and delivered, for £360 plus installation. Rosie McDonald will contact the residents at the corner of Beaufort Gardens to get their agreement that a bench be placed there. Joyce Howe's bequest bench will be of solid wood with a plaque,

similar to the ones near the Priory.

h) The Beauly Care Project

There will be a public meeting in August, in the British Legion, with various topic tables. Later they will have an expert visit them to discuss the different types of charities.

i) Bus Stop - Ongoing

j) Tables and Chairs in Phipps Hall

By arrangement with the local hall supervisor there will be no charge for the use of tables by the community council but there will be for others, and local groups may have to lodge a deposit to ensure the tables are returned. The red chairs should not leave the premises but the older grey ones are available for use elsewhere.

3. **Correspondence**

- a) Royal Mail, unsatisfactory response to our letter regarding the parking of their vans. Tony Boyland emailed all members. Helen Carmichael requested a copy to discuss with Mike Stephens. Action Tony Boyland.
- b) Munro & Noble, confirming bequest of Joyce Howes. Tony Boyland has now signed the papers and the monies should be with us soon, confirmed as £2,181.76.
- c) Beauly Bowling Club - Letter received requesting funding. Tony Boyland to reply.
- d) The Highlands Small Communities Housing Trust - 1 plot only is left for sale (Plot 3).
- e) Dundas & Wilson - Druim Ba Wind Farm, regarding a financial contribution to a local project should the wind farm be approved (the letter came via email). Response was sent saying "Before we could enter into any detailed discussion this would need to be considered at a full CC meeting in the future should the Druim Ba appeal be successful". All correspondence was emailed to members.
- f) Inner Moray Firth Local Development Plan (IMFLDP). Notes of the recent workshop held by Highland Council in the Phipps Hall. Tony Boyland emailed all members asking for feedback as a response has to be made by 6th July.

4. **Any Other Business**

a) Smiley Face Sign

This was sent for repair and never re-appeared. Belle Maxwell to contact Cllr Hendry.

b) Plaque at Fountain - Been repaired and thank you letter to be sent to Andrew Stewart.

c) Community Services

The CS had contacted Jim Stewart, asking if there was any work they could do. It was agreed that Jim would assess clearing the paths - from the mooring towards Muir of Ord - from Bridgend under the railway bridge towards Lovat Bridge - from old ferry, through the wood, towards Lovat Bridge. Action Jim Stewart. Also the Cnoc.

d) Railway bridge, Croyard Road

Subsequent to the recent road traffic accident there, Scotrail would like to see metal barriers erected either side of the bridge.

e) Overgrown hedges on Station Road - TEC Services have been notified.

f) Mike Davis

A thank you letter is to be sent to Mike Davis for the work carried out cleaning and repainting the surround of the memorial in the small window of Phipps Hall, also for lowering the pavement in the Square for the Highland Cross cyclists. Belle Maxwell to action.

g) Fairburn Wind Farm

Tony Boyland and Jim Stewart attended a recent meeting in Strathpeffer regarding community benefit and discovered we fall within the extension of the Fairburn wind farm zone and we should be registering an interest. There may be similar projects coming up in the future. Action Druim Ba Sub-committee (Jim Stewart, Rosie McDonald and Jane Campbell).

h) Single Plots at the Scotia Self Build Area

The residents are desperate to have the road adopted by Highland Council, as it has been in a very bad state for 3 years, but Highland Council will not do so until all buildings are complete. Jane Campbell will inform the residents.

At this point Cllr Helen Carmichael left the meeting.

h) Community Benefits Sub-Committee

It was suggested that, rather than have a Druim Ba Wind Farm Sub-Committee, it should be called a Community Benefits Committee, which could discuss all other community benefit items such as Fairburn wind farm. This was agreed and in future Druim Ba Wind Farm Sub-Committee will now be known as the Community Benefits Sub-Committee.

5. Planning Applications

a) New Applications

- **Glenoran House, Station Road** - the application includes alterations and a two storey extension, also a proposed single storey dwelling house within the garden ground. A special meeting was called to discuss this proposal and a copy of the minute of that meeting is attached to this minute, together with our letter of objection.
- **8 Simpson's Park**, new build one and a half storey. No objection.
- **Hoarding SW of Bridgend Filling Station**. Simpson Builders. No objection provided it is the same size as the previous hoarding, but the drawing shows it encroaching on to the public footpath, which is not acceptable. Email sent to Planning.

