

Meeting of the Kirkhill & Bunchrew Community Council

Minute of Meeting, 7.30p.m., 18th June 2019

Present

Judith Rumbold, Karen Young, Cameron Kemp, Fred Geddes, Ian Weir, Chris Heaton-Armstrong

In attendance

PC Scott MacLean, Tim Stott Highland Council, 5 residents of Mansfield Park, Cllr Margaret Davidson

1. Apologies	<u>Actions</u>
Cllr. Emma Knox, Cllr Helen Carmichael, Ally MacNeil, Lindsay Stout	
2. Minutes of the meeting of 14 May 2019 Approved. Proposed by F Geddes, seconded by J Rumbold.	
3. Matters Arising None.	
4. Police Report PC Maclean intimated that there had been one road traffic collision resulting in a minor injury, and one minor assault. Speed checks had been carried out on cars at Inchmore with several warnings issued. One car was stopped for not having an MOT.	



5. Planning Issues

Tim Stott from Highland Council explained the Inner Moray Firth Local Development Plan (LDP) making the following points. Discussion followed on both the LDP and the proposed development by Springfield to the west of Mansfield Park.

- The LDP provides guidance for Developers
- There is currently ongoing a review of existing sites
- There is a call for sites every five years and these should be submitted by 29th July 2019
- The poor capacity of the local school was acknowledged
- There is a list of requirements for developer contributions e.g. village shop
- 1000 people surveyed support a shop
- Housing in the countryside single site rural developments has less impact than village sites
- Clamping down on hinterland
- Rounding off existing groups – drop requirement to 2 houses
- New Planning Act – Local Place Plans – communities can produce their own plans
- Current proposals: Tulloch Groam Farm linking to Newton Park – already earmarked for development; West of Mansfield Park Springfield Developments not currently in Local Development Plan 192 houses with 0.2 children per house on average and no plans in Highland Council Capital Programme for expansion of Kirkhill School.
- Inchmore and Kirkhill share same sewage plant with limited capacity
- Brownfield/wet sites available but not yet developed
- Can't force landowners to develop sites which are not viable

Discussion from those present:

- Access roads need to be taken into account
- Mansfield Park gap site is not available for access road
- Council's Transport Planning Team should have given advice on potential for road improvements
- Need to wait for actual application from Springfield
- Government advice – no health problems under pylon cable lines
- Can't sell houses near pylons
- Lack of sewage capacity is an issue
- Make sure that residents lodge objections to future Springfield application
- Springfield need to wait for other sites to be developed in order to have a better chance of success
- Mansfield park has shared surface rather than footpaths
- There will be an Area Committee report on the LDP with recommendations from Planners
- The Main Issues Report on the LDP will be available for consultation at the beginning of 2020
- There will be opportunities to comment during the LDP process
- Springfield may submit their application soon.
- 25% affordable housing must be dispersed throughout development



<ul style="list-style-type: none"> • The current Mansfield Park road is not adopted • The proposed LDP should be ready by end of 2020 with opportunity for formal objections in early 2021 • A Government Reporter will be appointed to hear objections • The Community Council have to become registered in order to comment on Development Plans. 	
<p>6. A.O.B.</p> <p>Concerns were raised regarding the ditches on the Dunballoch road.</p>	
<p>7. Annual General Meeting</p>	
<p>7a. Chairman's Report</p> <p>The Community Council have successfully completed another year discussing matters and making representations on behalf of the local community. The year has been busy with Planning matters at Ladystone Bunchrew and in Kirkhill and also pursuing the progress of enforcement at Newtonhill. Special meetings have been held with residents so that their concerns could be heard.</p> <p>The Community Council commented on the Review of Community Councils and the Chairman attended the corresponding meeting in November 2018. There have been regular police reports to the meetings.</p> <p>Special thanks to Lindsay Stout for producing the minutes and to Fred Geddes for carrying out the Treasurer duties. Thanks to all of the Community Councillors and Highland Councillors for regularly attending and contributing to the meetings. New members to the Community Council would be welcome.</p>	
<p>7b. Treasurer's Report</p> <p>The total income for the year was £1702.16 and the total expenditure for the year was £1028.99. The Highland Council grant has been reduced by 58%. The closing balance in the bank at 31 March 2019 was £1391.22.</p>	
<p>7c. Appointment of Office Bearers</p> <ul style="list-style-type: none"> • Chairman - Cameron Kemp - proposed by Chris Heaton-Armstrong, seconded by Karen Young • Vice Chairman – Chris Heaton Armstrong • Secretary – vacant • Treasurer – Fred Geddes – proposed by Cameron Kemp seconded by Judith Rumbold. 	



14. Dates of Future Meetings

The dates of the next meetings are 1st October, 5th November and 10th December 2019. Meetings are to be held in the Williamson Room, Kirkhill Community Centre and will begin at 7:30pm.

**The next meeting is on Tuesday 20th August 2019 at 7.30pm
in the Williamson Room, Kirkhill Community Centre**

