

FERINTOSH COMMUNITY COUNCIL

APPROVED MINUTES OF MEETING HELD AT FERINTOSH HALL ON WEDNESDAY 14 DECEMBER 2022

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

ALSO PRESENT: 2 residents.

APOLOGIES: Karen Marcus (Chair), Emilia Leese, Bruce Morrison (Secretary), Aileen Wilson, Cllr Lyndsey Johnston, PC John MacPherson, 1 resident.

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):

Speed on Ord Road: Karen had reported that Cllr Graham Mackenzie was in attendance at the Muir of Ord CC meeting. He noted that he couldn't remember if the Roads team had put the survey equipment down on the road so he was going to further investigate and, if they had, he would obtain the readings. It was reported that the Police did speed checks, resulting in 4 charges and 3 warnings.

Karen had reported on Dingwall CC meeting re Ross Memorial Hospital. NHS Highland noted that capital funding was committed until 2026, but that an assessment would be undertaken of services that could most effectively be delivered from Ross Memorial in future, to inform a potential bid for capital funding from 2026. This assessment would involve all interested parties, including Community Councils.

Karen had provided a written brief on the sub-committee discussions on 22nd November, about FCC's priority tasks for the future and the allocation of specific tasks. Jim presented the 4 key tasks for the benefit of the residents attending the meeting and it was agreed that these would be appended to the Minute of this meeting as follows:

"The priorities we identified as being the ones which would be most benefit to our residents were:-

1. Roads/traffic awareness/signs/verges. This would also cover the pothole hunters project which is now back on track and to be continued.
2. Access to services/transport/continuing promotion and expansion of the Wee bus.
3. Planning – it was felt by us all that this was important to continue for the general area and residents.
4. Continued development of the noticeboard and resident interactions. This will include signposting to the relevant and appropriate people and also help expectation management of all residents to be able to engage with the correct services."

Exploring the concern about the unsightly container (Action: Aileen).

No finger sign at the shop (Action: Becky).

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

FINANCIAL REPORT: Alison reported on 7 transactions this month. Payments of £581.75 included £91.75 (CCT), £150 (Culbokie Senior Citizens Lunch), £200 (grass verge cutting), £100 (Ferintosh Senior Citizen's Lunch), £24 (Xmas cards), £16 (Hire of Findon Hall) and Income of £100 (honorarium for research project). Balance is now £4700.32 (including £500 ring-fenced).

Alison sought agreement to end the ZOOM subscription (c£14/month) given that full ZOOM facilities were no longer being used by FCC (post Lockdown) and that ZOOM did not work effectively at the various venues in which FCC currently met. This was approved.

Alastair remarked that 'Bruce should ensure that his travel expenses had been paid from this sum, so that he was not out of pocket'.

PLANNING /LICENSING MATTERS (only new information included):

Objections Lodged:

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

21/04324/PIP: New House, 165m S of Foxlea House, Highfield Park (Hinterland, flooding, contamination). FRMT (Flood Risk Management Team) has objected. Drainage plans submitted (October) and FRMT again objected.

22/03826/PNO: Erection of roof structure between agricultural buildings, Land 105M NE Of Northwood, Urquhart, Alcaig, Conon Bridge: THC has deemed 'NOT PERMITTED DEVELOPMENT' and full application required. Applicant has put in more detail to justify the development and has now been GRANTED. Iain will write to Dafydd Jones asking why the decision had been changed.

Comments lodged:

22/02928/PIP: Erection of a house, Land to West of Achnairn, Highfield Park, Conon Bridge. FRMT has objected. FCC supported residents' comments.

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

21/05576/PIP: House, east of Schoolcroft, Culbokie: GRANTED

21/05577/PIP: House, east of Schoolcroft, Culbokie: GRANTED

Iain noted in relation to the two PIPs granted above, the financial contribution to the Ferintosh Wee Bus, required as a Condition by THC Transport team, had not been included in the PIP grant. Iain to pursue.

Alleged Breaches of Conditions:

20/01531/FUL: Plot 1, 45m SE of Mulbuie Hall: No 1.2m pathway. Reply to FCC letter had been received from THC stating that indeed the pathway should have been constructed and THC will pursue.

Planning Enforcement Charter Report lodged for alleged breach in the grounds of the former Church of Scotland site at Urquhart (22/00103/ENF). Iain has been assured that the containers will be moved once extensions are completed but details not available (*sub-judice*).

New Applications:

22/05227/FUL: Erection of extension to house and installation of ASHP, Kite View, Culbokie, Dingwall, IV7 8JH.

22/05603/FUL: Erection of garage (retrospective), Harris House, Corntown, Conon Bridge, Dingwall, IV7 8HR.

