

FERINTOSH COMMUNITY COUNCIL

APPROVED MINUTES OF MEETING HELD AT MULBUIE HALL ON WEDNESDAY 13 JULY 2022

MEMBERS: Sally Falconer, Jim Holden (in the chair), Alison Lowe (Treasurer), Alastair Macintyre, Iain McCallum.

ALSO PRESENT: 1 resident, Cllr Lyndsey Johnston.

APOLOGIES: Karen Harcus (Chair), Emilia Leese, Bruce Morrison (Secretary), Aileen Wilson, PC John MacPherson.

DECLARATIONS OF INTEREST (to take no part in relevant discussions): None.

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

Stagecoach: FCC submitted concerns about timings of morning and evening services proposed for new timetables beginning 4 July. Cllr Johnston advised that THC was in discussions with Stagecoach about the company's service delivery across Highland to ensure value for money in relation to THC subsidy.

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

FINANCIAL REPORT: Alison reported one transaction (£32) for Findon Hall hires leaving £4529.03 for projects. Accounts have been submitted to THC in order to receive annual grant. There was discussion about inviting applications for projects to a total of £1500 of the available funding, leaving a reserve in case of reductions in core funding from THC. See also 'Youth Community Councillors' below.

PLANNING /LICENSING MATTERS (only new information included):

Objections Lodged:

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

21/04324/PIP: New House, 165m S of Foxlea House, Highfield Park (Hinterland, flooding, contamination). Paper submitted by applicant on how to deal with the drainage.

22/00875/FUL: Erection of House, 165M NE Of Northwood, Urquhart, Alcaig, Conon Bridge: Objection reflecting original reasons as with first request.

Comments lodged:

21/01624/FUL: Extension, garage, outbuilding, Willowbank, Brae of Kinkell: Comments lodged requesting that residents' concerns should be considered for mitigation measures. THC's transport and flood alert teams have both objected. FCC to write to resident with update.

21/05575/PIP: House, 55m SE of 7 Raven Croft, Culbokie: FCC registered as consultee.

21/05576/PIP: House, east of Schoolcroft, Culbokie: As above.

21/05577/PIP: House, east of Schoolcroft, Culbokie: including the two above, requested taken as a group, explore safest access, footpath provision. THC has agreed to consider as a group. Transport team has agreed with access through Raven Croft provided a culvert design is accepted. FCC to request more clarity on the pedestrian access.

Alleged Breaches of Conditions:

20/01531/FUL: Plot 1, 45m SE of Mulbuie Hall: No 1.2m pathway. Iain advised that Planning had said that they considered that the installation of the footpath was a condition on Plot 1, which had yet to be developed and

for which no timescale had been provided. FCC was of the view that the Planning Condition was very clearly part of the Permission for Plot 2 and should be enforced by Planning. Iain will advise Planning of this view. Logie Steading development is also required to develop a pedestrian path (Iain to enquire).

19/02467/FUL: 1 Fowlers Croft, Culbokie: 2m high fence when only 0.9m is permitted? Iain has submitted comment to THC.

Planning Enforcement Charter Report lodged for alleged breach in the grounds of the former Church of Scotland site at Urquhart. Acknowledgement to FCC's enquiry received but no action to date. Iain reported that the Planning Enforcement Officer would 'inspect in due course'.

There was discussion about the apparent ineffectiveness of the Planning team in following up on queries and enforcing Planning Conditions and it was agreed that Dafydd Jones, Area Planning Manager for THC should be invited to attend a future FCC meeting to discuss the community's concerns (Bruce to action).

New Applications:

22/02748/FUL: Erection of house, 140M NW Of Broombank, 108-109 Newton of Ferintosh, Conon Bridge, Dingwall, IV7 8AS: Iain advised that FCC is a Consultee on this application.

22/02840/PIP: Erection of 3no. houses, Muir Of Allangrange, Muir Of Ord, IV6 7RB: Local objections received by Jim; Iain will arrange for FCC to be a Consultee on this application.

22/03042/FUL: Change of use of land to garden ground and amended design to house (16/05238/FUL) (retrospective), Craiglea Croft, Braes Of Dunvornie, Duncanston, Dingwall, IV7 8J: No comment.

