

FERINTOSH COMMUNITY COUNCIL

APPROVED MINUTES OF MEETING HELD AT MULBUIE HALL ON WEDNESDAY 12 JULY 2023

MEMBERS: Sally Falconer, Karen Harcus (Chair), Emilia Leese, Alison Lowe (Treasurer), Iain McCallum, Bruce Morrison (Secretary), Becky Richmond (Associate).

ALSO PRESENT: 2 residents, Cllr Lyndsey Johnston.

APOLOGIES: Jim Holden, Alastair Macintyre, Aileen Wilson, PC Robert Smith, 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):

Noticeboard leaflet: Becky explained that she would be able to look at this in the Autumn.

Our Future Highland: Bruce/Becky reported back from their meeting with Kate Lackie and Alison Clark (both THC) where there was an acknowledgement that THC could do better at community engagement, recorded some ideas from FCC and agreed to look into FCC's two main requests i.e. to re-establish a working group with Community Councils to look at improving community engagement and to look into the poor working relationship between THC and FCC in the wee bus project. Following that meeting, THC has failed to respond by the agreed end of June deadline and further FCC approaches are being made. Becky reported back from a meeting today with Alison Clark which, although primarily about Place Planning, included a discussion about how THC was going to interact more effectively with communities. One suggestion is to seek clear agreement (commitments and expectations of both partners) with communities at the beginning of projects. Cllr Johnston suggested the use of Participation Requests. Alison Clark is now the ongoing contact to continue to try and improve community engagement.

Community Council Elections. FCC has issued to the email list its first publicity for the upcoming elections (nominations open in early September) with arguments to encourage residents to nominate themselves in a contested election. Bruce has been contacting residents around the various settlements to encourage the settlements to consider finding a resident to represent them.

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

FINANCIAL REPORT: Alison reported one transaction this month i.e. £213.10 from wee bus cash fares. £3975.54 remains the balance available for projects. Mulbuie Hall payment of £500 has now been made.

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. GRANTED

21/04324/PIP: New House, 165m S of Foxlea House, Highfield Park (Hinterland, flooding, contamination). FRMT (Flood Risk Management Team) has objected. Yet again, recently submitted flood management plans have been rejected.

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. THC Local Development Plan Team has stated that the application doesn't comply.

Comments lodged:

21/05575, 6 and 7/PIP: THC is going to review the planning gain calculation and who processes it (ref. wee bus).

23/02485/PIP: Erection of house, 35M NE Of Rustic Cottage, Culbokie: commented in order to consider safe access and the application of Hinterland policy.

23/02754/S36: Abhainn Dubh Wind Farm (major 13 turbines), Heights of Dochcarty: Iain requested that the application be re-submitted following a flawed consultation process. Residents' comments (14 against, 1 for, 3 neutral) from consultation demonstrated a clear recommendation to FCC to object and all agreed. Objection to be submitted.

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:

Application for Variation of Premises Licence: Culbokie Inn: FCC consulted through the email receiving 12 residents' feedback with 8 in support, 2 against and 2 neutral with added concerns. FCC has submitted its support for the application but requested that the concerns about possible inadequate parking and potentially increased noise at unsocial times be considered for mitigation where possible. APPLICATION WITHDRAWN (new one to be submitted).

ECU00004851: Carn Fearna S36: Scoping request: Residents have responded with many suggestions to improve the Scoping Study which will be passed on by FCC.

23/03026/FUL: Erection of extension to house, 3 South Glascairn, Culbokie, Dingwall, IV7 8LA: 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 only addresses those issues under 'Discussion').

Community Services: Report: reported missing keep left sign at Duncanston junction; reported failed traffic light outside Culbokie Primary School; reported broken speed indicator sign coming into Culbokie. Discussion: nothing.

Flooding: Report: THC has unblocked the sump outlet pipe beside the B9169 in Culbokie and created a further large soakaway beyond the pipe. 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: Knockbain CC is organising the next meeting for September. Discussion: nothing.