22/05732/PNO: Erection of agricultural building, Ard Achaidli, Highfield Park, Conon Bridge, Dingwall, IV7 8AP.

The meeting agreed that FCC would not object to any of these new Planning Applications.

ACTIVE PROJECTS (split into 'Report' and 'For Discussion'. 'Reports' are now circulated to Community Councillors before the meeting (and to residents at the meeting) and not presented orally at the meeting. Questions welcome under 'Interaction with Residents' and 'AOCB'. The meeting now only addresses those issues under 'For Discussion').

Community Services: Report: nothing. For Discussion: nothing.

Flooding: Report: Bruce reported that THC had informed Cllr Lyndsey Johnston that provided the outflow is clear then no action will be taken despite the previous 100% guarantee. FCC disagrees with that comment given the belief that the outflow is blocked. Bruce put together a working party that attempted to unblock the outflow from the outflow pipe and informed THC (acknowledged). Photos will be taken in future heavy rain conditions. For Discussion: nothing.

Community Link Project: Report: nothing. For Discussion: nothing.

BICC: Report: Karen to report. For Discussion: nothing.

Ferintosh Volunteers: Report: Volunteer found to help with gritting the surrounds of a neighbour's house. For Discussion: nothing.

Pothole Hunters: Report: Bruce has informed all Pothole Hunters of the new, more modest plan who remain supportive. A safety critical request has been submitted for a junction in Easter Kinkell with THC's judgement that it can wait. For Discussion: nothing

Ferintosh Community Bus (FCB): Report: Journeys have continued to grow substantially (see data below) and particularly in those carried out by the volunteer drivers. Three residents have generously come forward to boost the pool to nine

volunteers who will be ready to drive in the New Year following registration and training. The use of the app for the weekday journeys has bedded in well with valuable prompts and tracking for travelling residents.

Monthly data (single passenger journey equivalents): Jan:34; Feb:38 (1 volunteer journey); Mar:50 (2 volunteer journeys); Apr:49 (6 volunteer journeys); May:39 (3 volunteer journeys); June:43 (8 volunteer journeys); July: 52 (8 volunteer journeys); August:47 (5 volunteer journeys); September:46 (27 volunteer journeys); October:83 (36 volunteer journeys); November:109 (61 volunteer journeys).

For Discussion: nothing

Email list: Report: Increase of 7 to 785 (over 44% for the first time (estimated as 783 residents) of voting residents). For Discussion: nothing

REPORTS (from public bodies and local organisations):

Police Scotland: Received the monthly report with four incidents as follows: at A9 Culbokie junction, a two vehicle non injury RTC occurred and one driver was issued with a fixed penalty for careless driving; at Kinkell Farm Cottages, Corntown, the theft of a log splitter situated on a grass verge was reported and believed to have occurred between 11/11/22 and 14/11/22, enquires ongoing; at Dingwall Place, Culbokie, a two vehicle RTC occurred to a parked vehicle. The other party did not exchange details and enquiry's ongoing to identify the other party; on A9 Duncanston, a one vehicle RTC occurred. Driver was C+C for dangerous driving.

CORRESPONDENCE and REQUESTS (split into 'Report' and 'For Discussion'. 'Reports' are now circulated to Community Councillors before the meeting (and to residents at the meeting) and not presented orally at the meeting. Questions welcome under 'Interaction with Residents' and 'AOCB'. The meeting now only addresses those issues under 'For Discussion').

Organisations: Report: **CCT**: thanks for funding; **Mulbuie Hall**: urgently looking for new members of committee (formed successfully); **Newsletters** from CCT/HTSI/SCA/SRA/SCC/HSCN; **NHS Scotland**: again encouraging residents to join the Scottish Health Research Register and Biobank to support research that helps to keep people well; **SSEN**: stakeholder meetings in November to explain the management of energy supplies this winter; **HIE**: The Fore: grants to support the development of community organisations; **Port of Cromarty Firth Authority**: lack of online access to public meeting; **Environmental Rights Centre for Scotland**: introducing FCC to this new organisation; **THC**: notification of works starting at Munloch Junction (circulated to email list); **CCT** informing FCC of request for gritting in Culbokie Green; **NHS TEC Team**: newsletter all about the use of Near Me, the video tool for consultations; **Neighbourhood Watch**: encouragement to share the exact position of your home with all Emergency Services by using 'what3words'; **CCT**: requesting that FCC publicises CCT's current consultation on further Culbokie Green developments (FCC agreed to put out to email list); **Scottish Forestry**: responded with thanks for our consultation feedback (sent to FCC's responders); **Cllr Sarah Atkin/BICC**: to BICC explaining a misunderstanding about the upcoming consultation about the BI Local Place Plan; **Dingwall Community Council**: invitation to its meeting on Monday 12 December (considering the future of Ross Memorial Hospital; Karen attending for FCC); **Scottish Parliament's Local Government, Housing & Planning Committee**: reminder to respond to its enquiry into Community Planning (by 30/12/2022); **Dingwall Medical Group**: invitation to join a regular Community Council consultation group (Bruce to join); **BICC**: copy of draft Minutes received (recorded that FCC may not be able to find representatives for all meetings); **Impact Hub Inverness** (consultants appointed by CCT for business development consultation): approached FCC for views but declined because of future conflict of interest re planning application; **Ferintosh Hall Management Committee**: seeking funding to tile its roof and looking for FCC support in seeking funding from the Community Regeneration Fund (FCC agreed to provide a letter of support); **Port of Cromarty Firth**: notice of Community Council consultation meeting; **THC**: informing CC's how to input requests; **BICC**: updating on Cromarty matters; **THC**: public consultation about travel across Inverness (14/12); **Muir of Ord Community Council**: invitation to join a mass representation of Community Councils to challenge THC's approach to CC's (to be discussed at next meeting); **The Energy Workshop Ltd**: informing FCC about a potential solar array in Easter Urray.

