

# FERINTOSH COMMUNITY COUNCIL

## APPROVED MINUTES OF INAUGURAL MEETING HELD AT MULBUIE HALL ON WEDNESDAY 11 OCTOBER 2023

**Present:** Cllr Lyndsey Johnston (in Chair until election of new FCC Chair), Paul Cottis, Alison Lowe, Iain McCallum, Peter Moffatt, Bruce Morrison, Becky Richmond, Aileen Wilson (all elected Members of FCC), 2 residents.

**Apologies:** Emilia Leese (elected Member of FCC), PC Robert Smith.

**Overview of Constitution:** Cllr Johnston explained that since the Scheme of Establishment is not to be reviewed until 2024 earliest, the current Scheme did not require adoption.

### **Election of Office Bearers:**

Becky Richmond was proposed by Aileen, seconded by Bruce, to become **Chair** and all agreed.

Bruce Morrison was proposed by Becky, seconded by Alison, to become **Secretary** and all agreed.

Alison Lowe was proposed by Bruce, seconded by Aileen, to become **Treasurer** and all agreed.

Emilia Leese and Aileen Wilson were proposed as **Joint Vice-Chairs** by Becky, seconded by Alison and all agreed.

**Associate Membership:** This was not discussed and deferred to a future meeting.

**Future Meeting Dates:** FCC agreed to continue with 12 monthly meetings each year to be held on the second Wednesday of every month at 7.15pm and rotating, as before, through the three meeting places of Mulbuie Hall, Ferintosh Hall and Culbokie Primary School. Bruce, Emilia and Alison proposed that the monthly meetings of December, January and February should be held online and all agreed.

**Any Other Competent Business:** None.

## APPROVED MINUTES OF ORDINARY MEETING HELD AT MULBUIE HALL ON WEDNESDAY 11 OCTOBER 2023

**MEMBERS:** Paul Cottis, Alison Lowe (Treasurer), Iain McCallum, Peter Moffatt, Bruce Morrison (Secretary), Becky Richmond (Chair), Aileen Wilson (Joint Vice-Chair), Cllr Lyndsey Johnston (Ex-officio member).

**ALSO PRESENT:** 2 residents.

**APOLOGIES:** Emilia Leese (Joint Vice-Chair), 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).

None from the previous FCC but the new FCC needed to discuss what regular tasks have been carried out, whether to continue, and if continuing, allocate those tasks. A list was provided but discussion deferred to an informal meeting to take place on Monday 30 October.

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

**FINANCIAL REPORT:** Alison reported four transactions last month including receipt of the THC Grant (£616.13) and £135 from FCB Fares (ring-fenced for use for the FCB). Two payments were made i.e. £44 for Ferintosh Hall hire and £250 (from ring-fenced funds) for grass cutting. £4547.67 remains available for projects.

Interim Accounts to the end of the previous FCC period were presented and will be submitted to THC.

Outstanding payment pending includes £41.1 for Bruce's printing costs and there's a pending receipt of £250 from the Ward Discretionary Fund for next year's grass cutting.

Alison also explained that £55 had been collected from commercial advertising in the Culbokie Spar noticeboard and all agreed with Becky's suggestion that it should be reserved to help with newsletter printing costs.

**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 and a new LDP is awaited.

23/02754/S36: Abhainn Dubh Wind Farm (major, 13 turbines), Heights of Dochcarty: THC has been given an extension until 5 July 2024 to make decision (targeting the June NPAC). 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 has written to Malcolm MacLeod to try and understand why the existing recommendation was not followed through and awaiting a reply.

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. REFUSED

ECU00004851 Carn Fearn Scoping: comments lodged following consultation.

Fairburn Wind Farm extension: Iain has asked to be kept up to date with future proposals. Iain pointed out that given the challenges of transporting wind turbine components that there may be an opportunity to lobby for an upgrade of the Corntown junction as part of the routing through Conon Bridge.

23/03030/FUL: Single storey extension (amendment 22/00156/FUL), Culbokie Inn, Culbokie, Dingwall, IV7 8JH: Comments were submitted about mitigating potential issues around car parking and noise.

