

FERINTOSH COMMUNITY COUNCIL

APPROVED MINUTES OF MEETING HELD AT CULBOKIE PRIMARY SCHOOL (also online) ON WEDNESDAY 10
AUGUST 2022

MEMBERS: Sally Falconer, Karen Marcus (Chair), Jim Holden, Emilia Leese, Alison Lowe (Treasurer), Iain McCallum, Aileen Wilson.

ALSO PRESENT: Cllr Morven-May McCallum, Penny Edwards and Lesley Murray (CCT), Becky Richmond (BIP), 2 residents plus 1 resident online.

APOLOGIES: Alastair Macintyre, Bruce Morrison (Secretary), Cllr Lyndsey Johnston, PC John MacPherson.

DECLARATIONS OF INTEREST (to take no part in relevant discussions): Alison in relation to 22/03158/PNO: Erection of polytunnel, Wester Blairtua, Culbokie, Dingwall, IV7 8JS; Cllr Morven-May in relation to all planning discussions as she sits on the planning board.

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

Elect Her: Karen/Alison have been accepted as speakers to the webinar. Date to be confirmed for September.

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

FINANCIAL REPORT: Alison reported on the following issues:

Findon Hall requested help with the cost of the defibrillator battery replacement. All agreed that FCC would cover cost for the new battery however discussion needed to be started about financial support for future maintenance of the defibrillator.

Two school students were contacted to see if there was interest in being funded for a youth-oriented project but no response.

THC grant: Cllr Morven-May will chase up with THC.

PLANNING /LICENSING MATTERS (only new information included):

Objections Lodged:

20/02232/FUL: Erection of two houses, 46m SW Drummondreach Steading, Alcaig (not brownfield). Gone quiet for now so no further action at present time.

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. REFUSED.

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.

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 will advise Planning that FCC considers the condition to apply to Plot 2 and Plot 1.

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. Iain has had no response from THC and suspects the planning requirement is for between plot fences and does not apply to roadside boundary fences.

Planning Enforcement Charter Report lodged for alleged breach in the grounds of the former Church of Scotland site at Urquhart. Planning Enforcement Officer's current opinion is that either they are removed or an application needs to be submitted to regulate their position. Owner is applying for planning.

Dafydd Jones, Area Planning Manager for THC has been invited to attend a future FCC meeting (14 September, Ferintosh Hall, may be possible for him) to discuss the community's concerns over enforcement of planning conditions.

New Applications:

22/02748/FUL: Erection of house, 140M NW Of Broombank, 108-109 Newton of Ferintosh, Conon Bridge, Dingwall, IV7 8AS: Iain obtained consultee status extension for this meeting. Nothing in planning to object to but expressed reservations about gap in crofting and planning requirements.

22/02840/PIP: Erection of 3no. houses, Muir of Allangrange, Muir Of Ord, IV6 7RB: Iain obtained consultee status extension for this meeting. Comment relating to Hinterland policy.

22/02928/PIP, Erection of a house, Land to West Of Achnairn, Highfield Park, Conon Bridge: Iain obtained consultee status extension for this meeting. Three objections submitted including one from the Flood Risk Team. After much discussion FCC agreed to support the residents' objections.

22/02996/FUL: Erection of house, 11 Fowlers Croft, Culbokie, Dingwall, IV7 8FN: Flood Risk Team objected.

22/03158/PNO: Erection of polytunnel, Wester Blairtua, Culbokie, Dingwall, IV7 8JS: No issues.

22/02575/FUL: Erection of extension to house and change of use of land to garden ground, 7 Corntown, Conon Bridge, Dingwall, IV7 8HR: No issues.

22/02886/FUL: Erection of extension, 7 Schoolcroft, Culbokie, Dingwall, IV7 8LB: No issues.

Other Planning Issues:

Tulloch's Glascairn development: Karen reported that a copy of a resident's complaint and Tulloch's response have been forwarded to Dafydd Jones for further investigation and feedback when we meet with him.

Although no specific response, THC will only sign off pavement and other elements when the works have been completed. No response on Bank Holiday working other than time constraints to complete the project. Site should be completed by end of September 2022.

MAIN DISCUSSION: CCT Presentation: Glascairn Community Project update and discussion. Penny Edwards and Lesley Murray presented an update on the development of Culbokie Green and ideas for the future development of the community buildings. CCT has been consulting, as here, with specific community bodies in advance of a wider community consultation before finalising its plans for the community buildings. The presentations were followed by a good discussion with ideas from the meeting participants. Karen thanked Penny and Lesley for taking the time to explain CCT's plans.

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

Community Services: Further request to unblock the gully beside the Glascairn development. Following Ferintosh Volunteers' efforts at identifying and attempting to clean some aged road signs, photos and request has been sent in to Community Services.

