

FERINTOSH COMMUNITY COUNCIL

APPROVED MINUTES OF MEETING HELD AT FERINTOSH HALL ON WEDNESDAY 14 JUNE 2023

MEMBERS: Sally Falconer, Karen Harcus (Chair), Alison Lowe (Treasurer), Alastair Macintyre, Iain McCallum, Bruce Morrison (Secretary).

ALSO PRESENT: 1 resident

APOLOGIES: Jim Holden, Emilia Leese, Becky Richmond (Associate), Aileen Wilson, Cllr Lyndsey Johnston, PC Robert Smith.

DECLARATIONS OF INTEREST (to take no part in relevant discussions): Alastair declared an interest in planning application 23/02431/FUL.

RADDERY HOUSE LIMITED: Consultation with FCC's community on plans for Raddery House (Bev Smith, Paul Johnston). Karen welcomed Bev and Paul who outlined their plans for Raddery House. Their business plan in the making (requiring £1.5M) contains several planned strands of activity as follows: meeting place for those with dementia and their carers; respite facilities for children with life shortening conditions; young carers' support; café and community hub; to use the Ancient Woodland for activities promoting walks, connecting with nature, nature -based interventions, nature-based therapies.

RHL is a not-for-profit community company seeking charitable status and bidding in open competition for transfer of the asset to them in order to keep ownership in the community. A full feasibility study is underway to be ready for submission by September.

Membership is available and RHL is currently looking for all forms of support including partnership with existing groups.

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

Noticeboard leaflet: Becky

Black Isle Place Plan: Alison reported that this well attended event (mixture of FCC residents and non-residents) was set up with clear displays of the feedback and ideas so far in this process. Transport figured high on the agenda with information available of other community models. Further commitment to continuing community engagement as the team progress to recommendations.

Our Future Highland: Further contact with THC elicited a sincere apology from Kate Lackie, Interim CE, for the lack of response and demonstrating the beginnings of a comprehensive reply that FCC never received. FCC is now meeting with Kate Lackie and Cllr Raymond Bremner (Leader, has sent apologies) on Friday 16 June in Dingwall (Bruce and Becky to attend). This meeting discussed Bruce's suggested outcomes to try and achieve from this Friday's meeting, namely: THC to reconvene the CC review body to agree shared principles, working practices and terms of engagement between CCs and THC; come to an understanding of partnership working with eventually some documented support (Meeting agreed).

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

FINANCIAL REPORT: Alison reported no changes in the accounts for this month with £3975.54 remaining available for community projects. Karen has received from Mulbuie Hall details of its spend on smoke alarms and timers that would qualify as a project to fund. Alison will request proof of receipt of purchase prior to releasing the ring-fenced £500 for its use.

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. Iain has reconfirmed 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.

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, 6 and 7/PIP: Iain to request update on progress on altering the process to enable planning gain towards the wee bus.

22/06188/PIP: Erection of house, land 30m SW of Logie Farmhouse, Muir of Allangrange, Muir of Ord, IV6 7RB: Comment lodged requesting THC implement Hinterland Policy. REFUSED.

23/01451/PIP: Erection of house, Land 68M South Of Eight Acres, Smithfield, Culbokie: Comment has been submitted requesting a condition to use existing road access. GRANTED with a condition of amended access.

Alleged Breaches of Conditions:

23/02254/FUL (renewal of 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 there is a written condition for containers' removal on completion of the works as part of the planning consent.

New Applications:

23/02431/FUL: Demolition of porch, erection of extension, extension to box dormer and alterations, 7 Findon Cottages, Culbokie, Dingwall, IV7 8JJ: no comment.

23/02485/PIP: Erection of house, 35M NE Of Rustic Cottage, Culbokie: comment to consider safe access and the application of Hinterland policy (Action: Iain).

23/02754/S36: Abhainn Dubh Wind Farm (major 13 turbines), Heights of Dochcarty: request to be submitted (Action: Iain) that due to multiple errors in the documentation and improper consultation that the application be withdrawn and re-submitted.

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 only addresses those issues under 'Discussion').

Community Services: Report: nothing. Discussion: nothing.

