

FERINTOSH COMMUNITY COUNCIL

APPROVED MINUTES OF MEETING HELD AT CULBOKIE PRIMARY SCHOOL ON WEDNESDAY 8 NOVEMBER 2023

MEMBERS: Paul Cottis, Alison Lowe (Treasurer), Iain McCallum, Peter Moffatt, Bruce Morrison (Secretary), Becky Richmond (Chair), Aileen Wilson (Joint Vice-Chair).

ALSO PRESENT: 3 residents.

APOLOGIES: Emilia Leese (Joint Vice-Chair), Cllr Lyndsey Johnston (Ex-officio member), PC Robert Smith, 2 residents.

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:

Associate membership. Instead of approaching local organisations as potential associate members, FCC agreed to offer a link person from FCC to each organisation.

Report from Monday 30 October: Becky reported back from FCC's informal meeting held about allocating responsibilities. Most responsibilities continue as before with some changes including roads (Paul), police (Peter) and all to help with building the email list.

Kessock Bridge Plan: Cllr Johnston has chased for update but still no feedback. Discussion: None.

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

FINANCIAL REPORT: Alison reported on three expenditure transactions namely £41.10 for printing costs, £35 for ICO annual payment and £27.65 for Hospice Xmas cards. Income received included £250 for 2024 grass cutting (ring-fenced) and £55 from shop noticeboard charges (ring-fenced for future printing costs of Noticeboard). Available balance is now £4443.92.

Query about ICO and its role (the body responsible for regulating the management of data to which FCC has to subscribe to be able to formally hold and be accountable for personal data).

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 FRMT (Flood Risk Management Team) has now withdrawn its objection following the submission of a plan for an extensive engineering solution.

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 does not comply and approval of 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 should/could take place.

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 (MM) to try and understand why the existing recommendation was not followed through. MM has replied saying that he will look into the matter.

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. Dafydd Jones has responded to Iain's request for more information that Iain will now work up into a new submission.

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:

23/04786/FUL: Loft conversion in dwelling to form upper accommodation, The Swallows, Greenleonachs, Duncanston, Dingwall, IV7 8JD. No comment.

23/04979/FUL: Installation of above ground slurry storage tank, Land 120M NW Of Farmhouse, Rootfield, Muir Of Ord. No comment. Iain has asked the planners why an agricultural development has required a full planning application.

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 that the new Roads Inspector, John Stewart, met up with Bruce and Paul and together drove around the whole FCC area identifying the areas with live issues related to signage, flooding, overgrown verges and potholes. Paul felt the meeting with John and the tour went well. Discussion: None.

Community Link Project: Report: Aileen reported that the resident she was helping to connect with local social activity now has a better transport option than the Wee Bus. Discussion: Bruce thanked Aileen for putting so much effort in here which will encourage the Community Link project to continue referrals. Aileen agreed to link directly with Laura Kermath in the future.

BICC: Report: None. Discussion: Peter felt that the founding document of the BICC was reasonable and wondered why more progress had not been made. Bruce felt that there had not been sufficient energy and direction in the group that may not have a clear agreed purpose. Peter agreed to represent FCC on the Steering Group for the BI Place Plan.

Ferintosh Volunteers: Report: Aileen reported that the litter pick is taking place on Saturday. Discussion: Aileen pointed out the overlap between the same volunteers involved in both FCC/FV activities and CCT activities and therefore the possible confusion over risk assessments and insurance cover. Aileen to help clarify with each event the sponsoring organisation.

Pothole Hunters: Report: There is still no sign of THC publishing an end of process report for FCC's Participation Request despite it being a legislative requirement. Cllr Johnston is pursuing. There are no signs of further pothole patching by THC which may have taken place at the end of the 'season' had there been a window of opportunity for THC to do so. Discussion: None.

Ferintosh Community Bus (FCB): Report: THC postponed last week's planned meeting until next week. This meeting with THC is for THC to report on its progress and thinking about FCC's proposals for partnership working.

An informal meeting of some of the volunteer drivers at the Church Café was held to help the team get to know each other and to discuss any issues on their minds. We discussed recruiting a few more drivers (100 flyers have now been prepared for distribution to households near the shop); exploring further the safe transporting of school students so that both the students and the volunteer drivers feel safe (a video meeting with other community transport groups for their ideas is in the process of being organised); maintenance of the FCB (THC will be approached for its contractual needs); FCC's efforts with THC to create partnership working with open sharing of information and operating within the community (idea of a Community Transport Organisation was well received); promoting specific events (Resolis Hall event has been publicised and the FCB is now fully booked, indeed oversubscribed). Discussion: The recruitment flyers will be delivered steadily over the next few weeks.