Ferintosh Volunteers: Report: A litter pick was carried out on 24 June with the team doing a sterling job along five routes around Culbokie and Findon by collecting 9 full litter bags. FCC recorded its grateful thanks to the volunteers for this persistent and effective community service. Discussion: nothing.

Pothole Hunters: Report: THC is currently writing a final report about the Participation Request process that started the project (the actual project work continues with a meeting in September). Bruce consulted with FCC and the Pothole Hunters in order to agree community views to contribute to the report. Bruce met with THC yesterday to put in these views and a draft report is expected within the next two weeks. Discussion: nothing.

Ferintosh Community Bus (FCB): Report: 30 single-equivalent passenger journeys took place in June by the volunteers. There has been no uptake, as yet, by teenagers to use the wee bus to help them keep up with their friends during the summer vacation but more promotion will be carried out. Requests to THC for a meeting to resolve partnership working are all currently being ignored. Discussion: Becky reported that Alison Clark has initiated discussions and thought that resolution should be possible shortly and FCC will hear back.

Email list: Report: Up 4 to 801 (45% (est. 800) of voting residents). Discussion: FCC again agreed that the large email list provides residents with the best opportunity to have their views aired but FCC will continue to find ways to encourage higher response rates.

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

REPORTS (from public bodies and local organisations):

Police Scotland: Report received with two incidents recorded as follows: in Culbokie, there was a failure to comply with bail conditions -accused; in Culbokie, there was threatening/abusive behaviour.

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 CCT/THC/NHS/SRA; **Cromarty Arts Trust:** programme of events; **Killearnan CC:** response from Transport Scotland to say that speed limits around Tore Roundabout will be going out to consultation; **CCT:** reporting the work done by CCT to paint the container and the steps being taken to create the situation where the container is no longer needed; **Findon Hall:** request for some sharing of the maintenance costs of the defibrillator; **THC:** Alcohol Licensing Policy 2023 – 2028; **Scottish Water:** seeking feedback on performance; **THC:** encouraging the creation of Local Place Plans; **North Highland Initiative:** seeking feedback on its community support programmes; **NHS Highland:** new reporting arrangements for adult concerns; **POCT:** consultation on its AGM format; **SG'S Local Government, Housing and Planning Committee:** consultation about the proposed Visitor Levy Bill (sent to email list).
Discussion: FCC decided not to assist with ongoing maintenance costs for Findon Hall's defibrillator (can't take on open-ended financial commitments) but would offer to help Findon Hall in other ways.

Consultation about Visitor Levy Bill: 52 residents have responded so far (28 in favour; 24 against) including some very detailed responses. Nearer the deadline of 1 September, FCC will submit the community's view and pass on the detailed comments to assist the drafting of the Bill.

Residents: Report: observation of **inadequate maintenance** by the Factor for Baluachrach; copied into request to THC to deal with **overgrown verges** in the Ferintosh area; reporting regularly **uncollected bin** despite several requests to resolve (FCC written to THC; THC responded very quickly and problem solved); pointing out **review of Community Councils** on Scottish Parliament's website; supporting the idea of **personal statements** from those residents going in to a contested Community Council election; resident/Crime Stoppers reporting **bogus workmen** offering gardening and home maintenance (report to 101); promoting Befrienders Highland (on to fb page). Discussion: nothing.

INTERACTION WITH RESIDENTS: Resident raised the continuing serious concerns about the hazards at the Corntown /A835 junction and challenged FCC to do more; Resident raised the issue of tar being 'dumped' and rolled in an area near the Corntown junction that should not be developed as a car park (Cllr Johnston would investigate).

AOCB: Potholes at Moss End junction; Cllr Johnston explained that THC can provide water where bore holes have run dry.

DATE OF NEXT MEETING: Wednesday 9 August at Culbokie Primary School

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>