

FERINTOSH COMMUNITY COUNCIL

APPROVED MINUTES OF MEETING HELD AT FERINTOSH HALL ON WEDNESDAY 8 MARCH 2023

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

ALSO PRESENT: 1 resident.

APOLOGIES: Jim Holden, Alastair Macintyre, Becky Richmond (Associate), Cllr Lyndsey Johnston, PC Robert Smith.

DECLARATIONS OF INTEREST (to take no part in relevant discussions): Emilia declared an interest in the Drummondreach planning application and took no part in the discussion.

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

Stagecoach has set up a meeting to include FCC and THC (confirmed) on 20 March.

Cllr Johnston will look again at the previously set up consultation process and to consider community consultation before any further changes in committee structures (Action: Bruce to follow up).

Iain reported back from SEN Transmission Upgrade plan consultation (also received a resident's comments). Impression was that the preferred route was in a more westerly direction to the existing pylon line. As before, there has been negligible resident concern so no submission will be made.

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

FINANCIAL REPORT: Alison reported one transaction of £86 to Zurich Insurance leaving £4085 available for projects. Alison will approach halls for any invoices before closing end of year accounts. THC has now indicated that an increased payment of £250 will be made available to support the community grass cutting effort this year.

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 has been given consultee status and agreed to reconfirm its objection on exactly the same bases as the original application (Action: Iain to reconfirm objection).

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).

23/00446/PIP: Residential Development, access, landscaping, drainage and associated works, land At Mount Eagle, Culbokie (i.e. Mount Eagle estate in Culbokie): Objection submitted.

Comments lodged:

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 so Iain will put in another request.

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

Iain submitted a request to seek a meeting on site with Dafydd Jones to present the residents' concerns but no response as yet.

23/00518/CLE: Fencing and foundations, Site 2, West of Milford, Alcaig: no comment.

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: Resident/FCC reported 'safety critical' potholes on the B9169 on the Culbokie – Dunvornie stretch and THC responded effectively and quickly (this is outside of the Pothole Hunters project which does not cover the main B roads). 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 Cllr Lyndsey Johnston, Di Agnew, Bruce and Iain Moncrieff took place with Iain Moncrieff explaining his recent efforts to design a simpler system of alleviation. He also agreed to look again at the sump maintenance. Iain Moncrieff to come back to FCC with agreed achievable actions with follow up now possible through Ward Business Meetings.

Flooding up Glascairn Road: further request to THC to bring contractors to account for possible faulty installations. THC has responded that they are in touch with Tulloch Homes to ensure that the snagging list is dealt with. 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 (Monday 13 March). Resident requested more information on transport possibilities for GP appointments. Discussion: nothing.

BICC: Report: Alison attended meeting on Wednesday 15 February and the accurate draft Minutes have since been circulated to FCC. Police and Coastguard reports were received with particular focus on actions being taken in the light of the increase in suicide attempts at the Kessock Bridge. The plans for consultation on the Black Isle Place Plan were also received with particular attention to the consultation in the FCC area taking place at Findon Hall, Thursday 16 March, 3pm to 8pm. Discussion: nothing.

Ferintosh Volunteers: Report: Aileen reported that the first of the three planned litter picks this year is taking place this Saturday. FV has also been helping the efforts to clear the Teanagain Henge with follow-up planned for March to complete the process. Discussion: nothing.

Pothole Hunters: Report: nothing this month. Discussion: nothing.

Ferintosh Community Bus (FCB): Report: Daytime journeys increased even further in February but volunteer journeys were many fewer in February (14 cf with 34 in January).

FCC has established that a Lone Worker Risk Assessment is not required by THC to satisfy its insurance arrangements for the volunteers. Arrangements are now in place to begin the volunteer journeys collecting students at Fortrose Academy having stayed on for an hour of After School Study. The first journey with five students took place today very successfully.

Bruce recorded his sincere thanks to Alison and Becky for all their efforts to bring this project to a successful starting point. New leaflets updating the FCB information and promoting the new APP which permits online booking and bus tracking are now in the process of being distributed to all FCC residents.

Discussion: nothing.

Email list: Report: No change at 788 (over 44% (est. 783) of voting residents). Discussion: nothing.