22/03043/FUL: Erection of building for agricultural purposes (retrospective), Craiglea Croft, Braes of Dunvornie, Duncanston, Dingwall, IV7 8JD: Iain advised that this application resulted from the applicant not following the Prior Notice procedure which is normally used for agricultural buildings. No objection from FCC

Other Planning Issues

22/02172/FUL: Erection of a polytunnel (retrospective): Croft House, Brae of Kinkell, Conon Bridge, Dingwall IV7 8HZ: Iain advised that as 22/03043/FUL above, the applicant had not used the Prior Notice procedure and now had to make a full Planning Application. No objection from FCC.

Tulloch's Glascairn development: outstanding issues of bank holiday working, noise nuisance, flooding, pavement issues including inadequate access issues.

Safety measures have been completed to the Eight Acres development.

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

Community Services: Request to trim back verges/hedges on Easter Kinkell /Alcaig road (THC has completed).

Culbokie Woods Core Path: No report. Jim will speak to Forestry & Land Scotland this week about another issue and will chase up the chicane barrier installation.

Community Link Project: Bruce has had constructive discussions with two Community Link workers (Ryan Matheson, Heather Gordon) to pass on information on social activities in the FCC area and to offer help in linking residents when socially prescribed. First enquiry ongoing.

BICC: Jim reported from the BICC meeting with Black Isle Councillors. A presentation had been given to Cllr Johnston (the other two Councillors were unable to attend) of the 'big picture' objectives shared by the Black Isle Community Councils with the focus on outcomes and partnership working with THC. The presentation had been well received and a follow-up meeting in early August was planned with all three BI Councillors. Cllr

Johnston confirmed that the presentation had been very useful and should help shape the strategic direction of the new Council and ensure better outcomes for the Black Isle.

Broadband: Kate Forbes has sent another letter requesting greater clarity from BT Openreach on how they are allocating priorities to cluster installations.

Ferintosh Volunteers: A small team attempted some sign cleaning but the poor condition of the signs had more to do with ageing than with cleanable dirt (Bruce to action THC).

Pothole Hunters: Next meeting with THC is coming up on Monday when FCC will be requesting an agreed plan through to 2024 when the roads should be in a very much more sustainable state of repair. The meeting will also review with the Community Team at THC the progress of this project under the authority of a Participation Request. Meanwhile, THC has continued to respond well to selected 'safety critical' potholes including Culbo Road and the top of Balmeanach Brae.

Flooding: Residents have had another two flooding experiences (both intimated to THC) but with no THC response. The agreed business meeting with FCC present, together with BI Councillors and Iain Moncrieff, has yet to be diarised.

Ferintosh Community Bus (FCB): The steady usage of the FCB continues (mixture of regular users and the occasional new user) whilst we wait for a firm date for the installation of the Culbokie charge point. The number of community (volunteer driven) journeys increased last month but until the charge point is installed, community journeys cannot be sustained or indeed credibly promoted in order to develop further this vital element of the complete service. The electrical supply has now been provided to the charge point but not without unannounced business disruption to the Culbokie Spar and local residents. Bruce has complained of poor communication to HITRANS which has received an apology from its contractor Swarco. Bruce has again requested of HITRANS a clearer timeline of the final stages of this project. HITRANS has also agreed to a thorough review of the whole project once complete.

There has been interest around Scotland and the UK in the wee FCB project including community interest from Ness Historical Society (Isle of Lewis), Babergh Mid Suffolk District Council, Dalchreichart (Skye road from Fort Augustus) and Shotts Healthy Living Centre. Those communities have picked up on the FCB from publicity following the Kate Forbes' launch (newspapers, twitter, facebook, website) and subsequent articles in the P&J (twice), Scottish Community Councils newsletter, Scottish Community Alliance newsletter and our own facebook page.

Monthly data (single journey equivalents): Jul:36; Aug:45; Sep:52; Oct:56; Nov:54; Jan:34; Feb:38 (incl. 1 community journey); Mar:48 (incl. 2 community journeys); Apr:45 (incl.6 community journeys); May:39 (incl. 3 community journeys); June:43 (incl. 8 community journeys).