6. Date of Next Meeting

Monday, 27th August, 2012, at 7.30pm in Phipps Hall.

**Beauly Community Council**  
**Minute of Extraordinary Meeting held on Monday, 18th June, 2012,**  
**at 7.30pm in the Phipps Hall**  
**regarding planning application for Glenoran House, Station Road,**

Present: C.Council: Tony Boyland, Rosie McDonald, Maratena Coleman, Jane Campbell,  
Belle Maxwell, Seona Fraser, Jim Stewart, James Campbell

Public: Mr & Mrs Williamson, Craigrathen, Station Road  
Mark Williams, Barnyards  
John Morrison, Norwood, Station Road  
Crystal Williamson, Riverdale, Station Road, and son, Garry.

The planning application for Glenoran House is for alterations and a 2 storey extension plus a proposed single storey dwelling house within the garden grounds.

For the benefit of non-members present, our Chair, Tony Boyland, stated that this meeting was not advertised on our notice boards because of the time constraints to fitting it in to our normal schedule before our AGM next week. We are not a planning body and can only comment, as representatives of the community, on how we feel about the planning application but our comments will be noted by the planning officers as part of their deliberations at a normal planning meeting.

The reason that this is a formal meeting, with minutes, is that we have received a request from 2 residents who wish to speak to the CC about this planning application. Tony Boyland described the process he wished to follow as:

- a) First describe the proposed developments as best as he could from the planning application letter.
- b) Give the CC time to view the plans for 5 minutes or so.
- c) Allow the 2 residents to introduce themselves and speak for about 3 minutes each.
- d) The meeting would then be thrown open to any member of the CC to comment and discuss before we draw our conclusions and make the decision whether to approve, or object, to this application.

Garry Williamson, on behalf of his mother, Crystal Williamson, said the following:

"Thank you for allowing us to speak to the committee. On behalf of my mother I want to make sure that her main fears are put forward. The broad view of their proposal is the sheer scale of it. We do not feel it is appropriate for a residential property and feel ultimately it would turn into one with a commercial aspect. The number of rooms would have a corresponding number of people and corresponding traffic in and out a busy road. A particular worry to my mother is the east boundary extension, 2 storey with a gable, and right on the boundary. It would completely block the sun and overshadow her sun room. It would have a significant impact on the valuation of her property."

John Morrison, on behalf of himself and neighbours Pauline Murphy and Alex Cameron.

"This would be alright in a country setting or estate but not in a village. The whole area is built on clay. When the water works went in the neighbouring houses were damaged. There will be heavy machinery and we will have tremors. I had to rebuild a wall 4 years ago because of vibration. I would as the CC to support us, as 4 objectors, as I feel it will be an eyesore in the village."

General comments from the CC:

- ⤴ The use would appear to be in some doubt.
- ⤴ From the size it looks like a commercial aspect.
- ⤴ A lot of traffic coming and going direct on to a main road.

Objection was unanimous and the following reasons given:

- ⤴ Excessively large
- ⤴ Completely out of keeping with the other buildings in the area.
- ⤴ The build is of such a size it would seem to be more commercial than domestic.
- ⤴ We feel the NE side is too close to the boundary, causing shading, and overlooking the adjoining property.
- ⤴ The scale and magnitude of the operation will require heavy machinery which may cause damage to the sub soil and clay surroundings, particularly to the adjoining properties
- ⤴ Intensity of use - the scale of 7 bedrooms, plus 1 in the proposed cottage, is excessive.
- ⤴ The matter of parking and the volume of traffic coming and going.
- ⤴ Totally out of place in a village setting.
- ⤴ Concerns about the amount of construction traffic.
- ⤴ Draw attention to the fact that SEPA is also objecting.

Tony Boyland agreed to collate the objection in planning terms and ask our secretary to submit them to Highland Council Planning Department as quickly as possible.

BM/19/6/12