

Meeting of the Kirkhill & Bunchrew Community Council

Minute of Online Meeting, 7:30pm; 16th March 2021

Community Councillors Present:

Fred Geddes, Cameron Kemp, Alastair MacNeil, Judith Rumbold, Alice Scriven, Lindsey Stout, Karen Young.

In attendance:

Anna Church, Brenda Dunthorne, Cllr. David Fraser, Councillor Emma Knox, Erik Lundberg, Ken Macdonald, Alison Mackintosh.

1. Apologies	Action
No apologies were received.	s
2. Minutes of Meeting of 26th January2020	
The minutes of the last meeting were circulated online. The finalised minutes were accepted, proposed by Judith Rumbold and seconded by Cllr. Emma Knox.	
3. Matters Arising of Meeting of 26th January2020	
<p>Kirkhill phone box</p> <p>Councillor Emma Knox has looked into all the options and the reinstatement of the phone box which was removed in error would be too expensive for the community to fund. After it was hauled onto the back of a lorry, bent and twisted and the glass broken, it would cost thousands to restore it to condition.</p> <p>Further matters arising are covered in the Planning section of the minutes.</p>	
4. Police Report	
<p>No incidents of note were reported for the period of 16th February to 16th March 2021.</p> <p>https://www.scotland.police.uk/about-us/covid-19-bulletins</p>	
5. Inchmore path update	





Alice Scriven attended the meeting to give an update on the proposed path works in Inchmore. Alice Scriven, Anna Church and Ken Macdonald indicated their interest in this item of the agenda.

Alice Scriven explained that the proposed path will be on the South side of the A862 in Inchmore. A detailed design is ongoing. The Paths Group of Aird Community Trust met with Ian MacGillivray of the Consulting Engineers, Sigma PM, two weeks prior to this meeting. The Highland Council were positive about traffic calming measures to ensure that the 40m.p.h. limit is adhered to. There will be match funding of 30% from Sustrans. 70% of the funding package is ongoing. Anna Church said that a couple of part-funding packages are at the application stage. Alice Scriven commented that there have been delays due to the pandemic. The Highland Council are going to fund the road changes. It won't be too long before plans will be available to view.

Erik Lundberg commented that the Inner Moray Firth Development Plan should contain the path proposal and that he has asked the Planning Officer for a form of words to share with the Community Council. Ged Church will forward a response to the Community Council.

G.C.

6. Planning Issues

a) **21/00754/FUL Erection of House, Siting 3 Pods and Formation of Access. Land 25m NW of Rowanlea, Cabrich, Kirkhill.**

Brenda Dunthorne asked for the Community Council's assistance and circulated comments regarding drainage and access from Ian Clyne. The Cabrich area is just over the border of Community Councils and falls under Kiltarlity Community Council but there is nothing to stop this Community Council from having a view. Brenda has been in contact with Kiltarlity Community Council. The deadline is 5pm on the day following this meeting.

Brenda said that this site is along an unadopted road owned by Lovat Estate and not very well maintained. The planning application is for a four bedroomed house, two B&B units and three camping pods. Up to fifteen people could be on site on any one night, which doubles the number of people who use that road daily. This could mean up to twenty four journeys a day on that unadopted road, as there are no facilities in Cabrich and there could be four journeys per day per visitor. There are five or six properties off this road and quite a lot of activity on a croft of sheep and with the possible twenty four hour or forty eight hour turnover of tourists who are not familiar with the area, there is potential for road traffic accidents.

Brenda commented that, as well as the condition of the road, the drainage runs down the hill from this plot. The only drainage solution is for waste water to flow into a small burn underneath the ground, past Mrs Dunthorne's house. The concern is that this burn already





overflows three quarters of the year or dries up in Summer. The flooding can be seen in the grass (photographs displayed). The condition of the pipes underneath the grass is unknown. The presence of reeds suggests that the field is waterlogged for most of the year. A small culvert runs just under the unadopted road and into one field and is not maintained. The tenant crofter regularly unblocks it. There is already damage to the drainage. In Cabrich in general there is already a lot of water and potential for flooding and ground contamination. The crofted field could be contaminated with this water.

Brenda asked that the Community Council support her concerns over road safety, the condition of the unadopted road and flooding and drainage. Cameron Kemp proposed that we support Brenda Dunthorne's concerns. Judith Rumbold, Lindsey Stout and Alice Scriven were in support of Brenda's motion. Cameron Kemp is to submit a detailed objection to consider.

C.K.

