

# FERINTOSH COMMUNITY COUNCIL

MINUTES OF MEETING HELD ONLINE ON WEDNESDAY 10 MARCH 2021

**MEMBERS:** Karen Harcus (Vice Chair, Chair of the meeting), Alison Lowe, Alastair Macintyre, Iain McCallum, Bruce Morrison (Secretary), Eilidh Richmond (Treasurer).

**ALSO PRESENT:** Cllr Gordon Adam, 6 residents.

**APOLOGIES:** Sally Falconer, Adam Fletcher (Associate), PC John MacPherson, 4 residents.

**MEETING:** Karen explained that Becky had resigned as a community councillor for personal reasons and that she was willing to chair the meetings up until the AGM when Office Bearers will be elected. Karen expressed her thanks to Becky firstly for stepping in four years ago to prevent FCC folding and then, in the role of Chair, for being such a positive and dedicated force, especially through the difficult lockdown situation. On behalf of FCC Karen wished Becky well for the future.

**DECLARATIONS OF INTEREST** (to take no part in relevant discussions): Alastair noted an interest in correspondence about access near Findon Cottages and for the issue of drainage from Tulloch's Glascairn development.

**MATTERS ARISING FROM PREVIOUS MINUTES:** (excluding actions carried out, carried forward and those considered later in the agenda):

Access rights through Findon Farm: Access Officer not yet fed back the decision; Bruce followed up the remaining delimiting sign near Mulbuie School.

Road from Mulbuie School through to the A835: Karen is to join a meeting with Muir of Ord CC tomorrow for a joint approach and then will contact the resident with the outcome.

**MINUTES:** Last month's minutes were approved (proposed by Iain, seconded by Karen).

**FINANCIAL REPORT:** Eilidh reported no new transactions this month leaving £4,605.18 of available funds. The outstanding cheque to Ferintosh Hall for £80 has now been cleared.

**PLANNING /LICENSING MATTERS** (only new information included):

Objections Lodged:

20/01084 /FUL: House and camping pods, 150m NE Grianan, Braes of Dunvornie (inappropriate scale and use of crofting land; road safety concerns; THC Traffic has put in an objection (more land required for visual splays)).

20/02232/FUL: Erection of two houses, 46m SW Drummondreach Steading, Alcaig (not brownfield).

20/02674/PIP: House, 30m South of Dalshian, Alcaig: Object (sight lines).

20/02989/FUL: Two agricultural buildings, 105m NE of Northwood, Urquhart, Alcaig: Object. New details have been submitted for two new sheds but not under a PNO. Iain to enquire of Planning why these are being applied for as a different category to the previous shed.

20/02676/FUL: Permanent residential caravan, 105m NE of Northwood, Urquhart, Alcaig: Object. Application has now been withdrawn and therefore closed. Given this application was part of the business case, FCC agreed to request a new business case be presented to THC's consultant for a refreshed view.

20/02677/FUL: Farmhouse, Urquhart Farm, Alcaig: Object.

20/04224/PIP: House, 50m NE of Grianan, Brae of Kinkell: Bruce submitted an agreed objection.

### Comments lodged:

20/01453 /FUL: Retrospective application for woodworking business, Old Grain Store, Culbokie (restrict noise to working hours on Monday to Saturday). Applicant has sent comprehensive details of working practices to planners to address concerns.

20/04524/FUL: House 215m East of Upper Braefindon, Culbokie: Unacceptable breach of Hinterland policy (confirmation of email discussion and decision by FCC in support of Planners' judgement).

### New Applications:

21/00660 /MSC: Glascairn development (Tulloch Homes), Details on discharging conditions: No comment.

### Other Planning Matters:

Felling Proposal, Taylor Hill: resident concerned about heavy tree pruning and imminent installation of a polytunnel (Bruce provided advice). Iain explained that polytunnels require a planning application but, if for agricultural use, then will be permitted under a Prior Notification Order.

Glascairn Development: Developer's contributions towards provision of a Saturday bus commuter service are being followed up (Action: Bruce); residents reporting reversing noises, breaking 20mph, working outside prescribed hours, drainage concerns on to farmers' fields: all to go to Community Liaison Group (Action: Iain).

Iain voiced a need for a progress report of all outstanding cases from Planning Department (will raise during training with Planning).

Work programme for the Eight Acres development not yet available (Bruce has contacted Planners).

**MAIN DISCUSSION: INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN:** Bruce presented the feedback from the consultation with residents and noted the quite small number of responses (13) but also the richness of the contributions and thanked residents for their contributions.

FCC agreed the following decisions to work towards completing the submission to the IMFLDP consultation on behalf of all residents:

1. Agreed not to comment on the preferred v alternative options posed by THC around the Main Issues since of little interest to residents and a lack of capacity within FCC to consider properly. However, the general view will be expressed that the chosen Main Issues have been broadly supported provided that 'Meeting the Needs of an Ageing Population' is given greater emphasis.
2. Agreed that Hinterland Policy should guide development in most of the FCC area.
3. Agreed that Easter Kinkell and Mulbuie should be excluded from the Growing Settlements category.
4. Agreed that Culbokie should be allocated to Tier 4.
5. Agreed that CU01 and CU02 remain as Preferred Sites so that the initiated developments are completed (also noted that the current CU2 and CU3 sites are not listed since they are both on their way to being fully developed).
6. Agreed that CU04 should not be considered for development even as an alternative site and that the village boundary should be redrawn to exclude both the sites within CU04.
7. Agreed that CU05 should not be considered for development even as an alternative site.
8. Agreed that the use to which CU03 should be put will be subject to further consultation with residents posing either a housing option or a non-housing community use option.

