

Meeting of the Kirkhill & Bunchrew Community Council

Minute of Meeting, 7:30pm, Tuesday 27th September 2022

Community Councillors Present:

Cameron Kemp, Alison Mackintosh, Ally MacNeil, Lindsey Stout, Karen Young.

In attendance:

Kay Horne (Aird Community Trust). Councillor Emma Knox.

Kate Beach, Garry Macleod, Alistair Muir.

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

| 1. Apologies | <u>Actions</u> |
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| <p>Apologies were received from Community Councillors Fred Geddes and Judith Rumbold and Councillor David Fraser.</p> | |
| <p>2. Minutes of Last Meeting; Minute of Meeting of 16th August 2022</p> <p>The draft minutes of the last meeting of 16th August 2022 were circulated at the meeting. The minutes were accepted as correct by all present. They were proposed for acceptance by Ally MacNeil and seconded by Alison Mackintosh.</p> | |
| <p>3. Matters Arising</p> <p>Minutes of Meeting of 16th August 2022</p> <p>Millennium Garden</p> <p>Repairs to the boardwalk: Erik Lundberg forwarded a quote from Billy Horne for £180 plus V.A.T. Cameron Kemp said that he was happy as Chair to authorise that go ahead. Fred Geddes replied by email that there were adequate funds of £2895 in the bank.</p> <p>Location of a proposed new Community Noticeboard</p> <p>Lindsey Stout was in communication with George Hogg and the Board of Aird Community Trust to discuss the best proposed location of a new noticeboard. Karen Young suggested the Community Centre but Lindsey Stout said that the Community Centre is not at the centre of the village and a board would not be visible to enough people there. George Hogg emailed that it was thought that the current board has not been noticed by Trust members new to the village since the shop closed. The Board of A.C.T. were in agreement that the location of a noticeboard at the bus stop was the best option. Regarding the proposed new noticeboard, the Community Council agreed that a freestanding board beside the bus stop would be detrimental to the Christmas tree location and Councillor Knox pointed out that it would also</p> | <p>C.K. F.G.</p> |

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| <p>require Council permission. A board inside or on the back of the bus stop was discussed because this has been done successfully in other local areas. This would also reduce costs. Councillor Knox is to look into this.</p> <p>Cancellation of Stagecoach’s Late No. 28 Bus/Complaints about Local Bus Services</p> <p>Karen Young asked if the Coastal Communities Grant could be used towards running a bus service. Councillor Knox said that the Crown Estates and Coastal Communities grant would only furnish a tiny proportion of the funding required and that the Council have been looking into a Council owned and run bus service. Some of the routes are subsidised by Highland Council. D&E and Stagecoach were the only bus firms to tender and had tendered for different routes. The longest contract is three years.</p> <p>The Councillors have been collecting examples of complaints by the public. Lindsey Stout conducted a Facebook survey to gauge public interest in reinstating the late bus and a few common threads of dissatisfaction were highlighted. Based on the responses received on the local Kirkhill and Kiltarlity Facebook pages, it was decided to hold a public meeting to allow members of the public to express their concerns with a Stagecoach representative present. Lindsey Stout is to organise the public meeting and to work around Drew Hendry M.P.’s available dates. The public, Councillors and the press are to be invited.</p> <p>Broken Glass on Wall at Wardlaw House</p> <p>Broken glass is still on the wall at Wardlaw House. The owners have received an enforcement notice. Councillor Knox will let Environmental Health know that it’s still there.</p> | <p>Cllr Knox</p> <p>Cllr Knox</p> |
| <p>4. Road speeds in Kirkhill</p> <p>Alistair Muir attended to highlight the problem of vehicles speeding during the time that children are travelling by bike to school in Kirkhill. He said that at ten to nine (just before school starts) it is noticeable that cars are speeding past his house, Achnagairn Lodge. At other times of day speeding vehicles are also coming through. He wondered if people think that the 30mph limit starts at the flashing sign (it starts at the Old Smiddy). This is very dangerous for cyclists, especially child cyclists on their way to school. He said that a 30mph sign further back at the Old Smiddy would be more useful or another police campaign, if appropriate. On the 40mph stretch from Conan Bank Farm, speeding traffic is in excess of 40mph, even 60mph. Would it be possible to make the 30mph zone extend through the current 40mph zone at Conan Bank Farm? Speeding is common at any time of day. Some involvement from the Council is required to reinforce the 40mph speed limit at Conan Bank and also to improve the road markings, warning of the approach to a 30mph section.</p> <p>Councillor Emma Knox is to speak to Roads Manager John Taylor about speed monitoring on both sides of the Old Smiddy, about moving the speed limit sign and also about road marking as described. A speed monitoring exercise will give evidence. Moving the sign and implementing the road markings and rumble strips can be done fairly quickly. In the case of the argument for the 30mph zone to extend through the current 40mph zone at Conan Bank, Councillor Knox will make the request but this will be more difficult. A children crossing sign</p> | <p>Cllr Knox</p> |

