

# FERINTOSH COMMUNITY COUNCIL

APPROVED MINUTES OF MEETING HELD AT FERINTOSH HALL ON WEDNESDAY 13 SEPTEMBER 2023

**MEMBERS:** Sally Falconer, Jim Holden (in the Chair), Alison Lowe (Treasurer), Iain McCallum, Bruce Morrison (Secretary).

**ALSO PRESENT:** Cllr Lyndsey Johnston, 3 residents.

**APOLOGIES:** Karen Marcus (Chair), Emilia Leese, Alastair Macintyre, Becky Richmond (Associate), 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. 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).

Report: Tarmac near Corntown junction: Cllr Johnston contacted THC and THC has agreed to uplift the tar.

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

**FINANCIAL REPORT:** Alison reported no transactions this month but has applied for the THC Annual Grant (£616.13 expected soon). Alison is also preparing an application for the £250 grass cutting support. Bruce's ink cost for printing over the past 18 months of £41.10 was approved. £3975.54 remains available for projects.

**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. Iain has received a response that the consultation process under Scottish Government guidance was not faulty. THC has been given an extension until July 2024 to make decision. FCC will reconsider in February 2024 whether further consultation with residents should take place before considering what lobbying then to consider.

Comments lodged:

21/05575, 6 and 7/PIP: THC is going to review the planning gain calculation and who processes it (ref. wee bus). Iain to write to Malcolm MacLeod to try and understand why the existing recommendation was not followed through.

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.

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 (Action: Iain).

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 (25/11/2022) stating that indeed the pathway should have been constructed and THC will pursue. Iain to chase

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. Development activity is now ongoing.

New Applications:

23/03683/PNO: Erection of agricultural building, 125M North of 20 Newmore, Muir of Ord. GRANTED

Iain has noticed that revisions to the Fairburn Wind Farm extension are being presented at public meetings including in Contin Hall on 18<sup>th</sup> September (send to email list).

**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: reported unhealthy waste accumulation at Culbokie recycling area. Discussion: nothing.

**Community Link Project:** Report: Aileen reported that one resident had been referred to FCC and had been met with to better understand what social interaction might be helpful. Work is now ongoing to try and make that happen. Discussion: Jim agreed to attend the next DMG meeting on 23/10.

**BICC:** Report: Knockbain CC is organising the next meeting for September. Killearnan CC invited all the BICCs to attend a presentation of the BI Place Plan and FCC (not represented) received comprehensive minutes of that discussion. The issue of more funding for CCs has also been raised. Discussion: Jim felt that the development of the BI Place Plan was going well with good focus on delivery and may turn out to be a model for other areas.

**Ferintosh Volunteers:** Report: Aileen reported that the "Autumn Afternoon Clean-up" (next litter-pick) is planned for Saturday Nov 11th 2pm at the Culbokie football ground car park. The popular Christmas Tree Trail of decorated trees in Culbokie or Glascairn Woods will be set up again to align with the school Christmas holidays. Discussion: nothing.

**Pothole Hunters:** Report: Bruce had a review meeting with Iain Moncrieff this week where the junction areas/side roads to the B9169 at Culbokie, Easter Kinkell, Newton of Kinkell were identified as the remaining seriously potholed areas that should be prioritized this Autumn if resources can be found. Once they are dealt with that would complete the two year process of dealing with the worst of the areas on all the minor roads in the FCC area. The next phase of work is to permanently seal the roads through surface dressing which is funded by THC's capital programme. No budget or programme has yet been approved for 2024 but it was agreed that the priority will be the Mount Eagle road plus adjoining side roads (according to size of budget) as that would provide the most efficient use of funds (needs an absolute minimum of 1 km run of road to be economic). Next review meeting is 18 December.

This project (Pothole Hunters) was initiated through a Participation Request (approved December 2020) by FCC as a formal procedure permitted within the Community Empowerment Act. FCC took that route after years of informal efforts to engage with THC as partners had led to serious frustration within FCC. Three years on, the outcome has been the development of a respectful working relationship with FCC/residents able to influence by directed allocation of resources and for THC to gain more efficient use of its resources. By this time, THC should have completed and displayed publicly a final report of the Participation Request process (the project continues) and FCC was consulted and made suggestions for the final text. Bruce has requested an update on that final report (no acknowledgement yet). Discussion: nothing.

**Ferintosh Community Bus (FCB):** Report: In a meeting attended by Alison, Becky and Bruce, THC responded positively to FCC's concerns about the governance of this service and THC agreed to consider change to the nature of the working relationship (action is with THC to provide feedback and to hold further discussions).

