

# FERINTOSH COMMUNITY COUNCIL

APPROVED MINUTES OF MEETING HELD AT CULBOKIE PRIMARY SCHOOL ON WEDNESDAY 8 FEBRUARY 2023

**MEMBERS:** Sally Falconer, Karen Harcus (Chair), Jim Holden, Alison Lowe (Treasurer), Iain McCallum, Bruce Morrison (Secretary), Aileen Wilson.

**ALSO PRESENT:** Cllr Lyndsey Johnston, 6 residents.

**APOLOGIES:** Emilia Leese, Alastair Macintyre, PC Robert Smith, 1 resident.

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

**VISITING SPEAKER:** Jay Wilson, Chair, Association of Northern Trails Scotland, explained how the John o'Groats Trail has been developing since 2016 to fill the gap between the Great Glen Way and John o'Groats. He is wanting to meet up with community groups to raise awareness and to build partnerships.

The trail (147 miles) consists of 14 sections of which Inverness to Culbokie is the first. Most project development is currently focused in the north with infrastructure required to bridge two rivers and to cross various bits of land. Developments in the south are focused more on off-road development.

Numbers of walkers has returned to pre-covid levels and is approx. 1000 pa. Jay was interested to hear about the plans for toilet blocks in the Culbokie Green as a valuable part of the necessary infrastructure. A book has just been published about the trail.

Jay took some questions about bus services, portage services and the less pleasant parts of the trail over the main firth bridges.

Jay was thanked for his informative talk and efforts to build community relations.

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

No finger sign at the shop (Action: Becky). CCT representative at the meeting explained that the finger sign was about to be installed with one of the fingers indicating a route up Glascairn Road towards the core path.

Report: FCC has received a response from Stagecoach that there is to be the welcome reinstatement of a scheduled bus from Culbokie to Inverness at 08.50. The starting date of this reinstated service is not yet known. Discussion: proposal here to call for a meeting with Stagecoach and THC to discuss the possible loss of Saturday buses, the absence of consultation and possible profile of sustainable bus services over the next few years. FCC agreed that there seemed to be no strategic view of public bus services and THC's actions to take some bus services in house suggested short term cost saving rather than a longer view. Cllr Johnston reinforced the view that THC had acted where the greatest cost savings could be made (e.g. Culbokie to Dingwall Academy). Residents wondered whether these school buses were being usefully deployed elsewhere and, if not, can FCC area local services be improved. FCC agreed to try and organise a meeting with senior representatives of Stagecoach and THC.

Report: BIAC papers were duly examined before its recent meeting. Discussion: Jim/Bruce reported that FCC had responded to these papers in advance of the BIAC meeting on two issues. The first was the proposed capital programme for surface dressing the roads which FCC considered to be incomplete and with incomprehensible priorities. Cllr Johnston explained that the Mount Eagle Road has now been included and targeted for emergency repairs and that the list of targeted roads would be reconsidered at future business meetings. The second issue was FCC's backing for full funding allocation to the roof repairs at Ferintosh Hall and the toilet block development in the Culbokie Green. Both developments were awarded almost 100% of the funding requested.

Bruce pointed out that although FCC, on this occasion, was able to provide input to the BIAC with only a 5 day window, the process is frantic with no time for consultation with residents. Cllr Johnston will look again at the previously set up consultation process and to consider community consultation before any further changes in committee structures.

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

**FINANCIAL REPORT:** Alison reported no transactions this month so £4171.54 remains available for local projects with ring-fenced funds of £717.67. £250 for verge cutting has been chased many times with no resolution.

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

Objections Lodged:

20/02232/FUL: Erection of two houses, 46m SW Drummondreach Steading, Alcaig (not brownfield). A modification to reduce to one house has been made to the application but with no reduction to the boundaries of the development site. FCC to write to the planners to ask to be consulted (Action: Iain).

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 wrote to Dafydd Jones asking why the decision had been changed (no response yet).

#### 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. APPLICATION WITHDRAWN

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 has written to the case officer why not and could it be included at the detailed planning stage (no response yet).

#### 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*). Owner to apply for planning.

#### New Applications:

22/06187/PIP: Erection of house, land 35m N of Logie Farmhouse, Muir of Allangrange, Muir of Ord, IV6 7RB: REGISTERED AS CONSULTEE

22/06188/PIP: Erection of house, land 30m SW of Logie Farmhouse, Muir of Allangrange, Muir of Ord, IV6 7RB: REGISTERED AS CONSULTEE.

For both the above applications, Jim has received considerable local resident concern and negativity both about the individual developments and the absence of any master plan for the development of the area. Iain/Jim to seek a meeting on site with Dafydd Jones to present the residents' views.

23/00446/PIP: Residential Development, access, landscaping, drainage and associated works, land At Mount Eagle, Culbokie (i.e. Mount Eagle estate in Culbokie): FCC unusually has been provided consultee status by THC planners at the same time as the publication of the planning application. FCC is agreed that through all the consultation about the new Local Development Plan there was universal support for removing this area of land for development and therefore FCC will object (Iain to construct reply).