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| <p>would also be a good idea.</p> <p>Cameron Kemp suggested asking the school to pass on the message to parents to observe the speed limits.</p> | |
| <p>5. Police Report</p> <p>A report from Police Scotland was not received. Lindsey Stout said that she shared Rural Watch Facebook posts on the Facebook page, which often include advice from Police Scotland to share for public awareness.</p> <p style="text-align: center;">https://www.scotland.police.uk/about-us</p> | |
| <p>6. Inchmore Playing Field</p> <p>A resident had been in touch with the Aird Community Trust to suggest using the old Inchmore playing field for community use, such as an orchard or allotments. Kirkhill & Bunchrew Community Council currently lease the land from Highland Council. Karen Young pointed out that the old school car park does not belong to Highland Council, it belongs to James Horlick, so there would not be any guaranteed access to public parking. Lindsey Stout said that we need to retain as much green space in our local area as possible and that this is a great idea. The Community Councillors were in support of the proposal. Cameron Kemp is to reply.</p> | C.K. |
| <p>7. Planning Issues</p> <p>Planning Application 22/02136/FUL Land 60m NE of Shiloh, Millifiach, Cabrich, Kirkhill</p> <p>Kirkhill and Bunchrew Community Council were asked to comment on this planning application in June, however this was not actioned at the time because of a misunderstanding of community council boundaries. Cameron Kemp approached the Planning Department and asked for time to have an opinion.</p> <p>Kate Beach and Garry Macleod had prepared a document which they read out covering their own and their neighbours' reasons for objection. Their neighbours were happy for them to speak on their behalf. The concerns discussed were about losing privacy, the design of the house (size and too much glass) and the access road that leads to the plot.</p> <p>They said that they had bought the house knowing that there was full planning permission for a house on the plot next door but that design was 3m further down a steep slope and wasn't particularly visible, as there would have been only a door and small window on the back of the house facing their way. The garage was also placed further away from their boundary in the original design (previously, it was attached to the house). Neither neighbour had made any objections concerning the previous planning application in the lower location (except about the access road).</p> | |

There is now a new owner of the plot and the new planning application is quite different. The new design is 3m further up the hill and there would be glass facing all the neighbouring properties, with the possibility of overlooking from the proposed house into the immediate garden & windows. Their architect suggested that they and their neighbours should request an impact assessment. They did this and have not had any feedback from the planners and do not know if it has been done or not.

This is an excerpt from the Planning Statement: “1.27 The architect has worked closely with the applicant to ensure that the new dwelling will have no detrimental impact on the occupiers of any adjoining properties. With due regard to the relevant Development Plan policies, the scheme has been developed such that the positioning and massing of the property will not result in any lost light, loss of privacy or overbearance.” Kate Beach and Garry Macleod said that they would take issue with this statement unless it was backed up by diagrams and/or sections verifying that the above would indeed be the case.

Kate Beach and Garry Macleod also have a concern that there is a misleading drawing in the application. The drawing aims to show that the two designs are not much different in the overall roof height comparing one to the other. However, the lower floor of the new design will be about 3m higher than the roof of the original outline planning application.

They said that everyone is concerned about the access road. They all (except the previous owner of the plot) recently clubbed together to have it repaired and upgraded. They would not want it to sustain any damage by heavy vehicles using it. More importantly, the access to the plot is very difficult. They personally have not been able to have building materials delivered directly to the house and they would seek clarification as to how deliveries would be achieved. Where would anyone park arriving to work at the site? They would like reassurance that the access road surface would be reinstated.

Lastly, they are seeking reassurance about the noise (or not) from the air source heat pump. The area is particularly quiet. Anything ‘running’ would be heard in the locality, especially at night.

