

Meeting of the Kirkhill & Bunchrew Community Council

Minute of Meeting, 7:30pm; 24th August 2021

Community Councillors Present:

Fred Geddes, Cameron Kemp, Alastair MacNeil, Judith Rumbold, Alison Mackintosh, Lindsey Stout, Karen Young.

In attendance:

Christine Goddard, Councillor David Fraser, Ken Macdonald, Isobel Macleod, Alice Scriven.

1. Apologies	Actions
<p>Apologies were received from Councillor Margaret Davidson. Councillor Emma Knox gave notice of a late inclusion at 8pm but was unable to join the meeting.</p>	
<p>2. Minutes of Meeting of 6th July 2021</p> <p>The minutes of the last meeting were circulated online.</p> <p>Item 5 Change the wording to “late representations” rather than “late applications”.</p> <p>Karen Young commented that the paths proposal is not to do with reducing the 40mph speed limit but was to do with extending the existing 40mph speed limit to the east side of Inchmore. The wording of the draft minutes should be changed to reflect that.</p> <p>Comment from Isobel Macleod: in the minutes of the AGM, Planning, Section 5, the word forest is incorrect. Change wording to “a piece of ground”.</p> <p>Changes to the minutes proposed by Judith Rumbold and seconded by Ally MacNeil.</p>	
<p>3. Matters Arising of Meeting of 6th July 2021</p> <p>No Matters Arising.</p>	
<p>4. Police Report</p> <p>No police report was received.</p> <p>https://www.scotland.police.uk/about-us</p>	
<p>5. Inchmore Multi-use Path</p> <p>Ian MacGillivray emailed the Kirkhill and Bunchrew Community Council members three drawings in PDF form and a Youtube video of the proposed path. Alice Scriven of Aird Community Trust said that the path design in Inchmore was ongoing. The main issues have been the extension of the 40mph speed limit. Alice said that extending the speed limit to the east side of Inchmore is not feasible for technical reasons. Gateway features before the village and rumble strips will be installed instead. Ken Macdonald said that he expected the speed limit to be extended eastwards past Lentrane House. Technically the speed limit in that area will be 60mph and walking that path is not and will not be a pleasant experience. He</p>	



commented that many cars had gone off at that bend in recent years. There could easily be someone on that footpath and that rumble strips won't slow people down. Karen Young agreed that the ash tree in her field on that bend has been the scene of various car accidents as the drivers come into the village at speed. She has applied to the Council on numerous occasions for chevrons.

Alice Scriven commented that Highland Council staff say that rumble strips and gateway features should slow vehicles down. Ken Macdonald replied that the interest in giving up that land for the path is held by Seafield Motors and he expects the speed limit to be extended past Lentrans House.

Alice Scriven said that the match funding deadline in September could be applied for again.

Another issue to do with the path proposal is field drainage on the hillside. Calum and Karen Young have had meetings with Ian MacGillivray. The latest plan is to move the path back into their field and Ian said he would speak to the engineers but they have heard nothing. This and the maintenance of field access is the deal breaker as far as Karen is concerned.

Alice Scriven commented that there are two field accesses rather than one. The ash tree is proposed to be cut down. Karen commented that she has not had any detail regarding access or drainage. Alice Scriven has been in contact with Lisa MacKellaich from Highland Council, Road Safety Officer (funding for safe paths to school). Karen Young supplied Lisa with details of land ownership and is not ready to do Heads of Terms until these three problems are solved. Alice Scriven said that accesses would be as proposed by the Roads Department. Karen asked how long would it take? Can't have fields closed off. She has spent thousands improving the land and it's working. She wants to know how the path could be moved back into the field without disrupting drainage. David Fraser said that he has a background in engineering, been in contact regarding speed limits in other areas and that he will try and find out.

Cameron Kemp commented that we need another meeting. He has supplied Ian MacGillivray with details of who owns the land concerned and details of the conduit. Cameron also commented that it seems that extending the speed limit to the east of Inchmore, around the corner is a reasonable request.

6. Planning

Erection of Hut

Land 60M NW Of Foresters Cottage Newtonhill Lentrans Inverness

21/02982/FUL

Isobel Macleod attended the online meeting and said that she would like to revisit the planning application. She wrote to the Community Council on 15th July and Dr Campbell also wrote. She noted the consultee comment submitted by the Community Council. She commented that the Community Council should listen to the comments of locals. Isobel quoted the general purposes of a Community Council, from the Highland Council website. Dr Campbell asked that his views be taken into account as well. Cameron Kemp said that these emails were circulated to the Community Council.

