

Meeting of the Kirkhill & Bunchrew Community Council

Minute of Meeting, 7:30pm, Tuesday 11th March 2025

Community Councillors present:

All: Cameron Kemp, Inglis Lyon, Jayne Macmillan and Lindsey Stout.

In attendance:

Councillor Emma Knox, Susan Vaughan, George Hogg (A.C.T.).

The meeting was held in person at Kirkhill Community Centre.

<p>1. Apologies</p> <p>Community Councillors Éamon Doorley and Judith Rumbold, Councillor David Fraser.</p>	
<p>2. Minute of Last Meeting: 11th February 2025</p> <p>The minutes of February's meeting were agreed; Jayne Macmillan proposed and Inglis Lyon seconded their acceptance, pending corrections.</p>	
<p>3. Matters Arising, Minutes of Meeting of 11th February 2025/previous minutes:</p> <p>Visitor Levy Consultation, The Highland Council, extended to 31st March 2025 https://www.highland.gov.uk/visitorlevyconsultation</p> <p>Inglis Lyon said in February's meeting that he would pull together responses from Kiltarlity, Kilmorack and Strathglass Community Councils and send Jane's email on to them for information. Inglis Lyon will then fill in the consultation on Kirkhill & Bunchrew Community Council's behalf before 31st March 2025.</p> <p>Councillor Knox said that she was looking into the exemptions and the issue of V.A.T. mentioned in February's meeting.</p> <p>Vandalism to dog waste bin, Kirkhill Playpark</p> <p>Lindsey Stout wrote to the Highland Council asking for reinstatement of the vandalised dog waste bin, as agreed at February's meeting, however had received no reply.</p> <p>Community Noticeboard</p> <p>Lindsey Stout discussed the difficulty in siting the noticeboard at the bus stop raised by local contractors – rubble (an old wall) and a proliferation of services underground. She is to contact Erik Lundberg about siting the noticeboard at the Community Centre or at another location.</p>	<p>Inglis Lyon</p> <p>Councillor Knox</p> <p>Secretary</p>

<p>The planter at the old doctor's surgery at the foot of Wardlaw Road</p> <p>After the Community Council found that they did not have the wherewithal to move the planter forward a few feet, Erik Lundberg found a contact in the community to move the planter on behalf of the resident who owns the land. Lindsey Stout said that she would post our thanks on the Facebook page and also by email to Erik.</p>	<p>Secretary</p>
<p>Highland Council Community Council Scheme Review</p> <p>Councillor Knox said that there would be no boundary changes affecting any of the Community Councils. Lindsey Stout said that there was nothing of concern except that we are to write to support Nairn River Community Council regarding their concerns regarding the proposal for a Nairn community council merger, as discussed by email.</p> <p>Lindsey Stout said that she had noticed two changes:</p> <ul style="list-style-type: none"> • The accounts now require to be checked by an independent person, which was advised but not required previously, in order for the Community Council grant to be released; • There is more support by email from Community Council support, including financial templates and reminders. We are now receiving all consultations relevant to our area. 	<p>Secretary</p>
<p>SEPA Consultation</p> <p>We have until the 31st March 2025 to read the email and comment.</p>	<p>Secretary</p>
<p>Highland Council's Speed Limit Review</p> <p>Cameron Kemp said that we should be in support of a 50mph limit on narrow rural roads. Inglis Lyon said that any changes the Highland Council made were evidence-based. Community Council to reply in support.</p>	<p>Secretary</p>
<p>Highland Council Variation Order (Inverness)</p> <p>Lindsey Stout said that this was for the city centre. Castle Street currently has bays and these are to be removed, replaced by ten minutes waiting. Community Council to reply in support.</p>	<p>Secretary</p>
<p>Scottish Water Stakeholder Survey</p> <p>Councillor Knox reported that there had been complaints about traffic noise from drain covers. Secretary to fill out the survey.</p>	<p>Secretary</p>
<p>Crannog Newsletter</p> <p>Our second draft article for the Crannog Newsletter was discussed and revisions made (the first article was on the planning process). We are limited to 200-300 words for each article. Inglis Lyon took up George Hogg's suggestions and said that we could base future articles on what we have done so far on behalf of the community, the significance of major infrastructure development and how to</p>	<p>Chair Treasurer</p>