Fred Geddes commented on the similarities to Ladystone Road. He also said that the developer could be asked to part-fund the bringing up of the road to an adoptable standard and supports a positive outlook, mitigating the drainage issues, to the satisfaction of the people living there. Fred Geddes said that we could also highlight that the Highland Council no longer does site visits.

b) Inner Moray Firth Development Plan, 20/03893/FUL

Consultation started on the 29th January and finished on the 1st of April 2021.

https://www.highland.gov.uk/info/178/local_and_statutory_development_plans/202/inner_moray_firth_local_development_plan

The Community Council had not prepared comments yet. There was a separate meeting for this. No minutes were taken at this meeting. Erik Lundberg proposed to attend the meeting as Chair of Aird Community Trust to hear the views of the Community Council. Lindsey Stout commented that minutes should always be taken at any extraordinary meetings called out of the programme of meetings to meet demand and should be made available to the public. These meetings should also be advertised on our Facebook page to the public so that anyone can attend. Fred Geddes asked if we had had any feedback on our comments on the Inner Moray Firth Development Plan. The answer was No. Fred asked if we should be concerned about that and can we have feedback on how our comments were included in the plan from Highland Council.

Erik Lundberg circulated Aird Community Trust's draft comments on the Inner Moray Firth Development Plan to the Community Council members.

Planning – Other





South Planning Applications Committee Meeting

3rd February 2021

Ref. 20/02342/PIP

Ms Christy Marshall, Ladystone Farm, Bunchrew, Dochfour Estate

Judith Rumbold commented on the planning application having been refused and Karen Young said that she had spoken to Dan Coulson and he thought that the Applicant would probably appeal the decision. Cameron Kemp found it concerning that the Planning Officer had glossed over the access issues. The long route to the development over Leachkin Brae, as discussed during many of our Community Council meetings, is not feasible. All the Community Councillors agreed that the residents should be congratulated on their success in rebutting the outline planning application. Cameron Kemp commented that the residents had worked very hard on their letters of objection.

7. Reelig Glen Parking

Laura MacNally from Forestry and Land Scotland was in touch, concerned about residents' and visitors' complaints about overspill from the lower car park at Reelig Glen and asking for our input. Ally MacNeil said that the verge has been damaged by inconsiderate parking when the car park is full. There has obviously been an increase in visitor numbers due to increased local leisure activities during the pandemic and when they arrive to find the car park full, they do not go elsewhere but park on the road and the soft verges. Brenda Dunthorne remarked that there has been a marked increase in camper vans over the Summer. The North Coast 500 sites recommend it as a camping spot.

Cameron Kemp recommends that Forestry and Land Scotland increase the signage which would discourage people from parking on the verges. Cameron Kemp is to make a recommendation, circulate it and ask for Community Councillors to make comment before passing it on to Forestry and Land Scotland.

C.K.

8. Street Naming Request, Land 130m N.E. of 60 Newton Park, Kirkhill The Highland Council ref. HC2201B2598

The proposed street names were circulated to the Community Councillors for comment. Lindsey Stout said that Firth Side would read better as Firthside to tie in with another, similar street name in the development. The street names accepted were Highland Way, Hillside View and Firthside.

9. Any Other Business

Fred Geddes asked if we could enquire about the Newtonhill crossroads traffic counter.





Cameron Kemp asked Councillor Emma Knox to ask why there is a traffic counter at Drumchardine. Cllr. Emma Knox replied that it is a speed review. There had been complaints about speeding at the time that children go to school.

Ally MacNeil has logged a complaint about a pothole for a resident, Irene MacColl, which is outside her house. Her garden was being affected by loose gravel flung up from the pothole. Cllr. Emma Knox asked Ally MacNeil to recommend that Irene contact her by email.

The Community Council were asked to purchase new planters for Bunchrew, where the food bank used to be. A local resident, Donald Swanson, already tidies the verge and cuts the grass and would maintain the planting in the planters. Cllr. Emma Knox asked if the Community Council would organise this in partnership with Aird Community Trust. This would involve funding. The Community Councillors agreed that this was a good use of funds. Erik Lundberg suggested applying to the Ward Budget. Cllr. Emma Knox suggested applying for a Council grant, available from the 1st of April. Erik Lundberg said that Beaully Community Council would be a good contact. The badged, metal type of planters similar to the ones in Kirkhill and Inchmore last longer than timber. The Green Fingers group stopped maintaining planters in the village after vandalism in Inchmore and may have some unused planters somewhere.

A.M.,
E.K.

C.K.

10. Dates of Meetings:

Meetings will be online until further notice. This will be reviewed at our next meeting with reference to the current Scottish Government guidelines. The next meeting will be on Tuesday 4th May 2021 at 7.30 p.m.

Anyone wishing to air a concern should contact Kirkhill and Bunchrew Community Council by email or by private message on our Facebook page. If the item requires discussion they will be invited to join the next meeting. It's inevitable that some Community Councillors and members of the public will find it difficult to join meetings online because of broadband connectivity issues.

Future meetings: Tuesday 4th May, Tuesday 22nd June, Tuesday 24th August, Tuesday 5th October and Tuesday 23rd November 2021.

kandbcommunitycouncil@gmail.com

Kirkhill & Bunchrew Community Council on Facebook

<https://www.highland.gov.uk/>

<http://kirkhillandbunchrew.org.uk/community-council-2/>

The next meeting is on Tuesday 4th May 2021 at 7:30pm, online

