

Meeting of the Kirkhill & Bunchrew Community Council

Minute of Meeting, Tuesday 13th November 2018

Present

Cllr. Margaret Davidson, Fred Geddes, Chris Heaton-Armstrong, Cllr. Emma Knox, Alistair MacNeil, Judith Rumbold, Lindsey Stout, Karen Young, Ian Weir.

In attendance

Margaret Brown, John Watt, Kathryn Curtis, Raymond Czaja, Tina Czaja, Calum Young, Hamish Maclean, Meg Rodden, Joanna Foot, Kim Adams, Cathy SenGupta, Gordon Brown, Beth Coulson, Miriam Coulson, Police Constable Scott Maclean.

1. Apologies	<u>Actions</u>
Cameron Kemp.	
2. Minutes of the meeting of 2nd October 2018	
Approved. Proposed by Fred Geddes, seconded by Judith Rumbold.	
3. Police Report	
<p>Police Constable Scott Maclean gave a police report. There has been no police officer present at a community council meeting since the end of August due to staffing issues so P.C. Scott Maclean backdated his report to September.</p> <p>In September 2018, in the Aird area there was one road traffic collision with no injury and no charges made. One driver was given a fixed penalty for having no insurance. There was a high value theft in daylight using sleight of hand in Ian Marr's Antique Shop in Beauly. This is thought to be an isolated incident. CID Inverness are involved.</p> <p>In October 2018 in Aird there was was one road traffic collision with no injury and no charges made. A small value theft was made from the reception area at Bunchrew Caravan Park. A high value theft was made from Ffordes Photographic in Wester Balblair after closing hours. This is thought to be an isolated incident. CID Inverness is involved.</p> <p>P.C. Scott Maclean asked residents of the community to look out for elderly or vulnerable neighbours and to remember to lock sheds and garages.</p> <p>P.C. Scott Maclean commented on the Inchmore traffic issues. Roads policing has continued. The speeding through the 40mph zone in Inchmore is thought to be mostly perception because speed checks have not uncovered any speeding. He said that the police will continue to listen to any concerns that people may have. Countdown markers were discussed with the Council.</p>	



4. Matters Arising of the meeting of of 2nd October 2018

Christmas Lights Fund

A £150 donation towards the Christmas Lights Fund was unanimously agreed. Lindsey Stout is to pass on the contact name and email address.

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Brandon Newtonhill site for 3 holiday cottages 18/02265/FUL

We still await the outcome of the proceedings.



5. Planning Issues on Ladystone Road, Bunchrew

A18/04943/FUL Change of use of land to caravan site for 8 camping pods.

Application: 18/04734/FUL - proposed glamping site with associated manager's house.

Application 18/04738/FUL - Erection of house.

Fifteen residents of Ladystone Road were present for the meeting. Two Community Councillors declared their vested interest and abstained from voting. The two Councillors present didn't give an opinion on the live planning application discussed but answered questions about the planning process.

Councillor Margaret Davidson has contacted David Mudie, Inverness Area Planning Manager and he is happy to come out and talk about wider planning issues on Ladystone Road at a future date. Similarly, he cannot discuss a live planning application.

The residents of Ladystone Road present discussed problems with new property construction on Ladystone Road. John Watt outlined the issues as the group's unofficial spokesperson. Particularly concerning for them are:

Ladystone Road is currently used by 18 households, is unadopted, residents share the cost of maintenance (but is still in poor condition in parts) and take access over the railway bridge, which has a 10 Tonne weight restriction on it. Originally the railway bridge owned by Network Rail was built for farm access and to serve a small number of houses. Four houses were granted planning on condition they used the Leachkin Brae road but in reality they all use the Ladystone Road as the condition is unenforceable.

These new planning applications all state that they will use the Leachkin Brae access - again not enforceable.

The Leachkin Brae road has been temporarily upgraded mainly for access for electric pylon refurbishment work currently taking place. It's a rough track which goes down to Inverness via Balnafettack & Kinmylies which will be difficult to maintain, especially in poor weather.

If there is an emergency in Ladystone Road the fire engine cannot access via the railway bridge because of the ten ton weigh limit and cannot currently access via the Leachkin Brae link road due to the condition of the top road. If the bridge was to be closed for repair there would effectively be no emergency access to a rising number of properties.

Continuing planning applications for businesses on Ladystone Road, which increases traffic on the road compared to planning applications for house sites.

Damage to trees and habitat in a sensitive and naturally beautiful area, which is not reinstated. Destruction of the natural environment, changing the views of other properties. Building in a hinterland area should be restricted.

One resident spoke of their concern that house sales are going ahead without prospective buyers being made aware of the road maintenance and access issues.

Councillor Margaret Davidson commented that the Inverness Area Planning Manager will



look at Ladystone Road as a pressured area. Residents need to be sure of their requirements when presenting their case; restricted planning or no planning will affect planning proposals in the future as circumstances change.

Chris Heaton-Armstrong commented that if the Community Council objects, it only counts as one objection. The Councillors present said that an objection by a Community Council still carries weight. Fred Geddes asked, if we are a statutory consultee, does our support have more weight? Councillor Margaret Davidson replied, a Community Council is a statutory consultee only by request. If the Community Council is a statutory consultee and objects, it goes to a planning committee.

Margaret Brown asked the Community Council for their support in the refusal of the current planning applications and their support in the long term. Councillor Emma Knox commented that the deadline is 21st November 2018.

The residents left the meeting and the Community Council (without the two Ladystone residents, who abstained) voted unanimously to support the thirteen members of the community at Bunchrew who had attended the meeting in their objection and to prepare a letter of objection. Further to extensive discussions with local residents at its meeting on 13th November, Kirkhill & Bunchrew Community Council agreed to object to application 18/04943/FUL – Change of use of land to caravan site for 8 camping pods. The Community Council are concerned that applications for developments which state they are going to use the Leachkin road for access in reality end up using the substandard and unmaintained Ladystone road leading to the highly unsatisfactory situation which currently exists with this road.

18/04810/PIP House at West Croft Acres, Lentrane

Construction of a house in a garden

Based on policy, the application does not meet the requirements for an exception to the Highland Council Housing in the Countryside Policy 35 (Hinterland Areas). The siting of the house in this location would detract from the existing pattern of settlement in this vicinity in that it would increase the density of housing in this relatively open countryside to an unacceptable level, therefore risking setting a precedent for future like applications. In addition two members of the public had approached the Community Council directly and asked that we make representations on their behalf. The Community Council will therefore prepare a letter of objection.

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<p>A.O.B. Rural Watch</p> <p>The Community Council agreed to sign up to Rural Watch. Rural Watch poster to be shared on our Community Council Facebook page.</p>	CK LS
<p>14. Dates of Future Meetings</p> <p>Monday 10th December 2018 with David Mudie, Area Planning Manager in attendance.</p> <p>Tuesday 8 January 2019</p> <p>Tuesday 19 February 2019</p> <p>Meetings are to be held in the Williamson Room, Kirkhill Community Centre and will begin at 7:30pm.</p>	

**The next meeting is on Monday 10th December 2018 at 7:00pm
in the Williamson Room, Kirkhill Community Centre**