For Discussion: Nothing.

Residents: Report: could all residents see the 'Papers' presented to the FCC Meetings?; more time for residents to digest the 'report' sections of draft minutes; **potholes** at recycling centre; continuing concerns about the **Munloch junction**; **pothole** on Cromarty Bridge (reported to Traffic Scotland); requests for **gritting arrangements** for Baluachrach (advised

how to set up through THC); complaint about **noisy door shutting on wee bus** at unsocial hours (FCC apologised and put in procedures to help mitigate); interested in the history of **Drummondreach Wood** (provided contact); concern about poor/**absent white lining** at the A9/B9169 junction (requests submitted); notifying FCC of THC announcement taking over the **Dingwall public/school bus service**.

For Discussion: Nothing

INTERACTION WITH RESIDENTS:

A resident asked if it would be possible to ask a question about an agenda item during the meeting, rather than wait to the end when a decision had already been taken on an agenda item. The issue was about a request for FCC funding which had been agreed by the CC: the resident wanted to ask why the requesting organisation had not tried to source the items for which they sought funding from other residents, charity shops etc, thus leaving more FCC funds for the benefit of residents. Jim said that, at the discretion of the Chair of the meeting, a resident could be permitted to ask a question and that a resident should indicate to the Chair their wish to do so.

A resident asked if the more recent (post 1900) social and cultural associations/context of a particular location or building could be highlighted by FCC when it considered Planning applications. Iain responded that where a location or building had Statutory protection, i.e., was 'Listed' or was a Scheduled Monument, such designation would be considered by THC Planners. There was currently no formal mechanism for FCC to make comment or objection to Planning applications on the grounds suggested by the resident.

AOCB:

- 1) Sally reported that the 'C' road from Ferintosh school to Ferintosh Free Church had not been gritted last Sunday and this was a danger to those attending the Service. Alastair said that Highland Council Gritting priority schedule was available on line. [Post Meeting Note: Highland Council state that 'C' roads, unless they are a school route (M-F), will be gritted 'as resources permit', suggesting that it is most unlikely that the church access route will be gritted on a Sunday.]
- 2) Jim noted that Ferintosh Volunteers had created a Christmas Tree Trail in Culbokie Woods which would be open to everyone from 23rd December to 3rd January. FV were congratulated on this project which everyone had enjoyed in previous years.
- 3) Alison reported back on a discussion she had had with Jim about a review of the management arrangements for the Spar Noticeboard. Alison sought approval for a new regime of 'donations' for business/profit-making organisations wishing to display notices, with the aim of building up a sinking fund for maintenance/repair/replacement of the noticeboard. All charitable/church and local community organisation notices would continue to be free. The new regime is proposed to start on 1st March 2023, with information about the change being displayed on the noticeboard well in advance.

The proposed rates were agreed as follows:

A5 notice = £5/month. A6 notice = £3/month. Business card = £2/month.

Alison will discuss with the Spar team how notices are to be managed day-to-day and how donations will be forwarded to FCC and a further report will be circulated to FCC in due course.

- 4) Jim sought agreement to FCC being the 'sponsor body' for volunteers to undertake minor maintenance work to the Sir Hector MacDonald Monument opposite Mulbuie Hall. Highland Council, as owners of the Monument had asked for this arrangement to ensure that works such as painting the railings, removing bird nests from the interior and making the building lockfast would be properly managed. This was agreed in principle, subject to more detailed information about the nature, timing and scope of the works, which Jim said he would provide in due course, with the aim of starting in spring 2023.

DATE OF NEXT MEETING: Wednesday 11 January, 7.15pm at Mulbuie 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>