**ACTIVE PROJECTS** (split into 'Report' and '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 'Discussion').

**Community Services:** Report: Flooding on Glascairn Road and also on Free Kirk road near Drummondreach (THC has resolved the latter issue with ditch clearing). Discussion: nothing.

**Flooding:** Report: Residents have reported very little impact of the efforts of the working party to unblock the outflow of the sump. Business Meeting with Ward Councillors, FCC and Iain Moncrieff has not yet taken place. Discussion: nothing.

**Community Link Project:** Report: No further feedback from the project about the level of support for our residents so will raise at the upcoming forum with Dingwall Medical Group. Discussion: nothing.

**BICC:** Report: Invitation to meeting on Wednesday 15 February. Discussion: Alison to represent FCC.

**Ferintosh Volunteers:** Report: Aileen/FV representative reported plans for clearance at the henge site and for three litter picks this year. There is also the need to refresh the list. Discussion: nothing.

**Pothole Hunters:** Report: Request received from a volunteer to inspect road degradation on the Drummondreach Road; no potholes were considered 'safety critical' but flooding needs to be resolved and reported in order to justify eventual road repair. Discussion: nothing.

**Ferintosh Community Bus (FCB):** Report: Daytime journeys held up well in January but volunteer journeys were many fewer in January (34 cf with 50/60 previously) reflecting the much lower levels of socialising after the festive period.

Two more volunteers have come forward dedicated to the Repair Café journey. With the grateful help of one of the volunteers, Lone Worker Risk Assessment is underway with THC and its insurer. Promotion group meeting tomorrow to continue with its marketing efforts. Discussion: nothing.

**Email list:** Report: Increase of 1 to 788 (over 44% (est. 783) of voting residents). Discussion: Karen is prepared to try around her area.

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

**Police Scotland:** Received the monthly report with five incidents as follows: on A835 close to the junction with Conon Bridge, a driver has been reported for summons for careless driving; on A9 at Culbokie, exceeding speed at Culbokie on single carriageway (sic), driver reported for summons; on B9169 at Easter Kinkell, driver over 2 mcg/l of delta-9-tetrahydrocannabinol, enquiry ongoing; on B9169 at Easter Kinkell, possession of controlled drug (Class B), reported for summons; at Duncanston IV7 8JD, possession of controlled drug (Class A), reported for summons.

**CORRESPONDENCE and REQUESTS** (split into 'Report' and '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 'Discussion').

**Organisations:** Report: **Newsletters** from SRA/SCA/CCT/SCC ; **THC/NHS:** fortnightly community resilience briefings; **Living Rent Highlands & Islands:** consultation about pilot testing a scheme to restrict short term lets to enable greater availability of housing for locals; **Community Map Scotland:** free webinar for Community Councils to consider for local place planning; **THC:** Funding finder; **Ferintosh Hall Committee:** delighted to be awarded almost the full cost of roof repairs from the Community Regeneration Fund and thanked FCC for its support (FCC congratulated them on a strong bid); **Glen Wyvis Distillery:** promoting its Goodwill Fund available for local projects (on to facebook page); **AbilityNet:** can it support our community in providing free IT help and can funding be accessed?; **Resolis CC:** seeking advice on distributing remaining hardship funds from lockdown; **SSEN Transmission:** consultation on 400Kv reinforcement pathway to 2030 (Spittal – Loch Buidhe – Beaully) (sent to email list); **North Highland Initiative:** 2023 Community Support Programmes – Increase of Award level; **Resolis CC:** requiring information about defibrillator (contact provided for Findon Hall).

Discussion: It was unclear whether the proposed power line would have a significant visual impact so Iain going along to Monday's consultation.

**Residents:** Report: can the **wee bus** be available for a working party at the Teanagain henge? (yes but not taken up); **flooding** on Glascairn Road (resident submitted request to unblock drain); reporting **injuries to sheep by dogs** and wished to convey two messages i.e. owners need to keep control of their dogs and residents please report any useful information; requested **contacts for Dafydd Jones** with a planning question; **grit bins** are being emptied into vehicle trailers and used elsewhere; concern about **containers near Drummondreach Wood**; concern about a **group of speeding vehicles** in Culbokie one afternoon; concern about **high council tax** (provided contact). Discussion: nothing.

**INTERACTION WITH RESIDENTS:** Resident expressed the view that planners are permitting too much development through lack of staff and delegated powers and there is a case to be made that they may even be breaking Human Rights legislation. Some Councils around Scotland have changed but THC has not. Resident agreed to pass on a report to FCC for consideration. Resident expressed concern about dog poo in the Culbokie Green and various ideas were expressed for him to take forward.

**AOCB:** None.

**DATE OF NEXT MEETING: Wednesday 8 March, 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](mailto:ferintoshcc30@gmail.com), <http://ferintoshcc.co.uk>;  
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