

FERINTOSH COMMUNITY COUNCIL

MINUTES OF MEETING HELD ONLINE ON WEDNESDAY 11 AUGUST 2021

MEMBERS: Emilia Leese (chaired the meeting), Alison Lowe (Treasurer), Alastair Macintyre, Iain McCallum, Bruce Morrison (Secretary), Aileen Wilson.

ALSO PRESENT: 3 residents.

APOLOGIES: Karen Marcus (Chair), Sally Falconer, Adam Fletcher (Associate), Cllr Gordon Adam, PC John MacPherson, 1 resident.

DECLARATIONS OF INTEREST (to take no part in relevant discussions): Emilia declared an interest in the planning applications for Urquhart Farm and Drummondreach and took no part in the discussions.

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

Extension of 30mph zone: Iain stimulated a response from Tim Stott, THC, explaining that a village's speed limit zone can be extended purely for safety reasons with no implications for future land development.

Overgrown access to Monadh Mor: FLS has informed the resident that it cannot change its water management practices to help access nor has the resources to deal with the overgrowth of a non-core path. Resident now looking into local volunteer help with FCC support.

Karen to approach Becky about updating **Facebook** page; Karen to approach Di Agnew re. **online access** for future meetings.

Tulloch Homes' Glascairn Development:

Iain reported back from last week's meeting (including Karen) with Tulloch Homes (THL) concerning resident complaints about THL's actions at the Glascairn development site. The meeting was held online (not on site because of a covid infection) with Iain explaining the residents' complaints about THL's unacceptable interference in their lives through damage, uncertainty from poor communication and lack of responsiveness to requests. Above all, the residents have accumulated evidence that they believe indicates numerous breaches of planning conditions throughout the time of the development. THL was also informed of the discussion taking place at the FCC meeting here tonight. THL in response has resolved to look carefully at its contact and communication with residents and its reactions to complaints and will respond to FCC by this Friday. Iain will circulate the reply to FCC and residents.

Discussion then took place involving the residents informing FCC about some of the details behind their deep concern and frustration about the situation and jointly exploring possible further actions to improve the situation for residents. Residents' actions could include wider reporting of their circumstances including informing the most senior Directors in THL and THC (there is also a link to a Planning Enforcement Team through the THC website). FCC will write to the case officer in THC explaining the situation including the breaches of conditions (e.g. the absence of meetings of a Community Liaison Group) (Action: Iain).

Bruce reported a separate very recent complaint that THL's finish of the two road trenches down the Old Coulnagour Road was being washed away (Bruce to inform resident of possible actions).

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

FINANCIAL REPORT: Alison reported receiving the THC annual grant of £613.16 increasing the available funds to £5033.54. Calico offering 10% discount for three-year fee for website domain name (agreed to accept).

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).

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.

20/02677/FUL: Farmhouse, Urquhart Farm, Alcaig: Object. FCC discussed whether to request that all these related applications be readvertised in the light of numerous updating documents but decided against.

21/01214/FUL: 67m to tip wind turbine, 2300m NW of Fannyfield House, Swordale, Evanton: Object (visual impact).

21/02794/FUL: House /Detached Garage, 35m SE, Elder, Cruachan, Eight Acres and 21/03333/FUL: House, 70m SE, Elder, Cruachan, Eight Acres: Object but would withdraw the objections should evidence (e.g. schedule of works) be provided that the condition to deliver road safety measures is to be satisfied. THC Planning has approached FCC referring to road traffic consent and asking if FCC wishes to withdraw its objection. FCC considered the request but with the continuing lack of evidence that would bring certainty to the delivery of the required road safety measures, FCC resolved to retain its objection until that evidence is furnished (Iain to reply).

Comments lodged:

20/01453 /FUL: Retrospective application for woodworking business, Old Grain Store, Culbokie (restrict noise to working hours on Monday to Saturday). New retrospective application submitted (i.e. readvertised because the planned relocation of machinery was considered as a substantial amendment).

21/02012/FUL: New house, 35m SE of Cruachan, Eight Acres, Culbokie: Comments to be lodged (for both Eight Acres applications, also 21/01863/FUL) that the current condition (putting in road safety improvements) must be fully applied and requesting again sight of the upcoming work programme.

21/01624/FUL: Extension, garage, outbuilding, Willowbank, Brae of Kinkell: Comments lodged requesting that residents' concerns should be considered for mitigation measures.

21/02095/FUL: House, north of Lochside, Duncanston: Comment questioning fit with Hinterland Policy.

21/01558/FUL: Extension to stable block, timber clad portacabin, 160m SE of 4 Corntown: Comment submitted supporting neighbour's concern about the direction of lighting.

New Applications:

21/03454/PIP: House (Renewal of 17/03599/PIP), 90m NW of Feoran, Culbokie: No comment.

21/03549/PNO: Agricultural building, 270m SE of Woodhill, Brae of Balnabeen: No comment.

21/03734/FUL: Single storey house extension, Hazza Farm, Upper Badrain, Culbokie: No comment.

