

# FERINTOSH COMMUNITY COUNCIL

APPROVED MINUTES OF MEETING HELD AT CULBOKIE PRIMARY SCHOOL ON WEDNESDAY 9 AUGUST 2023

**MEMBERS:** Sally Falconer, Jim Holden, Emilia Leese (in the Chair), Alison Lowe (Treasurer), Iain McCallum, Alastair Macintyre, Bruce Morrison (Secretary), Aileen Wilson.

**ALSO PRESENT:** Cllr Angela MacLean, 3 residents.

**APOLOGIES:** Karen Harcus (Chair), Becky Richmond (Associate), Cllr Lyndsey Johnston, PC Robert Smith.

**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. Split into 'Report' and 'Discussion'. 'Reports' are circulated to Community Councillors before the meeting (and to residents at the meeting) and not presented orally at the meeting).

## Reports:

**Visitor Levy Bill:** Bruce submitted to the Scottish Parliament's Local Government, Housing and Planning Committee the results of FCC's consultation with its residents with the summary that 30 (now 32) supported a levy and 27 did not support a levy. All the very detailed comments from residents were also submitted. Given the much higher response rate to this consultation, FCC asked residents 'why?'. From 17 responses, all 17 felt it was an important topic but, in addition, 11 were motivated by being presented with a single question and 5 responded in part because of FCC's encouragement to do so.

**Alison Clark (THC)** provided feedback from the meeting with Kate Lackie (THC), Becky and Bruce where THC's consultation's procedures were discussed. Alison wishes to keep dialogue going as THC develops further its guidelines and processes in Consultation and Engagement and has noted the helpful suggestions provided by FCC. Alison also wishes to get back in touch to develop the thought about re-creating a Community Council Steering Group and what that might achieve.

**FCC was challenged** to do more about the dangers at Corntown/Conon junction. Bruce contacted the resident who has been most heavily involved for many years (together with fellow residents) in lobbying for improvements and apologised for not being in contact for some considerable time. The resident attended this meeting and helpfully provided the background to this project with the most recent update that the pavement extension and drop down kerbs have still not been provided by Transport Scotland /BEAR Scotland despite repeated missed deadlines.

Discussion: Various potential tactics to re-energise this junction project were discussed agreeing to seek help from Kate Forbes' office. The approach is to firstly seek completion of the project already promised and then also, given the new context of even higher vehicle usage at the junction, to request that a meeting of all the partners takes place to seek a more substantial and effective risk reducing solution (Action: Jim/ Bruce).

**Cllr Johnston stimulated a THC reply** to the concern about the unsightly laying of tarmac in the layby at the foot of the old Leanaig road. THC explained that it was done in small amounts over the course of a week and equates to 2t of tar that has been emptied from the machine as required each night while carrying out the capital works at Wyvis Crescent. The normal practice is to deposit in passing places of rough sections of road as close as possible to the development site. Cllr Johnston was asked to follow up with THC whether that practice is allowable and, in this particular location, to check out the negative consequences.

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

**FINANCIAL REPORT:** Alison reported one transaction during the month with the agreed payment of £500 to Mulbuie Hall. Funds available for projects remain at £3975.54. The due incoming funds to be pursued before the closing of accounts prior to elections.

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

Objections Lodged:

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.

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. Objection submitted. Now has to be sent in directly to Scottish Government (Action: Iain) and the press will be approached to point out the flawed consultation process that has severely limited FCC's ability to consult with its residents (Action: Iain).

#### 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.

ECU00004851 Carn Fearn Scoping: comments lodged following consultation.

#### 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:

23/03030/FUL: Single storey extension (amendment 22/00156/FUL), Culbokie Inn, Culbokie, Dingwall, IV7 8JH: Comments to be submitted about mitigating potential car parking and noise issues. A new Variation of Licence has been submitted for the existing building which mostly brings all the details into line with Highland Licensing Board norms (FCC to reply that it is content).

23/03203/PNO: Erection of agricultural building, Bogburn Farmhouse, Balnabeen, Conon Bridge, Dingwall, IV7 8JA: already GRANTED.

23/03446/FUL: Erection of house (amendment to planning permission 22/01402/FUL, two bedrooms into attic space), 3 Fowlers Croft, Culbokie, Dingwall, IV7 8FN: no comment.

23/03487/PNO: Erection of agricultural building, Land 315M NW Of Sornum, Easter Kinkell, Conon Bridge: 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).

**Community Services:** Report: nothing. Discussion: nothing.

**Community Link Project:** Report: Bruce reported back from a Dingwall Medical Group meeting to which Laura Kermath, a new Community Link worker, had been invited. Laura has since received FCC's information on social groups and activities and has referred one of our residents to FCC to see if we can help further with a social connection (Bruce visiting on Friday). Discussion: nothing.

**BICC:** Report: Knockbain CC is organising the next meeting for September. Discussion: nothing.

**Ferintosh Volunteers:** Report: nothing. Discussion: nothing.

**Pothole Hunters:** Report: FCC submitted a request for emergency repair to potholes in Easter Kinkell /Alcaig Road. FCC also submitted a request to deal with safety critical potholes on the B9169 near Crask (THC responded very quickly and filled potholes from Crask through to Easter Kinkell). The final report on the Participation Request process was discussed between THC and FCC but no report has appeared (should be displayed on the THC website) and no final text has been

agreed with FCC. The Pothole Hunters project itself continues with a quick survey in September ahead of a review meeting with Iain Moncrieff. Discussion: nothing.