Noticeboard: Report: Becky explained that the costs for printing hard copies for all households were too high for the FCC budget. Instead, a postcard flyer will be delivered to all households in January encouraging residents to sign up for an electronic copy of Noticeboard or, if that is not possible, to request a hard copy in future. Discussion: None.

Email list: Report: Up 4 to 814 (over 45% (est. 800) of voting residents). Discussion: None.

Primary Care Issues: Report: Paul attended the quarterly liaison meeting organised by the Dingwall Medical Group. Main issues raised included difficulties of registering with an NHS dentist and, in emergency, best to use NHS24 or A&E, Raigmore. Some evidence of a mortality spike last January (respiratory issues) and vaccination was therefore discussed (some difficulties in obtaining appointments). Discussion: None.

Corntown Junction: Report: Jim Holden (formerly FCC Member) explained that the planning application for 160 houses in Conon Bridge was approved despite concerns being raised about the dangers of the B9163/A835 Corntown/Conon junction. Discussion: FCC will continue to support the resident group where possible and look out for opportunities (e.g. scoping for windfarm extension?) to work with Conon Bridge CC in joint lobbying for junction improvements.

REPORTS (from public bodies and local organisations):

Police Scotland (PS): Report received with one incident: vandalism within Culbokie. Bruce has been informed by a resident in the wider Culbokie area of a road traffic incident attended by Police Scotland who described the incident as 'driving while banned' but is not contained in PS's monthly report. Discussion: There was also a traffic incident on the B9163 near Ballone that also seems not to have been reported to FCC. Peter to write to PS requesting an explanation.

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/SCA/CCT/THC/NHS/HSCN/FCC; **SG Improvement Service:** update on webinars and links as part of the Democracy Matters consultation exercise; **THC:** update on Local Place Plans in Highland; **POCF:** Green Freeport webinar, 24/10/2023 (sent to email); **THC via CCT:** consultation on Local Heating and Energy Efficiency Strategy; **FLS:** more details about the logging operations that are imminent in Culbokie Woods (to email list); **Carnegie UK:** sent an invitation to FCC (because of its Participation Request re Pothole Hunters) to Inverness workshop on Participatory Democracy in November (Bruce attending); **Glen Wyvis Distillery:** launching second round of Goodwill Fund (£20,000 split between the Educational, Culture/Heritage and Entrepreneurial Elements); **Dingwall CC:** public meeting about Ross Memorial and St Clements School (to email list); **BIP:** further consultation using postcards on its way; **CAB, Inverness:** offer of an Energy Savings workshop to a minimum of 8 residents or to be put in contact with existing events; **THC:** Fund finder; **CCT:** requesting a letter of support from FCC for its bid to the Community Regeneration Fund to help fund Toilets and Potting Shed at the Culbokie Green; **THC:** informing CCs that a webinar is being held in November for Highland Councillors (and others around Scotland) celebrating 50 years of Community Councils and

exploring how they can do more to support Community Councils; **Avoch & Killen CC**: notified FCC that it had failed to find the necessary Office Bearers to form; **THC**: Highland Whole Family Wellbeing Programme of events for relevant professionals; **NHS Highland**: link to emergency dental helpline is <https://www.nhshighland.scot.nhs.uk/your-services/all-services-a-z/dental/dental-helpline-and-emergency-dental-treatment>.

Discussion: The offer of **energy savings workshops** from CAB: for interested residents the contacts are Mike.Youatt@invernesscab.org or by phone on 01463 237664. Letter of **support for CCT**: FCC agreed to provide such a letter (Action: Bruce).

Residents: Report: forestry work interfering with Xmas trail? (FV working in different area); thanks for helping with flooding issue; no longer willing to volunteer for village grass cutting (FCC sent a response greatly appreciating the years of effort); pointing out missing Culbokie estate in THC's Bin Calendar list (reported to THC that three estates are missing and received thanks); reporting flooding issues from Carn Mor SUDS (FCC offered to help with lobbying to Scottish Water). Discussion: Village grass cutting? Paul explained that THC has been asked to see what it can do and Paul agreed to contact CCT for information about the Active Travel Route plans.

INTERACTION WITH RESIDENTS: Residents raised their deep concern and fear about recent incidents of anti-social activity in Culbokie. There are many residents in the surrounding area feeling and expressing the same emotions. FCC felt that it should take up a role of facilitating a multi-agency approach to this issue and initially Becky will approach the Community Planning Partnership for advice and contacts. The residents were thanked for their courage in coming forward.

AOCB: Iain reported a potentially serious flaw in the road structure on the B9163 (Paul to report).

DATE OF NEXT MEETING: Wednesday 13 December online at 7.15pm.

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>