

**Meeting of the Kirkhill & Bunchrew Community Council**

**Minute of Annual General Meeting, Tuesday 26<sup>th</sup> May 2026**

**Community Councillors present:**

Éamon Doorley, Cameron Kemp, Inglis Lyon, Jayne MacMillan, Judith Rumbold, Lindsey Stout.

**In attendance:**

Councillor Emma Knox.

The meeting was held in person at Kirkhill Community Centre.

| 1. Apologies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>ACTIONS</b> |
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| Apologies were received from Highland Councillor David Fraser.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |
| 2. Matters Arising, Minutes of Meeting of Tuesdays 13 <sup>th</sup> January and 10 <sup>th</sup> February 2026:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |
| The minutes of the last two meetings were circulated online. Corrections made by the Secretary were accepted. The minutes were proposed for acceptance by Jayne Macmillan and seconded by Judith Rumbold.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |
| 3. Annual General Meeting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |
| <p>Councillor Emma Knox kindly chaired the meeting whilst the Office Bearers' roles were in suspension.</p> <ul style="list-style-type: none"> <li>• Cameron Kemp was proposed as Chairperson by Inglis Lyon and this was seconded by Judith Rumbold.</li> <li>• There were no proposals or volunteers for the position of Vice Chairperson.</li> <li>• Inglis Lyon was proposed as Treasurer by Cameron Kemp, seconded by Éamon Doorley.</li> <li>• Lindsey Stout was proposed as Secretary by Judith Rumbold, seconded by Jayne Macmillan.</li> </ul> <p>Cameron Kemp thanked Councillor Knox for chairing the meeting and took over the role of Chairperson to continue the meeting.</p> <p><b>Kirkhill &amp; Bunchrew Community Council</b><br/> <b>Chairman's Report</b><br/> <b>A.G.M. 2026</b></p> <p>Since our last A.G.M. in 2025 we have had a busy year, with regular meetings to discuss a range of topics and consultations and to take up matters of importance to our community.</p> <p>The Community Council has been represented at three Community Council Conventions - at Beaully and Inverness in June and August last year, and at Holyrood in February this year. The theme of these has been local communities across Scotland engaging with politicians at all levels to seek better outcomes in the policy and strategy formulation for renewable energy infrastructure development. A Unified Statement devised by Councillor Crawford with key asks for the Scottish Government has been adopted by Community Councils across Scotland.</p> |                |

The Community Council is currently engaged with its objection to the Beauly to Peterhead powerline proposal in the Public Inquiry process. The Community Council has been linking up with neighbouring Community Councils in dealing with the general onslaught of renewable energy infrastructure developments affecting our area and the Highlands as a whole.

Planning matters in general continue to feature a lot in our discussions and we have been contacted where matters of concern have arisen in relation to applications. The Community Council has represented these views in communications with the Highland Council.

A key interest this year has been around the revival of plans for a shop in the village. A group of volunteers is being identified to take forward the necessary tasks required to make this happen.

Amongst a myriad of other matters discussed is the important issue of road safety, with the Community Council taking up concerns relating to control of speeding and safety around the school with Highland Council.

I give a special thanks to fellow Community Councillors for all of their efforts in representing the community and to our Highland Council Ward Members who have all stepped in to help with important matters at various times throughout the year.

*Cameron Kemp*

#### **Treasurer's Report**

Inglis Lyon, our Treasurer, gave a brief overview of the year's accounts. We have £2940 in the bank account currently. Over the year, we began with £3500 and received £1000 from The Highland Council in our annual grant funding.

We also received £1000 in crowd funding, which was utilised by paying planning consultant Ian Kelly to research, formulate and propose an objection to a major renewable energy planning application, the Beauly-Blackhillock-New Deer- Peterhead 400kV Overhead Line ECU00005165 in November 2025 on behalf of the Community Council (previous minutes refer). Highland Council also objected and the planning application has gone to enquiry, with a Reporter appointed.

£450 was received in grant funding from The Highland Council to publish a leaflet/mailshot regarding the proposal to form a group to investigate the provision of a community shop.

There were various items which required reconciliation, such as reduced costs for the mailshot and adjustment regarding an overpaid bill for rent.

Councillor Knox highlighted that Kirkhill and Bunchrew Community Council had received twice as much funding from The Highland Council in their annual grant as last year. This had been agreed in the Budget.

Grant Andrews, Treasurer of Aird Community Trust, has been approached to inspect our accounts.

*Inglis Lyon*

#### **4. S.S.E.N./Community Interaction**

Cameron Kemp said that there was nothing further to report.

## 5. Police/Rural Watch Report

No new local information or police report has been received.

Lindsey Stout said that she was concerned about young people setting fires under trees behind the path in the wood at the site of Clunes House (the right of access path running behind Kirkhill Community Centre) and beside the path at the bottom of Newton Park and Highland View in Kirkhill, especially considering the ever present danger of wildfire. Neighbouring houses and the amount of large wildfires in the area last year mean that it's one thing to teach children how to set a fire but there are too many in our area set beside or underneath trees. Making fire needs to be taught responsibly.

