

Meeting of the Kirkhill & Bunchrew Community Council

Minute of Meeting, 7:30pm 18th January 2022

Community Councillors Present:

Fred Geddes, Cameron Kemp, Alison Mackintosh, Alastair MacNeil, Judith Rumbold, Lindsey Stout, Karen Young.

In attendance:

Councillor Emma Knox, Councillor Margaret Davidson, Christine Goddard, George Hogg (Chair, Aird Community Trust), Nicola Maclean, Fraser Mackintosh and an unknown person or persons attending the meeting online from a Zoom link provided regarding the Hatchery application.

The meeting was held online, on Zoom.

1. Apologies	Actions
Apologies were received from Councillor David Fraser.	
2. Minutes of Last Meeting; Minutes of Meeting of 21st November 2021	
The minutes of the last meeting were circulated online.	
Inchmore Canteen for sale and Inchmore multi-use path	
Karen Young submitted detailed corrections for Item 6, Planning regarding what she said in the meeting that her son, Calum Young, had said about the drainage.	L.S.
Acceptance of the minutes following these corrections was proposed by Alison Mackintosh and seconded by Ally MacNeil and Judith Rumbold.	
Matters Arising	
Minutes of Meeting of 4th May 2021, inclusive of the minutes of meeting of 13th April 2021	
New house at Drumchardine	
Planning Ref. 20/04718/FUL	
Rebecca Maclean commented on the minutes of the 4 th May 2021 and requested the minutes of an additional meeting held on the 13 th April 2021 regarding a house in Drumchardine. The Community Councillors who attended this meeting on 13 th April 2021 took basic notes at this meeting and the main points were summarised in the minutes of the 4 th May 2021. The members of the public present on 13 th April 2021 were recorded but not the Community Councillors. Cameron Kemp is to find out which Community Councillors were present and to reply to Mrs Maclean.	C.K.
4. Police Report	
No police report was received. https://www.scotland.police.uk/about-us	
5. Aird Community Trust (A.C.T.)	
George Hogg, Chair of Aird Community Trust (A.C.T.), attended the meeting. He gave a talk about the background history of A.C.T., summarised below.	
A.C.T. was formed when the Kirkhill and Bunchrew Community Trust and Kirkhill Community Centre merged, with the addition of Cabrich and Clunes (under Kiltarlity Community Council's area), to reflect the school catchment. It is a registered charity with O.S.C.A.R. There is a Board of volunteer Trustees, a Chair, Secretary and Treasurer and a series of groups. The aim is to assist in community life and the	



groups which have developed so far have had social and environmental aims. Historically, George said, A.C.T. (and the K.B.C.T./K.C.C. before it) has operated in some isolation but, moving forward, the aim is to work strategically with other key organisations in the community, including voluntary organisations.

George Hogg suggested that people could get in touch with Aird Community Trust and suggest what needs to be done in the area and form their own group, using the existing umbrella organisation structure of Trustees, Office Bearers, charity status and bank account.

The Kirkhill Community Centre group is A.C.T.'s biggest asset and its single biggest liability because of the impact on bookings of Covid-19. The new heating project reduces the carbon footprint and uses an air source heat pump to improve energy efficiency. Grant funding was received from Zero Waste Scotland. The current group members would like to have new membership as many of the volunteers have been involved in the Community Centre for several years. There is a need for more people to be involved in the management of Kirkhill Community Centre.

The Woodland Group operates in the Upper Beechwood at Reelig Glen, on land owned by Forest and Land Scotland. Work parties work in the wood every second week and non-native species are managed and timber harvested. The Woodland Group was also involved in controlling Japanese Knotweed in the Millennium Garden.

The Community Café group had to take a leave of absence because of the impact of Covid-19 but want to get up and running again as soon as possible, possibly within two months.

The Christmas Lights group has fundraised successfully for two years for buying and setting up new Christmas decorations and arranging community events to turn the lights on.

The Paths group currently have a group of volunteers to keep the paths clear. The Active Travel group are involved in several access projects including the Inchmore paths proposal and have gained Sustrans funding.

The Gritting group formed recently, after the Highland Council asked for applications from community volunteers to provide voluntary pavement gritting. Lindsey Stout asked about insurance for working on ice. George said that Highland Council provide the equipment and the insurance for the volunteers. There are now an additional six grit bins located in Kirkhill. More volunteers are needed as only certain areas can be cleared and gritted by the current volunteers by hand. George commented that any gritting of the pavements is better than nothing.

George said that A.C.T. aims to engage more with the community via their website and Facebook page and to survey the community about what people are concerned about and interested in developing. Facebook doesn't get to everyone but community events are currently restricted by the pandemic.

The Crannog newsletter could possibly return in electronic form and include a Community Council page and possibly other pages for other potential partner organisations in the community. News would be more up to date than the old newsletter, as an online newsletter could be kept up to date; it is not sent away to the printers. Some copies could be printed out and left at the Post Office counter for those not on social media or able to engage online.

Anyone can join one of the existing groups and should not hesitate to get in touch if they wish to or have any new ideas.

Cameron Kemp thanked George Hogg for attending the meeting.

Councillor Emma Knox suggested that a member of A.C.T. attend Community Council meetings and a Community Councillor attend A.C.T. meetings. Ally MacNeil said that he used to attend meetings before. Councillor Knox said that Aird is very lucky to have a Trust. The Community Council itself cannot apply for



funding. She also suggested that George Hogg look into advertising the voluntary roles that need to be filled.

