

Meeting of the Kirkhill & Bunchrew Community Council

Minute of Meeting, Tuesday 10th February 2026

Community Councillors present:

Cameron Kemp, Inglis Lyon, Jayne Macmillan, Judith Rumbold and Lindsey Stout.

In attendance:

Councillor Emma Knox and farmer Ian Weir.

The meeting was held in person at Kirkhill Community Centre.

1. Apologies	<u>ACTIONS</u>
Apologies were received from Community Councillor Éamon Doorley and George Hogg of Aird Community Trust.	
2. Minutes of the Meeting of 13th January 2026 The minutes of the meeting were circulated online. The minutes were proposed for acceptance by Judith Rumbold and seconded by Cameron Kemp.	
3. Matters Arising: Noticeboard: The Belladrum Community Trust part-funding application The deadline for the final round of decision-making was moved back to the second of February. Jayne Macmillan reported that there had been 47 applicants from the local area for a funding pot of £20,000. Jayne was involved in sorting other applications as a Trustee but will have no involvement in our application, so has no conflict of interest. The areas which may apply for funding include Teanassie, Beaully, Strathglass and Kiltarlity as well as Kirkhill and the Aird. A further round of applications will be held no earlier than May 2026, with a separate funding amount. Any unsuccessful applicants will be invited to reapply. Gritting Group and Winter Resilience Provision George Hogg of Aird Community Trust, although unable to attend the meeting, sent three emails with information for the Community Council: • Lack of a page for the Gritting Group on the A.C.T. website, as noticed by the Community Councillors. The Group is still active, albeit it with limited capacity due to the number of volunteers. George will look into setting up a page with contact details when he has some time. If anyone is interested in joining the Group they can contact George on george@airdcommunity.com. • A few years ago, Highland Council withdrew from gritting the pavements within our	George Hogg, A.C.T.

community (and others). To mitigate this, they launched their Winter Resilience Scheme inviting communities to organise teams of volunteers to continue to grit pavements. The Scheme does not apply to roads. Aird Community Trust offered to take this on and invited volunteers to come forward within the communities we cover. A number of volunteers came forward from within Kirkhill, and we have been gritting pavements over the last 4 or 5 years. We didn't get any volunteers from the other communities within our area - Inchmore/Bunchrew etc.

Initially the Council agreed to provide some basic equipment - wheelbarrows/shovels/gloves/Hi-Viz vests - gritting bins at agreed locations and insurance cover (public liability and personal injury). 2 years ago the Council withdrew insurance cover. Fortunately as a Trust we have our own insurance for our volunteers - but the personal injury cover was less than the Council had previously provided. A few of our volunteers at the time, who were in employment/self-employed, withdrew as a result of this. In particular we lost a key volunteer who covered parts of the pavements alongside the main road passing through the village.

We currently have 9 active gritters. Some are retired and some are still in employment. They are volunteers and grit in as much as they are able given availability, other priorities on their time and within the limitations of the basic equipment they have. Volunteers understandably cover the pavements near where they themselves live. In order to cover all the key parts of Kirkhill - including the main routes to the school, bus stops and the Community Centre - we would need considerably more volunteers to come forward. We have tried in recent years to recruit more volunteers with limited success. The communication routes available to us are word of mouth, Facebook and, since it's relaunch last year, Crannog. There are some others who grit outside their own houses/drives, but without being part of our Group. Anything our volunteers and others can do is better than nothing but is far from covering Kirkhill properly when we have a prolonged cold snap like the recent one. Any assistance in advertising for more help with gritting volunteering would be welcome.

- At the moment the gritting is done using shovels and wheelbarrows, which is the equipment that the Council provide to such groups. ACT is considering whether we can fundraise for a mechanical grit spreader(s). To use a tractor type unit on pavements has significant implications around insurance, cost and maintenance. There are various mechanical spreaders that you push along the pavement. At the cheaper end they cost a few hundred pounds but are pretty useless as they continually clog up. At the more expensive end they cost around £1k or so and seem better. We would need several though and the volunteers to use them so we're considering this.

Lindsey Stout commented that the Winter Resilience Scheme obviously does not work in practice. Councillor Knox replied that there is no Statutory duty and therefore no budget for gritting pavements, just roads. The Council organised the Winter Resilience Scheme to support community organisations.

Inglis Lyon said that we need to identify hotspots and put a map together and get it onto the A.C.T. website. Lindsey Stout said she would look into creating a map but would not be able to do it by the next meeting. She would need to consult residents first via social media

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and has other constraints on her time.