**Ferintosh Community Bus (FCB):** Report: New uses of the wee bus have recently been stimulated. Teenagers have used the wee bus to help socialise with friends and a resident, no longer able to drive, is still able to regularly shop and socialise by using the wee bus. THC and FCC continue to disagree on the governance arrangements of the project and, at FCC's request, THC has agreed to a meeting to help to resolve. Discussion: Alison, Becky and Bruce presented FCC with a document containing the arguments for the need to change the governance arrangements. FCC agreed to the contents of the document and it would be presented to David Summers (THC) prior to Friday's meeting.

**FCC contacted The Drivers Scheme** (a group of volunteers in the Fortrose/Rosemarkie area that is providing transport (using their own cars) to allow residents to attend medical and dental appointments) to see if they would support FCC residents. They agreed to do so provided FCC could find a few of our residents who are willing to assist with the driving. Posters and an invitational email were used to promote this possibility and at least one resident has already come forward.

**Email list:** Report: Up 6 to 807 (over 45% (est. 800) of voting residents). Discussion: nothing.

**Primary Care Issues:** Report: Bruce attended the now regular quarterly meetings initiated by the Dingwall Medical Group and FCC has been circulated with the minutes. DMG is actioned to provide regular updates through Facebook links and to let FCC know how many of its residents are registered at the practice. DMG is in a good place in terms of level of GP's and specialists and continues to support the development of students. DMG provided posters (which are now displayed) to explain the liaison between DMG and the relevant Community Councils in order to encourage residents to provide feedback and to encourage more exchange of information and views. Discussion: nothing.

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

**Police Scotland:** Report received with four incidents this month: in Ferintosh, an attempt to pervert the course of justice; in Ferintosh, failure to comply with preliminary test despite accident having occurred with vehicle on road/public place; in Ferintosh, careless driving; in Culbokie, excessive speed.

**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).

**Organisations:** Report: **Newsletters** from CCT/SCA/SRA/THC/NHS/SCC; **Mulbuie Hall**: thanks for the contribution; **Cromarty & District CC**: invitation to a 'thank you' gathering for the retiral of our Ward Manager, DI Agnew (Bruce attended) / also encouragement to engage with Freeport discussions; **Strathpeffer CC**: providing contact details for anyone interested in helping with a trishaw project through Dingwall Academy; **NOSAS**: public consultation meeting on 27 July, Ferintosh Hall, about proposed new distillery at Mulchaich (promoted to email list); **Befrienders Highland**: notification of AGM; **THC**: high alert, avian flu, dead birds, reporting; **University of Kent**: questionnaire on the reintroduction of lynx; **Statkraft**: written to introduce itself as the developer of the Carn Fearna wind farm and a commitment to further contact and consultation, information will be updated on [www.Carn-Fearna.co.uk](http://www.Carn-Fearna.co.uk); **Bear Scotland**: notification of closed A9/B9169 junction for one night on 16 August; **SURF (Scotland's Regeneration Forum)**: open for nominations for awards; **THC**: Julie Wileman is the new temporary Ward Manager following Di Agnew's retirement; **NHS**: Consultation on Highland Health and Social Care Partnership Joint Strategic Plan for Adult Services (to consult with email list: Emilia). Discussion: nothing.

**Residents:** Report: urging action to remedy the **ugly tarmac** of the 'car park' near the B9169/A835 junction; poor consultation about **Mulchaich distillery** and a number of objections to the distillery proposal (see Discussion); **wind farm application** can be found in The Gazette; **queries about FCC's consultation about Abhainn Dubh** including absence of resident's comment (have sent an FCC apology), using a low level of response for a very clear FCC position, not relating to the new planning framework; **congratulations to FCC** on a strong wind farm submission; recent **rain caused damage in gardens** in Culbokie and threatened property, will seek THC help to unblock drains; enquiring about the outcome of the **Active Travel consultation** (sent approved plan); observations **on The Drivers Scheme** w.r.t. bus services/FCB and would prefer FCC to be lobbying for better bus services; cc'd into request for **pothole on the A9** to be dealt with; concern about traffic on **Balmeanach Brae** during A9 roadworks. Discussion: A lengthy discussion (Mulchaich Distillery) took place about possible actions to be taken by FCC but since there is no planning application then there is no firm proposal that can be

put out to consultation for FCC to comment on. FCC has already helped broadcast the recent consultation and would promote any future opportunities for FCC's residents to become better informed about the developer's plans.

**INTERACTION WITH RESIDENTS:** seeking advice on how to contact planners with a complaint; noticed unhealthy build up of waste at Culbokie's recycling centre (Bruce to prompt THC).

**AOCB:** Noticeboard's future to be discussed in the Autumn.

**DATE OF NEXT MEETING: Wednesday 13 September at Ferintosh Hall at 7.15pm**

**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>; <http://fb.me/Ferintosh>