9. Agreed to put out to resident consultation whether the CU7 (designation in current IMFLDP) site should be partially or fully developed.
10. Agreed that the descriptive text for Culbokie is misleading and negative and a new text will be proposed.
11. Agreed that in addition to submitting these decisions as an FCC view into the consultation, FCC would also make every effort to also add many of the residents' comments into the submission making clear they are individual residents' views.

**ACTIVE PROJECTS:** (Updates below on all FCC's linkages but only if new information).

**Community Services** (requesting greater involvement in local decision making through a **Participation Request**): No word on reinvolvement with Participation Request delayed due to lockdown.

Concern about **overweight vehicles** using the road from the shop to Crasky and beyond. Alastair has received the previous history and will pursue.

**Flooding** at property at entrance to Culbokie: THC has initiated a technical feasibility study looking at piping the excess surface water down through Balnatua's Amenity Area and into the surface water system. All affected residents have been informed.

**Ferintosh Community Bus (FCB):** Meeting took place with 19 April agreed date to begin the pilot with the Stagecoach Sprinter vehicle. Preliminary feedback from the interested resident group (40 residents) was broadly positive about the proposed timetables with a mix of fixed journeys and the Ferintosh Community Bus operating as a flexible route, flexible demand service to Tore Garage during the 6 day week. Stagecoach will now undertake a full public consultation prior to the 19 April start date.

Not clear at this stage whether Phase 2 of the trial will be with a new diesel or new electric vehicle. Once operational, volunteer drivers will have been trained up to be able to provide a community service in the evenings and Sundays delivering therefore a full 24/7 service.

**Email list:** Increase of 6 to 677.

**Black Isle Community Councils:** Received draft proposals for the Terms of Reference under which this group will meet and responded with concerns about giving the group decision making powers. Received consultation about litter (sent out to the email list).

**REPORTS** (from public bodies and local organisations):

**Police Scotland:** Written report was received with the following incidents: on A9 at B9463 Culbokie there was a two-vehicle accident with one driver reported for careless driving; at A9 Findon, a driver was issued with a prohibition notice; a driver was issued with a fixed penalty after no L plates shown; a driver was issued with a vehicle rectification for defective clusters.

**Ferintosh Volunteers:** Nothing to report. Bruce has requested help to continually update FCC's list of Activities, Businesses and Services that appears on the website.

**CORRESPONDENCE and REQUESTS** (please contact FCC on [ferintoshcc30@gmail.com](mailto:ferintoshcc30@gmail.com) if you would like any further information on these items):

**Organisations:** **THC:** Short, medium and long term Action Plan from Education Department; Pension Credit access; **Calor** rural Community Fund: new round opens on Wednesday 10<sup>th</sup> March; **HTSI:** note of their Third Sector Annual Award Winners; **Black Isle Show Bursary:** available for young people to apply for agriculturally

related studies /qualifications; **Scottish Forestry** informed FCC that the Felling Proposal at Taylor Hill has been refused but received resident concerns about severe tree pruning and polytunnel plans (advice provided); Newsletters from **Scottish Community Councils, Black Isle Tourism Team, Highland Senior Citizens Network (HSCN), Scottish Rural Action; Royal British Legion Industries:** promoting 'Tommy' products to commemorate VE Day (8/05/21); **TBI:** Consultation on proposed all-purpose path from Avoch to Munloch to Drumderfit; **Cromarty & District CC:** copied into information related to a THC cut to Cromarty Ferry subsidy; **Eilean Dubh Home Care:** informed FCC of the creation of this new business based in the FCC area; **CCT:** Annual Photographic competition is now open again with closing date of 31 July; **Inclusion Scotland:** opportunity to become involved in disability research.

**Residents:** Concern about **potholes** in access to recycling area in Culbokie beside the football field (request to THC has been submitted); **litter /condom** in Culbokie (dealt with by resident); **access** from Mount Eagle Court through Findon Hall car park (advice provided); **motorcycle activity** in Culbokie Woods behind Carn Mor (reported to FLS); **pavement gritter** is using bin grit leaving none for resident use (THC request submitted); Carn Mor **SUDS project** has been completed by Scottish Water but residents are concerned about the poor condition of the access road and its openness (Residents pursuing SW).

**INTERACTION WITH RESIDENTS:** Resident, near Duncanston, explained that her new busines, Eilean Dubh Home Care, had achieved Care Inspectorate approval and can begin to gain business to provide home care in the local area. She believes there is unmet need and has gained interest in carers joining her business.

**AOCB:** Bruce introduced the concern that FCC's approach to Declarations of Interest was making it difficult for community councillors to engage or even serve. A healthy discussion followed, involving residents, and concluded with a view that the policy should be interpreted more loosely in order to help community councillors make more of a contribution to decisions. Only in circumstances of direct financial interest should there be strict removal from discussion and decision making.

**DATE OF NEXT MEETING:** Wednesday 14 April online at 7pm.

Contact details for comments; to join the email list; to receive minutes electronically:

Bruce Morrison, Secretary, 01349 877127; [ferintoshcc30@gmail.com](mailto:ferintoshcc30@gmail.com), <http://ferintoshcc.co.uk>;  
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