

Meeting of the Kirkhill & Bunchrew Community Council

Minute of Meeting, 7:30pm, Tuesday 5th December 2023

Community Councillors present:

Fred Geddes, Cameron Kemp, Dr. Eleanor Kennedy, Inglis Lyon, Jayne MacMillan, Judith Rumbold, Lindsey Stout.

In attendance:

Kay Horne represented Aird Community Trust. Alastair Jack. Councillor Emma Knox. Grant Stewart of Grant Stewart Chartered Surveyors.

The meeting was held in person at Kirkhill Community Centre.

1. Inauguration of Community Council and Election of Office Bearers	Action
<p>The meeting was opened by Councillor Emma Knox and the Community Council inaugurated.</p> <p>The election of the Office Bearers took place as follows:</p> <p>Chairperson: Cameron Kemp was nominated by Fred Geddes, seconded by Inglis Lyon and he accepted the nomination. Cameron then took over the meeting as Chairperson.</p> <p>Vice Chairperson: Dr Eleanor Kennedy was nominated by Judith Rumbold, seconded by Cameron Kemp and she accepted the nomination.</p> <p>Treasurer: Fred Geddes was nominated by Cameron Kemp, seconded by Dr. Eleanor Kennedy and he accepted the nomination.</p> <p>Secretary: Lindsey Stout was nominated by Cameron Kemp, seconded by Judith Rumbold and she accepted the nomination.</p> <p>Cameron Kemp asked if anyone knew of anyone who wanted to be co-opted as a Community Councillor as we have one vacancy but no one knew of anyone. Lindsey Stout is to make this clear to the community via our Facebook page and our link to the Aird Community Trust website when updating the list of Community Councillors.</p> <p>Thanks were given by Chairperson Cameron Kemp to previous Community Councillors Karen Young and Ally MacNeil for their hard work and long commitment to the Community Council.</p>	<p>L.S.</p>
<p>2. Apologies</p> <p>Apologies were received from Councillor Chris Ballance and Councillor David Fraser, who had prior commitments.</p>	

<p>3. Minutes of Last Meeting; Minute of Meeting of 22nd of August 2023</p> <p>The minutes of the last meeting were circulated online. There were three minor corrections. The minutes were proposed for acceptance by Dr. Eleanor Kennedy and seconded by Fred Geddes.</p>	
<p>4. Matters Arising Minutes of Meeting of 22nd of August 2023:</p> <p>Noticeboard</p> <p>Lindsey Stout presented a quotation for the new Community noticeboard at the bus stop from Graham Bell of Bella Wood. The other joiner who came for a site visit did not quote.</p> <p>Location was very specific, behind the bus stop, regarding possible services underground and discussion with the Christmas Lights group and our Facebook community survey on a preferred location beside the bus stop.</p> <p>The quote was for £480. Fred Geddes is to draft a question regarding the timber, how it would be treated and how long it would last and mentioned that the sketch was not detailed. Inglis Lyon and Grant Stewart had advice regarding seeking quotes from Inverness-based sign writers for noticeboards in galvanised metal before committing.</p> <p>Councillor Knox mentioned a road opening permit – Lindsey Stout has a contact for the relevant department in the Highland Council. There is a possibility of moving the bin. Lindsey Stout to action.</p> <p>Councillor Knox suggested an application to the Ward Discretionary Fund for the noticeboard. Fred Geddes said that the Community Council current bank balance was £3360, including a grant of £589 received from Highland Council.</p> <p>The Crannog</p> <p>Dr Eleanor Kennedy gave an update. She has been in touch with George Hogg of ACT and George is very keen to get something online, with a small print run for people who do not have the technology to read it; a village shop would be an ideal location to have some copies. Inglis Lyon will also get in touch with George Hogg.</p> <p>Inchmore Playing Field Community Garden</p> <p>Grant Stewart asked who to get in touch with in the Highland Council about the playing field in Inchmore and asked for the blessing of the Community Council for the Highland Council to sell the land to Aird Community Trust, as the Community Council currently holds the lease. This is to be discussed in more detail at the next meeting, as the Community Council meeting was drawing to an end.</p>	<p>F.G. L.S.</p> <p>L.S.</p> <p>All</p>

Community Liaison Group

Cameron Kemp asked if anyone else would like to join the Community Liaison Group with SSEN about the pylons, as Karen Young has stepped down, to hear about SSEN proposals for the local area. There are links with the Community Councils in the local area: Kilmorack, Kiltarlity and Strathglass. The CLG Community Council representatives have been meeting outside of SSEN/CLG meetings to discuss, prepare and decide which points should be raised.