The Drivers Scheme is a group of volunteers based in Fortrose which is providing residents of the Black Isle with lifts in their own vehicles to medical/dental appointments in Inverness, Dingwall, Muir of Ord, Black Isle etc. FCC became aware that FCC area residents were being helped by this scheme so FCC sought volunteers in the area to provide more sustainable support for FCC area residents. Two residents have kindly volunteered to help The Drivers Scheme and residents will now be able to keep appointments in Dingwall and Inverness which is a service that the wee bus cannot provide.

Discussion: Bruce felt that the project was going well with the highest ever monthly usage last month (190 passenger journeys, single-equivalent). FCC agreed to go ahead with a bid for a THC Community Transport Grant to purchase an administration service.

**Email list:** Report: Up 3 to 810 (over 45% (est. 800) of voting residents). Discussion: nothing.

**Primary Care Issues:** Report: no residents have raised any issues. Discussion: nothing.

**Corntown Junction:** Report: Jim reported that he had met with residents to consider a new approach for a stronger set of improvement proposals for the junction. The group feels that with an extra 160 houses coming on stream in Conon Bridge that a fresh case can be made for a more realistic assessment of the extra vehicle movements the junction will need to cope with. Previous applications could provide evidence of expected vehicle numbers and Iain pointed out that the Fairburn Wind Farm extension will also increase heavy traffic usage through that junction.

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

**Police Scotland:** Report recorded two incidents: on the A9 at the junction for the B9163, a driver was issued with a fixed penalty for careless driving; on the A835 at Conon Bridge, driver was reported for careless driving.

**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 SCC/THC/NHS/SCA/CCT/HSCN; **THC**: Public meeting (19 September) about establishing a Gaelic medium catchment area around Dingwall Primary School; **Port of Cromarty Firth**: public meeting in late September; **Post Office**: notification of temporary closure on 22 September of the Muir of Ord PO (circulated to email list); **HSCN**: AGM on 13 September; **Raddery House**: meeting (14 September) about possible dementia meeting centre on the BI; **Raddery House**: open event on 2/3 September (sent to email list); **THC**: announcing the launch of a Nature Restoration Fund; **SG**: reviewing the Community Asset Transfer process; **SG**: Local Governance Review: second phase of the Democracy Matters national conversation has been opened up; **NHS**: Consultation on Highland Health and Social Care Partnership Joint Strategic Plan for Adult Service (sent to email list); **BIP**: Opportunity Black Isle: next consultations to make a plan to be held on 15/16 September (sent to email list); **SRA**: newsletter (sent to email list); **Holyrood Insight**: Neurodiversity in the Workplace Scotland Conference, Thu 26 Oct; **THC**: all the details about the upcoming Community Council elections (sent to email list); **Scottish Parliament**: consultation on the dualling of the A9 (sent to the email list); **THC**: funding alert; **Scottish Civic Trust**: My Place Awards, nominations close in January 2024; **THC**: information on running Community Councils through the election period; **Stirling Directive**: a group promoting a Day for Democracy on Tuesday 19 September; **THC**: opening a second round of the Community Regeneration Fund; **THC**: fund finder; **UHI North, West and Hebrides**: launch of the newly merged colleges; **Highland Hospice**: Community Partnership Conference (8/11/23), Health and Social Care. Discussion: nothing.

Residents: Report: requesting information about **lynx consultation** (forwarded the email); requested sight of **FCB document** sent to THC (replied with background to the tactic to improve partnership working; working document to THC only at this stage and would continue to report to FCC meetings); requested sight of **approved Active Travel plan** (forwarded the document that went to Black Isle Committee); concern about **growth over pavement from Cairn Housing's land** (sent in a request to Cairn who cleared the very next day); any update on implementation of **Active Travel route** in Culbokie (FCC has received no information); concern about **vehicles parking on pavements** and obstructing residents with mobility issues;; copied into request for **safety critical potholes** to be dealt with (E. Kinkell to Alcaig, including B9163 (THC acted quickly)); found a **warning note** on car one morning not to block a gateway again (this car is never parked other than in the resident's driveway and the warning note was placed during the night) (suggested as a Police matter); thank you for providing a **life line service** (wee bus). Discussion: nothing.

**INTERACTION WITH RESIDENTS:** Cllr Johnston, with a full Council meeting tomorrow in mind, explained that the Capital Programme for schools will be paused since Scottish Government has not yet committed funds. Currently there is no maintenance budget for schools and that is also being considered. A response by THC to SG'S proposals for increasing Council Tax is also being considered tomorrow. Cllr Johnston will ask why Community Councils were not consulted.

Comments were made in discussion that private sector principles should be applied to better manage existing funds as well as looking for savings.

**AOCB:** FCC agreed to send out the Council Tax consultation to the email list. FCC also agreed to send out a final reminder about the upcoming Community Council elections.

**DATE OF NEXT MEETING: Wednesday 11 October at Mulbuie 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>