In summary, there are neighbours surrounding this application who have valid objections and concerns who would like some reassurance that their concerns are being listened to. They have had no communication from the planning department. The location and the design with all the glass is obtrusive, the new location of the house is too close to the neighbouring houses and all the glass means the neighbours on either side will be overlooked, therefore losing their privacy. Their opinion is that the house is not sympathetic to the character of the area and is not of similar scale or design to the local buildings. They said that perhaps this would be mitigated by moving it back to its original location down the slope. Less glass would still be preferred but the amount of glass might not have the same impact if the house location was moved.

Regarding numbers of objections in rural communities, they said, it must be rare to obtain eight objections to planning applications because there aren’t always that many neighbours to object. They said that a planning official could pass it without their concerns being looked

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| <p>at. If they do not have a valid reason to object, would like to know this too.</p> <p>Councillor Emma Knox recommended that the applicants email all their Councillors to recommend that it go to committee.</p> <p>Cameron Kemp, Chair, asked if the other Community Councillors supported the objections and all were agreed. Cameron Kemp will forward the email and review the points. He will follow up the email by contacting planning the planning department</p> <p>Planning Application 22/03627/MSC Land 50M SE of Holme Farmhouse, Lentrán</p> <p>Karen Young said that most people aren't aware that there are only seven days in which the Community Council can apply to be a Statutory Consultee after the planning list is issued and usually it is too late once we have been notified.</p> <p>Karen Young was speaking about this application as a neighbour of the property mentioned above and not as a Community Councillor. The owner of a neighbouring property is no longer automatically notified if they don't live there, so a neighbouring field is not included. The Youngs did not object to the original outline planning application and do not have a problem with the site being developed.</p> <p>The detailed planning application details and the topography of the site show that the land is not suitable for onsite total sewage treatment and that there is no mains sewerage nearby. The plan is to treat the sewage from the property and then for all the treated and surface water to run underground to a manhole offsite and thence to be discharged into an open ditch down by the side of the Youngs' field. Caintech did the drainage report and stated that in May 2022 the ditch had running water. Karen Young disagreed and said that it has been a dry ditch for most of the time over many years, that has no fresh water running into it and does not discharge into a burn further along, as stated by Caintech.</p> <p>Karen Young suggested to Caintech via the Agent that an on-site meeting would be helpful. Caintech replied that they would not meet, as Karen and her family were not the applicants and were not paying their fees, so Karen put in an online objection and requested the Community Council to support her concerns on drainage. The Community Councillors were in agreement to support the objection on grounds of drainage issues. Cameron Kemp, Chair to action.</p> <p>Councillor Knox commented after discussion that we should have a standard email format to ask to be considered as a statutory consultee. Karen Young is to write a standard email proforma.</p> | <p>ClIr Knox</p> <p>C.K.</p> <p>C.K.</p> <p>K.Y.</p> |
| <p>8. Any Other Business</p> <p>Ally MacNeil and Karen Young highlighted the meeting about the megapylons to Community Councillors, on 5th October at Kilmorack Hall. The printed leaflets distributed locally and the Facebook post that we had shared had an error in that Kilmorack was misspelt Kilmarnock, however most people were aware of where this should be.</p> | |

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| <p>Ally MacNeil said that a gravestone had been taken away and never replaced at Wardlaw Mausoleum and is still standing against the wall three years after he first complained about the removal of a family member’s gravestone. Snagging was to be done but was never done. Councillor Knox will contact the burial and cremations team. Lockdowns have added delays.</p> <p>Kay Horne mentioned the Senior Citizens’ Christmas party is being reinstated and put in a request for a reasonable donation. The last donation we made was £250 and this was suggested.</p> <p>Karen Young posed a question about the need for foodbanks in the local area. There is one in Muir of Ord. Councillor Knox said that the Welfare Team did a lot of research and rather than reinstating foodbanks in this area, warm spaces and taking food to people were highlighted as the appropriate measures. Kay Horne replied that there will be a warm space in the church with soup and sandwiches provided on a Tuesday and Thursday. This initiative has support from the Community Council.</p> <p>Dates of next meetings: Cameron Kemp is to email the other Community Councillors with suggested dates for 2023.</p> | <p>C.K.</p> |
| <p>The next meeting is on Tuesday 15th November 2022 Williamson Room, Kirkhill Community Centre 7.30pm to 9pm</p> <p>Please contact us on kandbcommunitycouncil@gmail.com if you would like to attend a meeting.</p> | |