

# 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.

1. Apologies	
Community Councillors Éamon Doorley and Judith Rumbold, Councillor David Fraser.	
2. Minute of Last Meeting: 11 <sup>th</sup> February 2025	
The minutes of February's meeting were agreed; Jayne Macmillan proposed and Inglis Lyon seconded their acceptance, pending corrections.	
3. Matters Arising, Minutes of Meeting of 11 <sup>th</sup> February 2025/previous minutes:	
Visitor Levy Consultation, The Highland Council, extended to 31st March 2025 <a href="https://www.highland.gov.uk/visitorlevyconsultation">https://www.highland.gov.uk/visitorlevyconsultation</a>	
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.	Inglis Lyon
	Councillor Knox
Vandalism to dog waste bin, Kirkhill Playpark	
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.	
Community Noticeboard	
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.	Secretary



### The planter at the old doctor's surgery at the foot of Wardlaw Road

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.

Secretary

#### Highland Council Community Council Scheme Review

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.

Lindsey Stout said that she had noticed two changes:

- 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.

Secretary

#### SEPA Consultation

We have until the 31st March 2025 to read the email and comment.

Secretary

#### Highland Council's Speed Limit Review

Cameron Kemp said that we should be in support of a 50mph limit on narrow rural roads. Inglis Lyonsaid that any changes the Highland Council made were evidence-based. Community Council to reply in support.

Secretary

### Highland Council Variation Order (Inverness)

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.

Secretary

#### Scottish Water Stakeholder Survey

Councillor Knox reported that there had been complaints about traffic noise from drain covers. Secretary to fill out the survey.

Secretary

#### Crannog Newsletter

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

Chair Treasurer



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.

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.

ΑII

SSEN/Community interaction: refer to Item 4.

### 4. SSEN/Community Interaction

• Beauly B.E.S.S./Field Beauly planning application

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).

Chair

Fanellan Substation Planning Application, SSEN (Beauly)

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.

Councillor Knox

- 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.

#### 5. Finance

Inglis Lyon said that the balance of our account stood at £2677.00 at the date of our meeting. Our



bank account is now fully electronic. Most of the bills can be paid online. Inglis Lyon has made an	Treasurer
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.	
6. Police/Rural Watch Report	
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.	Councillor Knox
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, <a href="https://www.facebook.com/KandBCC/">https://www.facebook.com/KandBCC/</a>	
https://www.scotland.police.uk/about-us	

### 7. Planning Issues

As mentioned in Item 4 for SSEN applications.

### Planning Application 24/02815/FUL

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 rise. 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:

Thank you for listening to me regarding the concerns we have around this application. I will certainly take up the helpful suggestions (from Councillor Knox) 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.

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:

- 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.



- 4. Since the expired PIP was granted in 2019, there has been a change to the access options of the original Delmore Bungalow. The latter had primarily used the railway line crossing and NOT the longer route up the private road and then along the whole length of the U238. Network Rail has now closed the crossing and the road to the crossing is anyway now mainly washed away. The private road up from the original site upwards to Oakdale is also in a poor state from water damage.
- 5. There is insufficient safeguard against any temporary access from the U2381 becoming permanent.
- 6. The planning report which was withdrawn as an agenda item for the South Planning Committee on the day of the meeting recommended the granting of the application. This was despite the objection of the Transport Planning Team and the objections from 11 local residents (over 90% of all local residents). The report failed to take full account of the concerns of the 11 public objectors. We feel that had we not responded to the report just before the day of the South Area Planning committee meeting, the application may have been granted.
- 7. Currently the application is still live and has now had a report by the Flood Risk Team which objects to building at the site.

One item I should have mentioned is that the residents of Oakdale have experienced water damage at the back of the bungalow draining off the applicant's field. They have reported it to the Council.

Susan Vaughan 12/03/2025

### 8. Any Other Business

Lindsey Stout mentioned the last Heritage Walk in the village and suggested to George Hogg that someone trained in first aid should attend any walks through the village. George Hogg referred Lindsey to the Heritage Group, of which she is a member, to pass the suggestion on.

Secretary

George Hogg mentioned the Aird Community Trust A.G.M. on 31<sup>st</sup> March at 7pm in the Williamson Room, Kirkhill Community Centre and invited the Community Councillors to attend. He said that Ward Discretionary funding has supported the Crannog Newsletter with £250 towards printing costs for those without access to a computer and £5000 of Community Centre improvement works, including opening up a new door to the Williamson Room from the Hall so that the whole space can be used for events and the installation of a projector screen supported from the ceiling for meetings and events. A survey of members showed that most were happy with email communication. A new Director of the Board is being sought with an expertise in publicity and communication. The transfer of ownership of Wardlaw Mausoleum from Lovat Estates to Aird Community Trust is in progress. The In Post box outside the Community Centre will, it is hoped, generate £1000 per year in income. Charlotte Offord is hosting a Community Day at the Community Centre and field on Saturday 17<sup>th</sup> May. Each voluntary group is to host an activity which the Scout groups present can take part in and which will go towards a Scouting badge. Lindsey Stout is to survey the Community Councillors and reply to Charlotte Offord.

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 <a href="mailto:kandbcommunitycouncil@gmail.com">kandbcommunitycouncil@gmail.com</a>
(A Zoom link cannot be arranged at short notice.)