Consultation: Road Traffic Order Consultation (20mph/40mph zones in and around Culbokie): THC invited FCC to respond to this permanent traffic order and by a deadline of 4 August. An email consultation was carried out and a feedback report prepared for FCC to consider its view. 36 of the 48 responses were in favour of the proposals with 10 against and 2 not clear. CCT also submitted a letter of support. FCC submitted its comment making two key points. The first was that FCC endorsed the clear majority resident view of support for the implementation of the Permanent Traffic Order. The second was that our residents contributed many helpful suggestions that may well improve the effectiveness of the PTO proposals. We asked that THC consider all these suggestions carefully before finalising its plans.

Culbokie Woods Core Path: Aileen /Jim reported: Kirsty is on holiday so no update available until next week.

Community Link Project: No contact with this service this month. CCT has been in touch to compare notes in its efforts also to help this project become fully aware of social opportunities in our community. FCC is helping Social Services with one current request to link a resident into social activities but this is in parallel to the Community Link scheme.

BICC: Karen /Jim reported on hearing nothing so Jim will email to find out when the meeting will take place.

Broadband: No update this month.

Ferintosh Volunteers: Planning another tidy up of Findon Hall's garden at 1pm on Tuesday 23 August.

Pothole Hunters: THC has failed to attend meetings this month and Bruce has submitted a complaint to both Roads & Transport and Policy & Reform in THC (which is holding a meeting w.c. 15 August to consider).

Flooding: FCC requested update to plan to empty sump. THC has confirmed the plan to empty in October and also implying that it is continuing to advance plans for the flood alleviation scheme. No update on Ward Team's business meeting about this issue. Cllr Morven-May assured everyone that the area was being monitored and would continue to be until the works are carried out.

Ferintosh Community Bus (FCB): Nothing significant to report this month as we await news of the availability of the local charge point.

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); July:48 (incl. 8 community journeys).

Email list: Down 4 to 756 (over 42% (estimated as 740 residents) of voting residents).

REPORTS (from public bodies and local organisations):

Police Scotland: In the latest monthly report, six incidents were reported as follows: On A835, Conon Bridge, a driver was issued with fixed penalty for crossing solid white line; In Culbokie, complainer contacted Police to report he was the victim of online fraud; On A835 at Conon Bridge, a driver was reported for driving with no insurance and no L plates with provisional licence; On A9 at B9163 junction a driver was reported for careless driving; On B9169 Easter Kinkell a driver was stopped and provided a positive drug wipe, enquires ongoing. Driver reported for no insurance; On A9 at Easter Kinkell a driver was reported for driving while using hand held device and having defective tyres – below 1.6mm.

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

Organisations: **THC/NHS:** Fortnightly updates; **THC:** Road Traffic Order Consultation (20mph/40mph zones in and around Culbokie)(see above); **Edinburgh Napier University:** MSc student requesting information on how FCC uses emedia interactions with residents (replied with details); **Port of Cromarty Firth:** Joint community council meeting on 3rd August; **FLS:** Black Isle land Management Plan revision and consultation; **Newsletters** from SRA/CCT/HTSI/CCT; **THC:** invitation to consultation about Culbokie's Active Travel Plan on 30 August (FCC has requested copies of plans by 19 August latest in order to consult with residents); **Singing for Fun:** seeking sources for funding support (FCC cannot support running costs but provided some contacts for other sources); **Scottish Water:** Annual Consultative Meeting, Tuesday 30th August; **THC:** created a portal (engagehighland.co.uk) to hear views of where best to apply local funding; **North Highland Initiative:** new funding opportunity for community projects; **UHI/Dingwall Medical Group:** Evaluation of Community Link Worker Scheme in Highland: Patient and Public Involvement Group (on behalf of FCC, Bruce has applied and been accepted); **Black Isle Partnership:** contacted FCC to nominate a representative to a Steering Group that is managing the process of developing a Black Isle Local Place Plan. (Becky Richmond, BIP, gave a short outline and Jim has volunteered to represent FCC).

Residents: notifying FCC of **potholes** that have been reported to THC; notifying FCC of THC /CSI Ross-shire agreeing to change from 'member' to 'client' for **registering to use** the FCB; notifying FCC of **defibrillator** bleeping (informed Findon Hall Committee which has solved the issue); flooding in Culbokie, **blocked gully** (notified again to THC); pointing out a scoping request for Fairburn **wind farm extension**; several with **thanks** for the speed limit consultation opportunity; complaints about potholes etc (this was for some roads in the Resolis area so passed to Resolis CC); Tullochs continuing to **breach conditions** by working on Bank Holidays; comment about **inadequacy of FCC's** consultation on speed limit; core path signs have been erected on the wrong side of the fence at the Glascairn development (FCC copied in to request to solve to Access Officer).

INTERACTION WITH RESIDENTS: Resident complained about poor driving etiquette and lack of give way places suitable to allow safe passage of two cars on the road down the hill from the Culbokie Inn. It was discussed and decision is that the best fix is to improve the road edges to allow safe passing rather than signage which is generally ignored.

AOCB: Bruce, Emilia and Aileen put in apologies for September meeting.

DATE OF NEXT MEETING: Wednesday 14 September, 7.15pm at Ferintosh Hall.

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>