

Meeting of the Kirkhill & Bunchrew Community Council

Minute of Meeting, 7:30pm, Tuesday 15th November 2022

Community Councillors Present:

Fred Geddes, Cameron Kemp, Ally MacNeil, Judith Rumbold, Lindsey Stout, Karen Young.

In attendance:

Councillor Emma Knox.

Dan Coulson.

The meeting was held in person at Kirkhill Community Centre in the Williamson Room.

1. Apologies	Actions
<p>Apologies were received from Community Councillor Alison Mackintosh, Kay Horne (Aird Community Trust) and Councillors Chris Balance and David Fraser.</p>	
<p>2. Minutes of Last Meeting; Minutes of Meeting of 27th September 2022 and Public Meeting of 20th October 2022</p> <p>The draft minutes of the last meetings were circulated at the meeting. The minutes of the Public Meeting were accepted as correct by Cameron Kemp and Ally MacNeil, who were present. There were corrections to the minutes of 27th September 2022 and, following correction, they were proposed for acceptance by Ally MacNeil and seconded by Karen Young.</p>	
<p>3. Matters Arising</p> <p>Minutes of Meeting of 27th September 2022</p> <p>Millennium Garden</p> <p>Fred Geddes confirmed that there are funds to go ahead with repairs to the boardwalk. Cameron Kemp and Lindsey Stout are to check correspondence to check that this has been communicated to Aird Community Trust.</p> <p>Location of a proposed new Community Noticeboard</p> <p>Councillor Knox is to contact Beaully Community Council to find out how they got a noticeboard on the back of their bus shelter.</p> <p>Public Meeting regarding bus services</p> <p>Lindsey Stout organised a public meeting on 20th October in Kiltarlity with Drew Hendry, M.P.</p>	<p>C.K./L.S.</p> <p>Cllr Knox</p>

chairing the meeting and the public meeting was well attended, with outcomes listed in the separate minutes of the 20th of October. Thanks were given to Lindsey Stout for organising it.

Councillor Knox discussed the plans to run a Council run bus service in-house and the Council has already started to advertise for bus drivers.

Broken Glass on Wall at Wardlaw House

As far as Councillor Knox is aware, the enforcement order is no longer in place. The Council is pursuing a potential notice under Section 93 of the Roads (Scotland) Act, 1984. Councillor Knox is in communication with the owners of Wardlaw House.

Road speeds in Kirkhill

The Area Roads Manager, John Taylor said that there would be 20mph limits in all villages over time. Kirkhill and Beauly have already started the scheme. There will be public consultation events.

Councillor Knox said that she is keeping in touch with the Muirs about speed monitoring at Conanbank/Achnagairn and that the Council could apply road markings (white lines on approach). The Council cannot move the Speed Indication Device further out of the village because it requires a power supply and it is already situated at the last lamp-post in the village.

Inchmore Playing Field

Cameron Kemp asked if progress on the plans for community use of Inchmore Playing Field has been achieved but no one present was aware of any.

Planning Application 22/02136/FUL Land 60m NE of Shiloh, Millifiach, Cabrich, Kirkhill

The Community Councillors supported the points made by the residents, as agreed.

Planning Application 22/03627/MSC Land 50M SE of Holme Farmhouse, Lentrán

The Community Councillors supported the Youngs' objection in the comments, as agreed.

Any Other Business

Ally MacNeil and Karen Young attended the meeting about the megapylons on 5th October 2022 at Kilmorack Hall. The topography and access to the current pylon lines and corridors and taking one of the current lines down was discussed. The completion date is 2030.

A donation of £250 was made to the Senior Citizens' Christmas Party.

Ally MacNeil said that there had been no progress on the reinstatement of his family member's gravestone at Wardlaw Mausoleum.

<p>4. Police Matters</p> <p>Police reports are no longer received and there has been no reply to our reminder emails. The Community Council has not been notified of any matters for the police by members of the community. Councillor Knox asked if it would be helpful to ask for exception reporting and Councillor Knox will action this.</p> <p>https://www.scotland.police.uk/about-us</p>	<p>CLlr Knox</p>
<p>5. Planning Issues</p> <p>Planning reference 220/4503/MSC</p> <p>Karen Young flagged this from the planning email as requiring our attention. Cameron Kemp said that we have sent in an email as a Community Council requesting to be a statutory consultee but have not had any reply yet to the email. Dan Coulson thanked Karen Young for making him aware of the planning application. Dan explained that MSC means “matters subject to consultation”.</p> <p>Dan Coulson is also permitted to speak on behalf of John Watt, a neighbour, at this meeting. The expiry date for lodging representations is 2nd December 2022. Dan is to get in contact with other residents by email for their comments.</p> <p>Dan Coulson is to summarise the key points of his argument (appended below) and send it to the Community Council. The Community Councillors will agree amongst themselves and discuss actions via email following the meeting. Cameron Kemp said that the minutes of the public meeting regarding development in Ladystone of November 2018 are relevant and Lindsey Stout will forward them to the other Community Councillors.</p> <ul style="list-style-type: none"> • “Planning Circular 3/2012 says "It is inappropriate to grant planning permission for a development which would demonstrably exacerbate a situation which was clearly already unsatisfactory". KBCC has objected in the past to planning applications which do not take account of the local infrastructure and roads under HwLDP Policy 28. • The Application Form states that there will be 4 vehicles using the tracks within Ladystone. There has been no statement to identify how these vehicles will be prevented from using Ladystone Road and the overbridge. There is no apparent new consultation with Network Rail. • The Forestry expert has identified that trees subject to a TPO will be affected. These are in addition to the many trees previously felled without permission. • An examination of the Site Layout shows a worrying creep of disinformation by claiming that the broken red line denotes the permission within 17/05112/PIP. • The Proposed Floor Plan suggests that the property is to be used as a Guest House. Wording such as "Guest Garage" and "Linen Store (Staff Only)". If this is the case, it would increase vehicular activity either on Ladystone Road or on the undeveloped lumber track to Leachkin Brae. These are the reasons why planning has been refused in 	<p>D.C./C.K. L.S.</p>

<p>the past whether by the SPC or the DPEA.</p> <ul style="list-style-type: none"> • The dwelling is almost twice the size of that proposed on the same size plot which is under Appeal PPA-270-2274. • Therefore, the proposal is inconsistent with other dwellings. Access to Single Houses and Small Housing Developments "3.4 "Housing group" is defined as: at least 3 buildings (2 of which must already be houses) that are physically detached from each other but that have a perceptible relationship with each other and share a well-defined, cohesive character." • The above document also states "When there is a possibility, that in future, a rural development will be extended to more than four houses then the access road will require to be constructed to an adoptable standard and advice should be sought from the Council." • It has been the publicly stated intent of the Applicant at the Hearing for RO-270-003 to revert back from 20/01442/PIP to 17/05112/PIP to build without the constraint of developing the access. This approach to development in the Ladystone area has resulted in some 14 properties being built without the commensurate improvements to infrastructure and the roads." 	
<p>6. Any Other Business</p> <p>N/A</p>	
<p>Meetings in 2023 are to be arranged and advertised publicly</p> <p>Please contact us on kandbcommunitycouncil@gmail.com if you would like to attend a meeting.</p>	