

Kirkhill & Bunchrew Community Council

Minutes of Zoom Meeting 4 May 2021 7.30 pm

Present: Judith Rumbold, Frederick Geddes, Ally MacNeil, Alison Mackintosh, Councillor David Fraser, Cameron Kemp.

Item	Subject	Action
1	Apologies: Emma Knox, Margaret Davidson, Lindsey Stout, Karen Young.	
2	Minutes of Last Meeting: The minutes of the 16 March 2021 meeting were proposed by Judith Rumbold and seconded by Alison Mackintosh.	
3	<p>Matters Arising: Since the last 16 March meeting there had been two additional meetings to discuss planning matters and notes of these meetings are incorporated here.</p> <p>3.1 The first of these meetings was held on 18 March where a response to the consultation on the Inner Moray Firth Local Development Plan (IMFLDP) was discussed. The only point that the Community Councillors present wanted to make was that the IMFLDP seemed to ignore smaller groups of houses, a case in point being Ladystone Road, where there was continued pressure for development but no public road infrastructure provision. Comments along these lines were submitted by the 30 April deadline.</p> <p>3.2 The second of these meetings was held on 13 April where two applications were discussed. A new house is proposed at Drumchardine 20/04718/FUL and local residents Wendy and Calum Fraser, Jo and Andy (Broombank) and Mary Donaldson of Inchmore were present to discuss their concerns. The Community Councillors present agreed to support the residents' concerns and comments were submitted to Highland Council as follows:</p> <ul style="list-style-type: none">• That the ground on which the development is proposed is very wet;• The adjacent development caused flooding in the garden of the property downhill - Balintore Cottage, Inchmore;• The development if it goes ahead will result in additional traffic on the adjacent unclassified road, bringing with it road safety concerns at the junction;• The scale of the proposed building is too large for the site;• Access should be taken directly from the existing access road to the north of the site and not from the unmade track to the west of the site;• The proposed development will damage the amenity of the existing houses in the group;• The proposed development would result in a density of development at this location which is inconsistent with the pattern of development in the surrounding countryside. <p>3.3 Also on 13 April a change of use application 21/01156/FUL to provide a café and tourist accommodation for Wardlaw House was discussed. The Community</p>	

	<p>Council were mindful of the restrictive nature of Wardlaw Road but overall were supportive and submitted comments to Highland Council indicating support on the following basis:</p> <ul style="list-style-type: none"> • that there is adequate off-road parking provided within the curtilage of the property in order that the already narrow Wardlaw Road doesn't become restricted with indiscriminate parking from this development. • the Community Council also request that any road safety issues that could be attributable to the development at the junction with St Mary's Road/B9164 are addressed. 	
4	Police Report: There was no police report.	
5	<p>Planning Issues: Fred Geddes asked if comments raised for Wardlaw Road in relation to the application 21/01156/FUL. Cameron Kemp said a resident raised point – concern raised such as vehicle speeds and increase in traffic. All agreed that a 20 mph speed limit would be appropriate for Wardlaw Road. Highland Councillor David Fraser also agreed but said it is a long process to get a 20mph speed limit imposed. The other option would be 20 is Plenty campaign but previous experience in the village is that this would be less effective, as it is unenforceable.</p> <p>Comments from the Community Council were raised and submitted in relation to the DPEA Appeal Reference PPA-270-2243 concerning Ladystone Steading. These were submitted by email on 26 April. These can be viewed on the DPEA website. Judith commented that the applicant didn't want a site visit and that this seemed strange. Cameron commented on the road not being a public adopted road. David Fraser commented that the case is still waiting to be allocated to a Reporter. General discussion around concern that site visits are not currently taking place.</p> <p>No other planning issues were raised.</p> <p>Post meeting note: Both Highland Councillors David Fraser and Emma Knox emailed to say that there is now Highland Council funding available for 20 mph speed limits provided that certain criteria are met.</p>	
6	<p>AOB: Fred Geddes asked if face to face meetings could be resumed as the Covid situation has settled down a lot. Cameron responded that we should expect guidance from Highland Council regarding future face to face meetings and David Fraser thinks this is likely after the election.</p> <p>Fred Geddes also raised queries about bicycle lanes and the road layout in Inverness and would Councillor Emma Knox know how much these works cost? Agreed to ask Emma if further information is available.</p> <p>Also raised was that a satisfactory answer was not given from Highland Council on the Gilfillan pension situation – on what basis was this given and is this going to be the way they go forward. Cameron asked should we invite Emma to come back on that. Judith commented that a lot of public money appears to have</p>	

	been spent. This was discussed and advised to be carried over.	
7	Next Meetings: 22 June; 24 August; 5 October; 23 November 2021.	