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. Iain to write to Dafydd Jones to request an update by the next FCC meeting on enforcement before considering submitting a complaint. Planning Enforcement Charter Report lodged for alleged breach in the grounds of the former Church of Scotland site at Urquhart (22/00103/ENF). Development activity is now ongoing and will be removed on completion

New Applications:

23/04478/FUL: Erection of house, Land 68M South of Eight Acres, Smithfield, Culbokie, IV7 8LA: no comment.

23/04539/FUL: Erect dwelling, 270M SE of Woodhill, Balnabeen, by Conon Bridge, IV7 8JA: no comment.

**ACTIVE PROJECTS** (split into 'Report' and 'Discussion'. Some 'Reports' are now circulated to Community Councillors before the meeting (and to residents at the meeting) and therefore not presented orally at the meeting).

**Community Services:** Report: Bruce reported incomplete white lining after the Bear Scotland work at the Duncanston junction. BEAR reported back that indeed the work was not completed and would be fulfilled. Discussion: None.

**Community Link Project:** Report: Aileen reported that the logistics of helping the referred resident to engage in social activity had been put together and it was now the resident's decision when to take up the offer of transport and friendly help. Discussion: Peter asked for more details about this project and Aileen explained the purpose, through social prescribing, of helping residents to engage in social activity in order to help with overall health and wellbeing.

Paul agreed to attend the meeting of the Dingwall Medical Group on 23 October at 2.30pm (Bruce to provide background).

**BICC:** Report: Nothing. Discussion: None.

**Ferintosh Volunteers:** Report: Aileen reported that the next litter pick is planned for Saturday 11 November, 2pm, meeting at the recycling area in Culbokie. There are also plans again for the Christmas Tree Trail. Discussion: None

**Pothole Hunters:** Report: A further update of the map has been submitted in time for any possibility of end of season work. There has been no publication by THC of the Participation Request end of process report despite being required within the regulations. No reply has been received from THC. Discussion: Becky initiated a discussion about the PR report and Cllr Johnston agreed to enquire of THC the reasons for the absence of publication.

**Ferintosh Community Bus (FCB):** Report: No feedback, promised by THC, has been received in the two months since the key meeting (despite prompts) that hoped to bring about partnership working. FCC submitted an application to THC for a Transport Grant to support administration for the wee bus. The wee bus continues to be well used with now increased usage by the Fortrose Academy students attending 'after school' sports activities. Discussion: Bruce explained the frustration about the lack of feedback over this two month period and Cllr Johnston agreed to make enquiries.

**Noticeboard:** Discussion: Becky explained her enthusiasm to resurrect the house delivery system of printed copies and all agreed. Accessing cartridges for the existing very old printer is now so difficult that FCC will now explore seeking new printer facilities (at FCC's informal meeting on 30/10) and is something that the Ward Discretionary Fund may be able to help with. Meanwhile, Becky is targeting 20/10 for another digital edition and efforts should be made by all to prompt content by 19/10.

**Email list:** Report: Remains at 810 (over 45% (est. 800) of voting residents). Discussion: One address was supplied by a resident at the meeting.

**Primary Care Issues:** Report: no residents have raised any issues. Bruce reported that DMG has estimated that 50% to 55% of FCC's residents are registered with DMG. Discussion: None.

**Corntown Junction:** Report: Jim Holden (formerly FCC Member) explained his efforts with other residents to work out how to make a stronger case for more significant improvements to the Corntown junction. Effort is to be put in to assessing the number of cars that serve new houses in Conon Bridge in order to challenge the assumptions being used for future housing developments that will affect this junction. There is a belief that extra load on the junction is being significantly understated.

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

**Police Scotland:** Report received with one incident: in Culbokie, intentionally or recklessly kill/injure/take a wild bird. Bruce has requested attendance by Police Scotland at the next meeting (Culbokie). Bruce had been informed of an incident in previous months where ambulances and police cars had been present and yet no report had been received by FCC. PS responded that the incident had been classified as a medical incident and PS was present simply to assist the medical services. Discussion: Iain reported that a serious vehicle incident had occurred recently on the B9163 so FCC will track whether that comes through on the report.