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**): Draft for second request for volunteer pothole hunters is completed and ready to go out once the schools are back. Resident has helped confirm that a free download GPS app is available for any smart phone to record the detail that THC requires.

Ferintosh Community Bus (FCB): Bruce reported back from yesterday's partnership review meeting which was the first since the beginning of the pilot on 28 June. Overall, the service is now working smoothly for our residents with both regular and one-off users. Some of our residents who live in the more remote parts of the FCC area have kindly tested the service for FCC (many thanks for that support), reporting back on what went well and what needed to be improved and those improvements have now been implemented. Bruce now has close contact with about 20 residents who have used the FCB so far and they are satisfied with the service with some now ready to use again and some showing excitement about the prospects for new travelling opportunities. A detailed analysis of the number (anecdotally, overall passenger journeys may be lower at this stage) and nature of all the journeys in our area is being prepared using July/August data for a September meeting. The move to replacing the current diesel vehicle with an electric vehicle (ev) is planned for Monday 27 September with new leaflets being prepared for distribution to all residents ahead of that date. A team of five volunteer drivers is now in place to enable the ev to be used by the community in the evenings and the weekend.

In the subsequent discussion Bruce confirmed that contactless payments are taken and the suggestion that those residents who have tried the new service may well be willing to provide written endorsements for future PR was welcomed.

Email list: No change at 691 (over 40% of voting residents).

Black Isle Community Councils (BICC): Respite Care /Eilean Dubh Care Home: Two representatives from Fortrose and Rosemarkie CC visited to see the facilities and were pretty impressed. The filling of rooms to capacity is taking longer than planned because of the pandemic. Respite care was dependent on discussions with NHS and THC but there are no plans until the pandemic is over and there was no talk of offering day care.

Next BICC meeting is 24/08 with a key item on the agenda to discuss BICC's future relationship with the newly formed Black Isle Area Committee (BIAC). In particular the BIAC is interested in BICC's views of the key issues on the Black Isle, the priorities of place-based spending and the future hopes for the BIAC's decision making powers. FCC's discussion came to the conclusion that as these were rather complex and long-term matters requiring consultation with our residents that a useful first step might be to suggest that BICC initially invites all three Highland Councillors to discussions at a BICC meeting.

REPORTS (from public bodies and local organisations):

Police Scotland: Written report was received recording a dangerous driving offence on the A9 Culbokie and a fixed penalty for no MOT (A835, Conon Bridge). In addition, a resident reported being bitten by a dog whilst cycling in the area outside Culbokie (enquiries ongoing).

No response as yet from Police Scotland re. fast driving along the B9163, Balloan.

Ferintosh Volunteers (FV): No update.

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

Organisations: Newsletter from HTSI /Port of Cromarty Firth /CCT /Scottish Community Alliance/BIP/HSCN;

Bear Scotland: Consultation on further works below the water line as part of an open licence until 2024

(comments by 18 August); **Highlife Highland:** Spirit:360, commissioning opportunities for local artists (closing date of 31 July); **Non-resident** encouraging community councils to support petition to SG for implementation of community shared ownership in wind farms;

UK Government/THC: Community Ownership Fund: £150 M over 4 years to support physical community assets;

HTSI: Volunteering Support Fund workshop; **Culbokie**

Church Centre: notification that the café re-opened on 3rd August, 1.30 to 3.45 every Tuesday (cash

transactions only); **Police Scotland**: invitation to community councils for an updating briefing on fraudulent behaviour (Monday 6th September, 7pm; FCC to attend); **Scotland's Regeneration Forum**: Awards for overcoming community challenges; **SG**: Strategy for Economic Transformation: consultation, closing date, 27 August; **Leeds University**: launch of Go-Hi travel app that combines timetables of multiple travel operators (app links available but Alison reported that not yet fully functional); **Institute of Government and Public Policy**: Virtual conference on 25/11/21 entitled "Advancing Women in the Workplace"; **HTSI**: Vacancies and opportunities in the third sector; **Port of Cromarty Firth**: relaxation of cruise ship restrictions from 12/08.

Residents: informed us through Which? of a scam involving **fraudulent vaccination certificates**; informed us of an incident where a **dog bit a cyclist** (Munlochy road, B9169 to Crasky section) and guided to a direct report to Police Scotland; residents **appreciating the improved road surfaces** throughout the FCC area (passed on to THC); resident observing improved road surface near **Urquhart Farm** and asking whether connected to planning application; out of date **bus stop timetables** (new leaflets put up); **flooded property** in Culbokie (garden flooded but not house foundations; good emergency response from THC; sump emptying and flood alleviation feasibility study to continue to be pursued); enquiring **about proliferation of houses** on crofting land (Iain /Alastair both confirmed that incentives were available and housing development is easier under crofting legislation).

INTERACTION WITH RESIDENTS: Resident reported poor Police Scotland response to complaints about noisy and speeding car on the B9163 (Alastair to request PS update to original request).

AOCB: None

DATE OF NEXT MEETING: Wednesday 8 September online at 7pm.

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

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