Flooding: Report: Bruce reported back from Ward Business Meeting with Iain Moncrieff on ongoing project to alleviate flooding at the entrance to Culbokie. The design work continues at the expense of other flood alleviation projects but no time scale could be defined due to the uncertainties of obtaining landownership agreement. There was agreement to the shorter term action of unblocking the sump outlet pipe.

Intensive work was carried out to investigate the flooding on Glascairn Road by the Tulloch's contractor at the request of residents/FCC/THC. A faulty connection was uncovered and the drains seemed to work effectively during the recent rains. Discussion: nothing.

Community Link Project: Report: The next Dingwall Medical Group liaison meeting (Monday 17 July) has invited along a representative of the Community Link project. Discussion: nothing.

BICC: Report: nothing. Discussion: nothing.

Ferintosh Volunteers: Report: Next Litter Pick is planned for the morning of Saturday 24 June. Discussion: nothing.

Pothole Hunters: Report: The recent hot filling of potholes around the Black Isle has included all the worst of the minor roads (where traffic is moving at speed) in the FCC area identified by the Pothole Hunters. Potholes at junctions and in our

estate roads have not been dealt with. FCC has reinforced the continuing importance of the process by which FCC is able to report, for emergency treatment, safety critical potholes. Discussion: nothing.

Ferintosh Community Bus (FCB): Report: There was a record month of passenger single-equivalent journeys (170 approx.) both by volunteer and paid driver journeys. The journeys for our teenage students continue. Having moved on from collecting them from After School Study, the wee bus is now collecting the students from After School Activities (netball, teen gym). FCC intends exploring linking the students to social activities over the summer vacation. FCC feels that better partnership working should be taking place between FCC and THC and its contractor so more senior level discussions are planned. Discussion: nothing.

Email list: Report: No change at 797 (over 44% (est. 783) of voting residents). Discussion: nothing.

Primary Care Issues: Report: No issues have been raised by residents. Discussion: nothing.

REPORTS (from public bodies and local organisations):

Police Scotland: Received the monthly report with just the one incident: at Findon, a vehicle exceeded the speed limit on the single carriageway.

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

Organisations, Report: **Newsletters** from PofCF/SCA/CCT/HSCN/SRAS/SCCA/THC/NHS ; **HighLife:** Open day at BI Leisure Centre on 20 May; **BIP:** BI Local Place Plan Seminar on 3 June, Findon Hall; **Avoch & Killen CC:** possibly going into abeyance unless members can be found at its AGM; **THC:** Development Plans Newsletter & Participation Statement Survey (sent to email list); **Boundaries Scotland:** Scottish Parliament consultation on provisional proposals for constituencies (sent to email list); **University of Aberdeen/Moray Firth Coastal Partnership:** Sea the Value Cromarty Firth Workshop 1, 22nd June; **Fortrose Academy Parent Council:** concern about the fabric of the school building (have now received some THC feedback); **THC:** Port of Nigg Open Day - Saturday 24th June 2023; **THC/NHS:** briefings; **CCT:** requesting help of Ferintosh Volunteers to paint container; **North Highland Initiative:** Community Resilience Fund for the far north of Scotland; **NHS:** Together We Care: five year plan; online event to discuss on 2 June (sent to email list); **THC:** Community Council Election Timetable; **Port of Cromarty Firth:** Community Council Liaison Meeting on 29 June. Discussion: The meeting discussed the need to make the case for new Community Councillors at the upcoming elections and Bruce will draft an email for input from FCC.

Residents: Report: questioning whether **Noticeboard** will always go to those on the FCC email list (yes); curiosity about **development** in the Greenleonachs area; concerned about **container** in Culbokie Green; pleased to see **some pothole filling; flooding** solved up Glascairn road. Discussion: nothing.

INTERACTION WITH RESIDENT: Resident felt that the community is very appreciative of FCC's efforts and its major achievements over the last four years resulting in its strong reputation within THC.

AOCB: nothing.

DATE OF NEXT MEETING: Wednesday 12 July, 7.15pm at Mulbuie Hall

Contact details for comments; to join the email list; to receive minutes electronically:

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