**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/SCC/SCA/SRA; **THC:** Cllr Angela MacLean: confirmed that there had been pre-application advice (not approval) provided to the developers of the proposed Ferintosh Distillery. Confirmed that the dog waste at the recycling centre had been removed and that contractual problems had been resolved. Provided contacts should they be needed to apply for the grass cutting grant; **CCT:** warning about heavier traffic during Food festival; **BIP:** update on BI Place Plan; **CCT:** launching a Friends of CCT Appeal; **SSEN Transmission:** webinars outlining the route to net zero of its infrastructure; **West Lothian Joint Forum of Community Councils:** proposing a Scottish Forum of Community Councils; **THC:** CALA consultation about experience at the Inverness Art Gallery/Museum; **NHS Highland/Eilean Dubh Home Care:** organising a meeting of community groups around the Black Isle to help address

recruitment issues (Bruce attended for FCC and the outcome was to attempt to form an active community group in the Fortrose area to both raise local awareness of the severe recruitment situation and to seek recruits; Bruce made contact with some Fortrose contacts); **Scottish Forestry**: consultation on 10 year Land Management Plan for the Black Isle (closing date, 31/10/2023); **THC**: consultation on Highland Playpark Strategy (20/10); **THC**: Flood Resilience 20 Year Strategy for Scotland with an Inverness event on 4/10; **NOSAS**: North of Scotland Archaeological Society has written to FCC to make it clear that NOSAS has no involvement whatsoever in the proposal for a new distillery at Mulchaich; **Carnegie UK**: Engaging Democracy: exploring participatory democracy nation-wide and has an Inverness event to which FCC has been invited (Bruce to attend); **HTSI**: FCC invited to meet SG's Covid Enquiry Team on 17/10; **Ross and Cromarty Lieutenancy**: enquiring about Community Council role in Remembrance Day; **Zero Hour (campaign group)**: requesting support for the UK Climate and Ecology Bill; **THC**: does FCC wish to stay on the email list for the fortnightly briefing; **Deputy Lord-Lieutenant for Ross and Cromarty**: contacted FCC to see if he can help with any Remembrance Day activities; **SSEN Transmission, Inverness**: setting out next steps for Pathway to 2030 network developments: have received over 6000 responses re lines and Beaully substation and next stage will be receipt by FCC of Reports on Consultation containing updated proposals and further consultation.

Discussion: Concerning Remembrance Day activities, there was no knowledge of any activities in the FCC area. Concerning the fortnightly briefing from THC/NHS, FCC would sign up to continue receiving these. Peter asked about how FCC might go about lodging support for the UK Climate and Ecology Bill with his willingness to help with any consultation of residents. Discussion brought out the issues of focusing FCC's limited resources on residents' priority issues; not being seen to ally with campaign groups; more appropriate to focus on more effective Scottish legislation. FCC agreed not to pursue.

**Residents: Report**: when is **the 20mph zone** coming to Culbokie? (FCC has received no information as yet); **thanks** to FCC for dealing with a diverse and heavy workload; **dangerous road deterioration** on Balmeanach Brae (Bruce inspected again and replied with the view that there were no safety critical issues); **comprehensive feedback from Contin consultation** about Fairburn Wind Farm extension (sent to email, anonymised); wishes **FCC to refer to NPF4** in relation to wind farm comments; received comments submitted **re/Fairburn extension**. Discussion: None.

**INTERACTION WITH RESIDENTS**: Resident asked whether a contingency plan was in place for a long term closure of Kessock Bridge in the event of major structural failure. Cllr Johnston agreed to find out from Transport Scotland.

**AOCB**: Becky thanked the four retiring Community Councillors (namely Karen Harcus, Sally Falconer, Jim Holden and Alastair Macintyre) for their strong commitment and support to FCC during their membership. Becky also thanked Paul Cottis and Peter Moffatt for putting themselves forward as new Community Councillors and wished them well. Becky also thanked Aileen, Alison, Bruce, Emi and Iain for returning for another term. Bruce added that four residents had approached FCC with their willingness to come forward in the event of FCC getting close to dissolution. Cllr Johnston reported that THC has logged the need to remove the tar at the bottom of the Leanaig and will carry out when resources allow.

**DATE OF NEXT MEETING: Wednesday 8 November at Culbokie Primary School 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>