Inglis Lyon said that he is happy to do that and feed back to the local community. A number of residents are campaigning. The CLG minutes are circulated within the Community Council and added to the Facebook page and ACT website. A minute of the meeting with Kate Forbes, M.S.P. will be circulated in due course.

Road speeds in Kirkhill

Jayne MacMillan said that she had been approached by Margaret Macdonald about the speed of cars coming into the village and particularly into St. Mary's Road to drop children off to school. Jayne said that there has long been a problem with dropping off children to the school; using the Community Centre as a drop off zone has not been popular. It's not safe to allow children to cycle to school along St. Mary's Road. If the children are running late, parents are parking at the school on the lines and u-turning at the school gates and there are a series of vehicles queuing and creating delays for other drivers coming up from the new housing. When the police attend to do a check, there are no problems. Margaret spoke to Councillor Knox and Councillor Knox spoke to John Taylor of the Roads team about road lining and signs.

Kay Horne suggested that the teachers get the children to feed back the issue to their parents and have a GRSO group. There are already banners on the fence.

Grant Stewart suggested that a long-term solution would be to make the green square of grass opposite the school smaller and add parking on the inside, with a one-way filter lane. Residents would have to be in support of this. Jayne said that parents parking in residents' parking spaces in the square would probably mean that residents would be against it.

5. Police Report

Lindsey Stout asked for Kirkhill & Bunchrew Community Council to be added on to the police report at the last Inverness Community Councils meeting she attended in Inverness. An extensive police report is circulated with the Community Councils every three months by email, covering the entire area (Inverness Area Community Beat) and emailed to the Community Councils. Our area is included under Rural and was not mentioned specifically. The police report is too long to print out but can be shared with members of the public who would like to read it. There were no concerns raised by members of the public.

Councillor Knox mentioned dognappings. One dog was stolen in Kiltarlity and there was one attempted dognapping in Rosehaugh Estate, Avoch. Both were reported to the police.

<p>Lindsey Stout said that we also receive police notices through Rural Watch, some of which we share on our Facebook page, depending on relevance to the local area.</p> <p style="text-align: center;">https://www.scotland.police.uk/about-us</p>	
<p>6. Planning Issues</p> <p>Weekly Planning Lists issued by Highland Council</p> <p>Cameron Kemp said that it would be helpful if someone would look at this every week and, if it may be contentious, to request that the Community Council be a Statutory Consultee. There is a time limit for doing this and some judgement is required. Karen Young was doing this previously. Dr Eleanor Kennedy said that she was happy to look at the planning applications but will need some help at the start of the process. A standard email should be set up asking to be a Statutory Consultee. This would give local people a chance to have their planning application properly considered. Councillor Knox commented that we could ask to automatically be considered a Statutory Consultee. This would give the Community Council equally a chance to support a planning application as a chance to object to one.</p> <p>Lindsey Stout is to contact the Planning Department to review email addresses so that Eleanor can be emailed the planning lists directly and will not have to wait for them to be forwarded. The planning lists are emailed to us on Tuesday afternoons.</p>	<p>L.S.</p>
<p>7. Any Other Business</p> <p>Senior Citizens' Christmas Party</p> <p>Kay Horne made a request for a donation of £250 for the Senior Citizens' Party, now part of Aird Community Trust. Lindsey Stout had passed on the request and Fred Geddes and Cameron Kemp had prepared a cheque.</p> <p>Village Shop</p> <p>Grant Stewart from Grant Stewart Chartered Surveyors attended the meeting, representing his clients Colin and Danny MacMillan, who own the old Crane Yard on the approach to Kirkhill just before Newton Park when entering the village from Inchmore. Discussions on this site as a possible location for a village shop have been ongoing on for several years and have been discussed previously in Community Council meetings. Grant said that his clients are in support of a village shop and that there is a clear need for one, which has not yet been met by developers in the area. Kay Horne commented that previous developers have said that they would provide a shop.</p> <p>Grant Stewart said that he is engaging with developers at the moment and there have been engineers on site. There are issues with contamination of this land, a brownfield site, which would make it non cost-effective as a residential site. Grant Stewart outlined plans for a 2000 square foot shop site. An operator has been identified. The feasibilities of developing a brownfield site are difficult. There is a separate planning process for the MacMillan Crane Yard. Asbestos and hydrocarbons (oil, petrol and diesel) contaminate the soil. Residentially, environmental requirements are high. As the site exists already, there is a fine margin for funding for a development opportunity including decontamination and building within the next twelve to twenty-four months. The decontamination process might take a while.</p> <p>The front part of the present Crane Yard would be developed as a shop. In the short term, the rest of the site would be developed as yards (builders' yards, etc.) and, as income is generated, starter business</p>	