There had been, in her view, material omissions. At such a low height, woodsmoke would go into the windows of neighbours and cause health problems. There was no mention of the composting toilet and how it would be emptied. This requires Environmental Health to be consulted. The proposed hut is in the middle of a small settlement and six neighbours have formally lodged objections. She also said that the applicant is not resident in this community and that the Community Council should reconsider, given the



weight of six residents' objections. Isobel has asked that the Planner consult with Transport and Environmental Health. This was done on the 13th July and it was understood that they would accept. Fred Geddes asked if this was going to go to Committee. Isobel Macleod replied that the planner indicated that it is going to go to Committee.

Cameron Kemp replied that he hoped that Environmental Health and Transport be consulted.

Isobel Macleod said that would be the Community Council is inclined to support the six residents over the applicant, who is not resident. Fred Geddes commented that it is difficult when both the applicant and the objectors are well known personalities to the Members of the Community Council.

Fred replied that the Community Council has asked Highland Council planning department to explain what their policy is on hutting. They replied that there is no policy. Fred Geddes said that we should go round the other local Community Councils and ask their opinions. Fred commented that Highland Council was asked to take into consideration the various points raised in our comment as a consultee.

Ally MacNeil proposed taking a vote on this. Isobel Macleod asked that the Community Council reply to her and let her know if the members are in support or not and reasons why. Having spent some time in discussion, Cameron Kemp will submit a further submission to Highland Council on behalf of the Community Council.

C.K.

Former Fish Hatchery

Moniack Burn

Planning Ref. 21/03060/FUL

Christine Goddard attended the online meeting. Nicola Maclean was unable to attend. Christine said that the old fish hatchery has been empty for thirty years. Residential properties have since been built around the site. She thanked the Community Councillors for their comment in the planning application. The application is for 400 spaces to be created for caravan and campervans, boats etc. which storage and distribution will have a considerable impact on our Community should this application be successful. This application is more suited to an industrial estate, not Easter Moniack.

There is a blind summit and vehicles come down the narrow road very quickly. This leaves a bigger risk for vehicles coming into the site. Long vehicles will have to turn into the narrow access, with cars coming over the blind summit. This is a bus route and is an accident waiting to happen.

There may be damage to the roadway and adjacent properties from lorries turning into the site because Ms Goddard's and Ms Drysdale's properties back onto the site. Caravans will be situated eight feet from Ms Drysdale's house and caravans contain propane gas cylinders. Ms Goddard asked that the safety risk to all three properties, including Mrs Maclean's house, be taken into consideration. She referred to a previous fire in a caravan storage facility elsewhere.

The owner of the site does not own full access, Christine owns six metres of it and there is a civil action in progress. Ms Drysdale has a shared access with the applicant and would be delayed if long vehicles entering or leaving.



In the planning application, the inclusion of the word “etcetera” needs to be explained. What does etc. refer to? This is not restricting the planning application to caravans, camper vans and boats.

Three residents have put in objections. The Flood Team and Transport Department have objected. There is a requirement to go to Committee.

Ladystone area planning application

Planning Ref. 20/01442/PIP

Karen Young stated that Dan Coulson was not able to attend this meeting. The same concerns and same objections relate to planning applications for construction in Ladystone, Bunchrew regarding the condition of the access roads. Councillor Fraser commented that Highland Council is aware of the problems in the Ladystone area and the planning approval should not create a precedent for future house building. In this case planning in principle, approved in 2017, would normally last for three years but, due to the pandemic, had an extension. It’s better to have appropriate conditions in place on a new planning application than to leave a live planning in principle in place, with no conditions attached. Network Rail requires a gate to be installed and that a mile and a half of the road be brought up to an adoptable standard. Conditions include road improvements and landscaping, including tree planting, be made in advance of building the house. Karen Young asked if a gate will prevent access and if the conditions are enforceable.

6. Any Other Business

Beauly/Blackhillock Mega Pylons

Karen Young said that a lot of local people are concerned about mega pylons along the Aird and wants to make people aware that these are back on the agenda. Scottish and Southern Energy (SSE) is looking at proposals for a 65km line from Beauly to Blackhillock, near Keith.

WhatsApp Group

The WhatsApp Group started by Lindsey Stout has had some success; however it is not possible to reply to messages whilst in meeting. It’s best to reply to messages of absence, etc. before the start of the meeting.

Councillor Fraser will give Councillor Knox an update on the meeting.

The next meeting is on Tuesday 5th October 2021 at 7:30pm, online