<http://www.airdcommunity.com/>

Facebook page, Aird Community

6. A complaint regarding speeding traffic in Bunchrew

Mr Fraser Mackintosh attended the meeting regarding speeding traffic in Bunchrew. Mr Fraser got in touch with the Community Council in June 2021 via the Facebook page, administrated by Lindsey Stout. Lindsey Stout sent the previous minutes to Mr Mackintosh regarding proposed traffic calming measures in Inchmore, for his information. She also suggested asking other Bunchrew residents to attend a Community Council meeting with him.

Mr Mackintosh said that he has lived in Bunchrew all his life, lives beside the road and that in his view speeding has increased, including buses, lorries and Council vehicles. He said that he was particularly conscious of this increase of speeding at the start of Lockdown because there was less traffic on the road. Walking on the pavement beside speeding traffic is worrying. There is no natural barrier to slow traffic in the form of a corner, as in Inchmore, because Bunchrew is on a straight. There is a 40mph limit and Mr Mackintosh is interested in the model for traffic calming in Inchmore. There is also poor visibility at the junction with Ladystone Road.

Fraser Mackintosh has been in contact with Police Scotland and their presence does make a difference. He was also in touch with Highland Council about this in November. Councillor Emma Knox asked Mr Mackintosh to forward her his communication with Highland Council, including the case reference number. It has taken years for Inchmore to get traffic calming measures. Speed monitoring is the first stage. Councillor Emma Knox to action.

7. Former Fish Hatchery, Moniack Burn

Planning Ref. 21/03060/FUL

This is back on the agenda because Cameron Kemp has been contacted by Mr Niall Bruce of Dipper Developments Ltd regarding this application. The Community Council put in an objection to this application at the beginning of August. There was a tight timeline (the closing date was the 5th of August). Kirkhill and Bunchrew Community Council hadn't previously registered as a Statutory Consultee. The item was then discussed again at a Community Council meeting on 24th August and Christine Goddard attended and made some comments. In October Mr Kemp, the Chair, was contacted by Mr Bruce and sent the minutes of 24th August to him. On 20th December representation was made from a firm of solicitors, P. Black Solicitors Limited of Dingwall, concerning the objection.

Fred Geddes asked if this was a precedent, receiving a letter from a solicitor. Could Councillors Emma Knox or Margaret Davidson advise if this was a regular feature? Mr Geddes asked the Councillors if the Highland Council could advise us if we should respond through a legal channel. Councillor Knox replied that there was a precedent but no legal status. A planning applicant may hire a lawyer and a lawyer might write to a Community Council on the applicant's behalf but it doesn't happen very often. The tone of the letter is not described as helpful. The Highland Council's legal department would be happy to help if it came to that stage.

Cameron Kemp said that the Community Council should respond and proposed discussion in private. The outcome of this discussion would be minuted at the end of the meeting. Councillor Knox said that elected Highland Councillors would leave before that stage as it would not be appropriate to comment.



Response discussed after the meeting:

The final paragraph of the letter from the solicitors asked us to remove our objection. The terms of the objection were general principles of increase in traffic, the junction was not suitable and the application was then tabled at our meeting on 24th August and the decision to put in an objection was ratified. As a Community Council, we cannot take part in any disputes over land ownership. We can't comment any further than that. The Highland Council Transport planners have made similar points and objected comprehensively. The deadline meant that it could not be included at the nearest meeting.

Cameron Kemp, Chair, asked how we were to respond to the letter. Comments were made as follows: the applicant had an opportunity to comment at the meeting and didn't, so our decision cannot be changed. A planning application is in the public domain and when a planning application is advertised people have the opportunity to object in their own right and also to approach their Community Council. It is not the role of the Community Council to approach the applicant. The Community Councillors were united in the decision to ask the Chair, Cameron Kemp, to respond to the applicant, Mr Niall Bruce and say that we will not respond to their solicitor's letter. Cameron Kemp will prepare a response for the Community Councillors to read and agree on.

8. Other Planning Issues

No other planning issues were discussed.

9. Role of Vice Chair

Lindsey Stout wishes to step down as she has taken on the role of Secretary. No one accepted a proposal or volunteered to become Vice Chair and it was to be put forward to another meeting.

10. Any Other Business

Fred Geddes asked whether Highland Council staff were to return to offices. Councillor Emma Knox mentioned the Omicron variant and a staged return. There will be a blended model and no full return to offices, with some of the offices being repurposed. The savings made will be spent elsewhere. She said that Charles Stephen is the person to contact about the blended model. Lindsey Stout mentioned that young or new staff members benefit from meeting with mentors in person and from socialising with others at work and that this is lost when working online.

Karen Young mentioned Hogmanay (1st January) and fireworks, which terrified two ponies and the animals in the sheds. Is there any development on the accessibility of silent fireworks to the public? One of the Councillors mentioned that there are establishments in the locality working with that. Bunchrew House Hotel's policy is only to use silent fireworks for their events. Councillor Emma Knox said that by law fireworks should have finished by 1 a.m. but some went off at 2 p.m. and the police were notified.

Fred Geddes asked about the outcome of Mr Ged Church's application for a hut. Cameron Kemp said that it was still under consideration.

Cameron Kemp said that he had been paying for the Zoom account and would like to reclaim some of the expenses. Refunding the costs of Community Council meetings held on Zoom was agreed to be reasonable by the other Community Councillors.

The next meeting is on Tuesday 1st March 2021 at 7:30pm, online

Meetings, 2022:

1st March

19th April



31st May
16th August
27th September
15th November

Please contact us on kandbcommunitycouncil@gmail.com if you would like to attend a meeting.