units as it is not suitable for residential use.

There is additional land for residential purposes opposite the yard, including social housing. Jayne MacMillan said that the school is currently nowhere near capacity.

The Planning Department has a developer contribution; could this be put forward towards a community shop? Councillor Knox said that the developer contribution is a very detailed policy, which is completely separate to the Ward Discretionary Fund. It must be for community benefit. There is a list of criteria. The developer must prove viability. A named operator would be much more attractive than a community shop run by volunteers and the unit would need to remain for that use. There is also a time limit. Grant Stewart said that support would be needed from the Community Council and Highland Councillors. Councillor Knox said that once the planning application was passed, the use of the developer contribution (for a village shop) would be confirmed.

Grant Stewart can bring plans to the next meeting, ahead of submission of planning for the site. Councillor Emma Knox suggested also contacting Aird Community Trust for support. Cameron Kemp said that in principle this is a good idea and that we would like to see the plans. Councillor Emma Knox is to email the other four Councillors.

Cllr E.K.

East Drive, Lentrane

Alastair Jack attended to discuss issues at East Drive, Lentrane House. Cars exit the road at 40mph. His garden wall has been damaged – one car hit the wall and another car has brought the wall down. The latest issue is that a neighbour has closed the passing place and put a fence up. He is concerned that two cars will have a collision or someone walking there will be hurt or worse. He's phoned the Council twice but has had no reply. The Access Officer said to come to the Community Council if the road is not safe to walk on. Dr Eleanor Kennedy asked if it's legal to block off a passing place and Councillor Knox said no. Cameron Kemp is to email the details to Councillor Knox. Councillor Knox will check if it's an adopted road.

C.K.
Cllr
Knox

Fred Geddes said that tight back roads should have a 20mph limit. Councillor Knox said that there is a Highland Council consultation on the current 20mph rollout and comments can be added to that.

Path from Newton Park to Kirkhill Primary School

Lindsey Stout wondered if, now we have two new Community Councillors, she could get some practical help in clearing this path. She was doing it herself for some years but it has become too much for her on her own. The path is not adopted nor the janitor's responsibility because it lies without the school grounds.

This issue had been raised with Donald Shiach of the Paths Group of Aird Community Trust in February 2023 and the reply at that time was that it was not bad enough. Councillor Knox suggested creating an event. Lindsey said that there had been little interest in a group or community event, either on Facebook or at a Gala stall the previous year.

Lindsey reiterated that dogs are using the wide strip of grass and weed matting as a toilet, which other dog walkers have been picking up and it's obvious, from her own dog's sniffing when using the cutting that dogs are urinating through the fence into the school garden. She's concerned that it's a health risk to the children and removing the wide strip of grass and weed matting growing out from the fence would reduce the incidence. Kay Horne said that she would get in touch with Donald Shiach of the Paths Group and bring this up again but is confident that it will be dealt with.

K.H.

<p>Community Council meetings in 2024</p> <p>Lindsey Stout is to draw up a list of possible dates, circulate it and book the Williamson Room and to make the dates available to the local community on the Facebook page and the ACT website. The finalised dates are appended to the minutes below.</p>	<p>L.S.</p>
<p style="text-align: center;">The next meeting is on Tuesday 13th February</p> <p>2024 meetings: Tuesdays at 7.30pm to 9pm, The Williamson Room:</p> <p>13th February 12th March 16th April 14th May (Annual General Meeting) 18th June 20th August 24th September 12th November 17th December</p> <p style="text-align: center;">If you would like to attend a meeting on Zoom, please contact us on <u>kandbcommunitycouncil@gmail.com</u></p>	