Youth Community Councillors: Fortrose and Rosemarkie CC made a presentation to Fortrose Academy students to explain the role of a community council and to encourage more youthful membership. Two of the students offered their names to be contactable as residents in the FCC area. Bruce has contacted them twice but with no reply. After discussion it was agreed that enabling young people to participate in FCC's activities was very important and that, by way of encouragement, some of FCC's project funds (up to £500) could be earmarked specifically for a youth-led project. Bruce was asked to make further contact with the two students proposing this and report back.

Email list: Up 6 to 760 (over 43% (estimated as 758 residents) of voting residents).

REPORTS (from public bodies and local organisations):

Police Scotland: The following incident was reported: A9 at Duncanston, a driver was issued with a fixed penalty for driving with no MOT.

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

Organisations: Forestry and Land Scotland: Community Strategy consultation; **Culbokie Football Club:** clarifying the importance of its involvement in any decision about the play equipment on its land; **Haven House Art:** promoting painting classes; **THC:** consultation on prohibiting turning right on to A9 (FCC submitted a supportive response following residents' feedback but emphasised the need for more risk reducing actions); **THC:** notification of the Highland Climate Festival (sent to email list); **Scottish Government:** notification of its 'Let's Do Net Zero Community Buildings Fund' (sent to those running such buildings); also Investing in Communities Fund focused on poverty; **Voluntary Groups Sutherland:** volunteers requested for Sutherland Friends Call Befriending Service; **Newsletters** from HSCN/CCT/Scottish Community Alliance/Scottish Rural Action /Scottish Community Councils (including 'Ferintosh Community Bus tackling transport deprivation' in the section 'New community council case studies'); **Alcohol Focus Scotland:** developing an Alcohol Licensing Toolkit with the help of community councils; **Planning Democracy:** seeking views on how it can work more closely with Community Councils; **Highways Magazine:** invitation to make nominations for Highways Awards; **BEAR Scotland:** notification of A9 roadworks near Storehouse in July; **NHS Highland:** Telecare scam alert; **THC:** closure of road for Muir of Ord Gala, 6.30pm to 8.30pm, Saturday 23rd July; **Cromarty & District CC:** its submission to the IMFLDP consultation; **NHS Highland:** consultation on draft Engagement Framework; **Avoch & Killen CC:** 'Protecting our Marine Wildlife' campaign; **Elect Her:** invitation to FCC's lady community councillors to volunteer as a speaker in a future webinar; **HTSI:** various.

Residents: noting **large salary rises** for senior THC officials and asking FCC to make comment (Cllr Johnston advised that THC Councillors (i.e. not 'officials') had received a pay increase under a Scottish Government agreed pay award. She further advised that this brought Councillors' pay to 'just about the Living Wage'); offering to **smarten up road side bench seat** in Culbokie (strongly encouraged and many thanks for the offer); enquiring about plans for **new FCB leaflets** (not at the moment); persistent **home alarm** sounding (resident tracked the issue down herself and resolved); FCC copied in to further reports to Tullochs about **vehicle nuisances** (noise, illegal parking etc); concern about **noise /light disturbance** in disposing of roadwork spoil; requesting **grit bins** (provided link); **disruption at Culbokie Spar** with unplanned charge point installation work (see above); **verges obscuring sight** on Easter Kinkell – Alcaig road (see above); continuing noise nuisance from **reversing signal noise** from vehicles at Glascairn development (see above); concerned about being **charged full fare** on a Stagecoach bus from Culbokie into Inverness (resolved with Stagecoach: subsidised fares apply); **detailed flaws in the new pavement** at the Glascairn site (progress to Tullochs); concern about **potholes** down the Balmeanach Brae (already in hand within Pothole Hunters project).

INTERACTION WITH RESIDENTS: None

AOCB:

Bruce putting in apologies for August meeting so need minute taker; it is hoped that Aileen will be able to undertake this role, subject to availability.

Alison spoke about the 'Elect Her' Webinar invitation and she and Karen agreed to jointly present at the Webinar (need to check first about joint presentation - Karen), highlighting the positive partnership work undertaken by FCC.

Cllr Johnston highlighted the excellent community involvement in the erection of the new Shelter by CCT at Glascairn. She also gave her apologies for the August FCC meeting.

DATE OF NEXT MEETING: Wednesday 10 August, 7.15pm at Culbokie Primary School.

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>;
<http://fb.me/Ferintosh>