Jayne Macmillan said that she would ask for this to be mentioned in assembly at Kirkhill Primary and Lindsey Stout is to contact Charleston Academy Parent Council.

Jayne Macmillan mentioned that Kirkhill Primary now has a permanent Head Teacher, Andrea Miller.

J.M.  
L.S.

## 7. Road Safety

Inglis Lyon asked for the results of the latest speed monitoring in Kirkhill. Councillor Knox to request the information and to send the results of the speed monitoring to the Community Council.

Cllr Knox

## 8. Planning Issues

### Beauly-Blackhillock-New Deer- Peterhead 400kV Overhead Line ECU00005165

Ian Kelly, Planning Consultant has offered to represent us again regarding the Beauly to Peterhead OHL. We would need to crowdfund again, ringfenced for the planning application, with a target of £3000. The Community Council would contribute a small amount. The Reporters will hold a Public Local Inquiry in August at Bught Park, Inverness, which location will hold up to 90 people. Éamon Doorley is to prepare a summary of dates and the process for public information, to be included on our Facebook page.

E.D.

### Fanellan 400kV Substation and Converter Station, Planning Reference 25/00826/FUL

Éamon Doorley commented that the Highland Council's objection to the Fanellan planning application was very thorough and is worth reading. Councillor Knox said that all the Councillors got a half day briefing. She also said that Highland Council is pushing for a site visit to Fanellan.

### 26/02025/SCOP EIA S coping Opinion request: Proposed replacement of Black Bridge, temporary laydown/compound areas and ancillary works

The Community Council received an email with the planning application notification for the replacement of the Black Bridge in Kiltarlity and ancillary works on 26<sup>th</sup> May 2026. The replacement of the bridge is essential for the Fanellan planning application to succeed.

Jayne Macmillan said that this planning application has been approved under delegated powers. She queried the size of the access road. Councillor Knox to check the planning conditions.



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| <p><b>The Field Beauly Battery Energy Storage System, ECU00005160</b></p> <p>Éamon Doorley said that Highland Council's South Planning Applications Committee objected to the Field Beauly BESS. The planning application was refused on the 13<sup>th</sup> May 2026.</p> <p><b>7<sup>th</sup> Inverness (Aird) Scouts Group Planning Application for an Outdoor Space at Kirkhill Community Centre Planning Ref. 26/02223/FUL</b></p> <p>A planning application was submitted on 26<sup>th</sup> May 2026 by Jayne Macmillan on behalf of Scouts with Kirkhill and Bunchrew Community Council as the applicant for this project, as advised by planning. Jayne worked together with Sandra Hogg. Application through Kirkhill &amp; Bunchrew Community Council would help Scouts reduce costs. The plan would be to site three containers in a U-shape in a courtyard space in the top left corner of the field as viewed from the Community Centre. The site would mainly benefit Scouts and Explorers but would be used by all the groups. We await developments.</p> <p><b>Mains of Fingask Farm Steading, Kirkhill 21/01759/FUL</b></p> <p>Cameron Kemp asked if there was news on the development of Fingask Farm Steading following previous issues brought to light by Ian Weir, the farmer (previous minutes refer). Councillor Knox said that the road had been widened and is supposed to be brought up to an adoptable standard. The planners, builders and Ian Weir, the farmer are liaising to make sure that they are aware of the planning conditions and any issues that arise. The builders have taken away the spoil heap that had been created during the works and which was encroaching on Ian Weir's field.</p> | <p><b>Clr. Knox</b></p>                                                    |
| <p><b>9. Any Other Business</b></p> <p><b>Kirkhill Community Shop</b></p> <p>Inglis Lyon said that he will be emailing the twenty four people who have expressed an interest so far. He will work on a summary of the project, with the history, location and funding before the shop meeting on 15<sup>th</sup> June. It is hoped that a group will get together to bring this project forward.</p> <p>Councillor David Fraser emailed regarding holding a community transport meeting in the area. Lindsey Stout to copy to Aird Community Trust.</p> <p>Lindsey Stout asked that we could approve the minutes between meetings when there is a big gap, so that they can be put on A.C.T.'s website earlier. Cameron Kemp agreed that we should set a time limit for corrections to facilitate this.</p> <p>Lindsey Stout said that Erik Lundberg is the contact at A.C.T. for the Community Council for the time being. She is to send out the list of the Board of Trustees to the other Community Councillors when she receives it.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>I.L.</b></p> <p><b>L.S.</b></p> <p><b>ALL</b></p> <p><b>L.S.</b></p> |
| <p><b>Future meetings in 2026</b></p> <p><b>Tuesdays from 7.30pm to 9pm, The Williamson Room, Kirkhill Community Centre:</b></p> <p>18th August<br/>8th September<br/>10th November</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                            |

8th December

**Public meetings: all welcome**

If you would like to attend a meeting, please contact us on [kandbcommunitycouncil@gmail.com](mailto:kandbcommunitycouncil@gmail.com)

Kirkhill & Bunchrew Community Council's Minutes, Data Protection Policy Statement and Privacy Policy may be found here:

[About Kirkhill and Bunchrew Community Council | Aird Community](#)