REPORTS (from public bodies and local organisations):

Police Scotland: Received the monthly report with no incidents reported in the FCC area.

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 Black Isle Tourism/CCT/SCCA/SCA; **THC/NHS**: fortnightly community resilience briefings; **Logie Steading developer**: concern of perception of FCC canvassing for views objecting to the development and formal complaint submitted to FCC (See Discussion below); **Stagecoach**: following resident and FCC lobbying, SC has informed FCC that there is now a reinstated 08.50 No.22 bus service, Monday to Friday into Inverness; **North Highland Initiative**: Flow Country consultations; **SSEN**: weather warning about risk to supply; **NHS Highland Technology Enabled Care**: Spring workshop, 27/04/23; **Ordnance Survey**: Spring events; **Scottish Water**: survey to understand key issues; **CCT**: notice of AGM; **Port of Cromarty Firth**: Community Stakeholders Meeting invitation; **THC**: notification of Bear Scotland roadworks on A9 between Allangrange and Tore (to email list); **DEFRA**: guidance on reporting of dead wild birds; **Black Isle Tourism**: launching new map and booklet; **SEPA**: invitation to respond to its 2023 survey (see Discussion below); **THC /Highland Cares**: fund for projects supporting mental health and emotional wellbeing.

Discussion: Karen reported on FCC's response to complaint (see Logie Steading developer correspondence above). Karen conducted an investigation and found that the Community Councillor was not in breach of the Code of Conduct for Community Councillors and FCC now considers this matter closed. The complainant has received (and acknowledged receipt) of FCC's report of the investigation.

THC's recommended Complaints Procedure (followed for this investigation) was approved by FCC.

SEPA's consultation document is to be sent out to the email list so that any resident can choose to submit his/her views.

The wider issue of frustration felt by FCC and many other Community Councils about the seeming pointlessness of public sector consultation was discussed. In particular, a recent high profile consultation by THC on Our Future Highlands was engaged with constructively by FCC with no acknowledgement or follow up from THC. FCC to approach Cllr Johnston to help understand the process of this particular consultation.

Residents: Report: **dangerous potholes on B9169** SW of Culbokie; **potholes on Drummondreach** road should be considered 'safety critical' for cyclists; copied in to lobbying to THC to fill in **Drummondreach potholes** and THC responded very quickly and effectively; concern about **development around Mount Eagle Court/Drive**; keeping FCC informed about **advocacy about Council Tax**; wondering about Highland Councillors **providing advice on planning** in advance of pre-application advice but difficult if Councillors also sit on a Planning Committee: is that a democratic deficit? (further research, discussions by FCC and the point of view that having members on a Planning Committee most residents would see as a democratic advantage); concern about the **unsightliness of damaged** and unrepaired cars; further information on **SSEN transmission upgrade** consultation; concern about **works underway at Urquhart Farm** and copied in to THC's response; information received on the extent of **tree damage** in Culbokie woods; concern about flower pots on **pavement blocking access** (already reported to THC).

Discussion: nothing.

INTERACTION WITH RESIDENT: Concerns were raised about the litter mess around the 'car park' at the bottom of the Leanaig road (agreed to copy in FCC to help follow up; to inform the litter pick activity of Ferintosh Volunteers); concern

about dogs worrying sheep in lamb (FCC took steps on this issue last month and would help farmers further if they get in touch); concern about illegal lighting of fires (agreed to copy SEPA correspondence to FCC for FCC to help follow up).

AOCB: The future of Noticeboard was discussed. Alison suggested (and all agreed) that a one-off shortened printed Noticeboard be created and delivered to all residents explaining that most distribution would be electronically in the future. The purpose of the one-off distribution would be to encourage residents to join the email list for future distributions and to hear from residents who can only receive paper copies in the future so that specific arrangements can be organized. Alison to discuss with Becky the practicalities of this approach.

Alison explained that, together with Jim, they have organised a new system of posting notices on the shop noticeboard including monthly charges for all business cards/notices. Community groups and charities are welcome to continue putting in notices (no bigger than A5) for free. The new system will begin in April.

DATE OF NEXT MEETING: Wednesday 12 April, 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>