<p>make your voice heard in the planning process. We could mention some of the very real concerns raised by members of the local community and raised with Highland Council. The Crannog newsletter has quarterly editions, so we continue to rely on our minutes on the ACT website and the Facebook page to reach the public between editions (the reach of our Kirkhill & Bunchrew Community Council Facebook page has tripled this year). The Crannog Team will go back to the community for their comments on content and reach after a year of publication.</p> <p>George Hogg welcomed our article in the Crannog newsletter. He agreed with Cameron Kemp that the pylon development is the single biggest infrastructure project to impact on the community. Ahead of the SSEN planning application in our Community Council area becoming live in May, he suggested holding a public survey and/or meeting locally, possibly holding a series of local workshops, so that people who find public meetings intimidating or cannot make that date or time can adequately be represented.</p> <p>SSEN/Community interaction: refer to Item 4.</p>	<p>All</p>
<p>4. SSEN/Community Interaction</p> <ul style="list-style-type: none"> • Beauly B.E.S.S./Field Beauly planning application <p>Éamon Doorley said that he had written some bullet points for an objection to the Beauly B.E.S.S. (battery energy storage system) planning application. These were passed around the Community Council by email. Cameron Kemp said that he would be happy to submit the objection by the final date following revisions (one or more points to be added, as discussed).</p> <ul style="list-style-type: none"> • Fanellan Substation Planning Application, SSEN (Beauly) <p>The Fanellan planning application has been submitted. Councillor Knox observed that there would have to be a future, separate planning application in respect of the Black Bridge.</p> <ul style="list-style-type: none"> • See also Item 3 above on Crannog Newsletter for further discussion. • The Community Council submitted a response to the Scottish Government's Electricity Infrastructure Consultation. Community Councils' representations were in Highland Council's response to the consultation. The Highland Council's representations were not taken up as part of the consultation. The Scottish Government have clearly gone against their own consultation survey results. The Scottish Government have since gone ahead with their original proposals. This is, in the Community Council's opinion, another example of a meaningless consultation. 	<p>Chair</p> <p>Councillor Knox</p>
<p>5. Finance</p> <p>Inglis Lyon said that the balance of our account stood at £2677.00 at the date of our meeting. Our</p>	

<p>bank account is now fully electronic. Most of the bills can be paid online. Inglis Lyon has made an application for the annual Highland Council grant. An £150 donation was made to Aird Community Trust to further support the Crannog newsletter during its first year.</p>	<p>Treasurer</p>
<p>6. Police/Rural Watch Report</p> <p>Inglis Lyon and Jayne Macmillan commented on the prevalence of speeding through Kirkhill and Inchmore, often at night. Councillor Knox said that she would write to the Beat Sergeant to ask for increased patrols and requested areas to cover.</p> <p>We received several national crime updates which had no direct relevance to our area. As always, any bulletins which are of relevance are shared on our Facebook page, https://www.facebook.com/KandBCC/</p> <p style="text-align: center;">https://www.scotland.police.uk/about-us</p>	<p>Councillor Knox</p>
<p>7. Planning Issues</p> <p>As mentioned in Item 4 for SSEN applications.</p> <p>Planning Application 24/02815/FUL</p> <p>Susan Vaughan came to the Community Council to discuss this application. The planning application is just inside the Kirkhill & Bunchrew Community Council area, near Inverness. She had several points to raise. Cameron Kemp asked her to email the Community Council with the main points and we would proceed from there. The discussion was that, pending the detail of this email, we would propose to support her objection:</p> <p>Thank you for listening to me regarding the concerns we have around this application. I will certainly take up the helpful suggestions (<i>from Councillor Knox</i>) regarding the West Inverness Community Council and communicating to the Ward Councillors the suggested conditions to ensure that a temporary access does not become permanent.</p> <p>Cameron Kemp asked me to feedback some key points regarding the application to help the committee decide whether it can support us. I've noted these below:</p> <ol style="list-style-type: none"> 1. The proposed site is over 30 times larger with non-traditional design features and an extra floor higher than the original bungalow. It is not a like for like replacement. 2. Being larger (for example parking for six cars) will potentially put extra traffic on the adopted public road (U2381). The Planning and Transport team has objected to any increase in traffic on the U2381. 3. The U2381 is a popular route for those pursuing outdoor activities such as running, cycling, horse riding and walking. It is an amenity particularly for those living in the western boundary of Inverness, giving access to Craig Phadraig and Craig Dunain forests and to the Great Glen Way. Any increased traffic will pose a safety risk. 	

- Susan Vaughan 12/03/2025

Secretary

2025 meetings: Tuesdays from 7.30pm to 9pm, The Williamson Room, Kirkhill Community Centre.
These are public meetings and all are welcome.

13th May
10th June
19th August
16th September
11th November
9th December

If you would like to contact us or attend a meeting remotely by Zoom
or listen in and contribute by mobile phone if you cannot attend in person,
please email us on kandbcommunitycouncil@gmail.com
(A Zoom link cannot be arranged at short notice.)