Road Safety

Road Safety at Junctions

Lindsey Stout asked if there was a way to review the provision of a high friction road surface in order to provide traction at the junctions where there are steep braes which give onto the A862 at Lentrán, Newtonhill, Drumchardine and Inchberry. There have been recent near misses at Drumchardine, an accident at Reelig at the Old Police House junction with the A862 and in the past other near misses at Lentrán due to ice. Councillor Knox said that this was a road gritting issue (icy conditions would likely nullify any high friction road surface) but she would ask the Roads Department.

This was her response by email:

I asked about deploying high friction road surface at junctions. The Traffic and Parking Manager has provided a relatively detailed explanation. He advises that high friction surfaces don't usually get deployed in residential areas and smaller towns. I think you suspected this might be the case, but it was worth enquiring. Here is the advice I was given:

In general, around town/village residential streets you wouldn't employ high friction surface. This type of treatment is used on higher speed roads where people are braking rapidly on the approach to junctions and it is typically used to help prevent rear end shunts as opposed to junction over-shooting.

In our experience, here are the main reasons people may be overshooting the junction in residential areas:

1. Icy conditions – winter maintenance issue and not something high friction surfacing will improve at all.
2. Surface deterioration – the surface may have worn, resulting in a slipperier surface when wet; the most appropriate solution in this circumstance would be proper maintenance with surface dressing or resurfacing as appropriate. Again, not a good use of high friction surface, as it would deteriorate quickly and be a big maintenance burden.
3. Poor visibility at give way or high speed on the major road – solution would depend on the issue but mainly reduce speeds or improve visibility.
4. Poor driver observation (looking but not seeing) - this is surprisingly common in quiet residential areas particularly close to home, and stems from habitual behaviour where cognitive bias and over-familiarity reduce effective observation.

He has indicated that if you can let me know which junctions are causing concern he will arrange for someone to have a look to see if 2 or 3 apply and require attention.

Lindsey Stout to ask the public for information and develop a map of the areas of issue. Again, not to be prepared in time for the next meeting due to constraints on her time and the need to consult residents first.

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Speed Monitoring

Councillor Knox emailed on 16th January 2026 with an update on speed monitoring scheduled for March:

Request for speed monitoring through Kirkhill:

- The whole length of the main B9164 road between the 20mph signs at each end of the village and the part of St Mary's Road that goes past the Primary School.

Update:

- Speed monitoring surveys now scheduled for March. Results to be shared with the police and CC (via Cllr Knox)

Additional info from Roads Team and Safer Routes to School:

- Additional speed calming measures have recently been added to the B9164 through Kirkhill.
- Replacement speed indication device has been ordered and installation is imminent.
- The 20mph speed limits are being reviewed/assessed. Available data is published [here](#) for public inspection.

2. Request for an inspection/assessment of the speed calming measures on St Mary's Road outside the school;

Response:

- Maintenance/condition inspection of Kirkhill Primary School speed calming measures scheduled for late Feb.
- Recently assessed for traffic calming effect and assessed as effective. Traffic calming design is appropriate for the area and is of a suitable design. No change is proposed.
- Speed monitoring information for the 12-month period Jan-Dec 2024 below shows an average speed of 14mph on St Mary's Road past the school.

3. I have asked for information about the collision between the school bus and the delivery van.

- T.B.C.

4. Request for inspection/assessment of passing places on the stretch of road where the collision happened:

- More passing place signs

- Passing places widened or improved
- Warning signs to indicate that it is a school route

Response:

- Assessment/inspection of the road scheduled for Feb.
- Consideration is being given to additional passing place signs.
- "School bus route" sign or similar: Road traffic signs are designed and controlled by the Traffic Signs Regulations and General Directions. There is no "school bus route" sign for use in the UK. The "school crossing"/"school/children" warning sign (below left) can only be installed within a specified distance of a school and is not used to signify or give warning of a school bus route. We would not be allowed to use that sign at the location requested.
- The yellow school bus sign (below right) is affixed to the bus and is not available as lamppost or free-standing road sign.
- We have searched the database and cannot find a sign that would meet the purpose requested.



5. Request for an additional SID in Inchmore.

Update:

- Additional evidence is being gathered, however, speed monitoring information for the 12-month period Jan-Dec 2024 shows an average speed of 37mph, which is below the posted speed limit. On current evidence an additional SID at that location is not merited.

Councillor Knox advised that the information she received from the Roads Manager is that they have assessed the traffic calming measures at the school as adequate but they will check for any damage or maintenance issues. The signs are now up for the speed limiting zone at the school and will be covered until the order is live. Letters have gone out to parents at the school and the traffic order will soon be going live. We don't know how the zone will be policed.

She confirmed that the replacement Speed Indication Device has been ordered. The S.I.D. to be replaced is for traffic approaching Kirkhill from Wester Lovat, as the current, faulty device is not showing speeds measuring above the late twenties. There have also been

more visible police patrols.	
4. S.S.E.N./Community Interaction No new information has come forward.	
5. Finance Inglis Lyon reported that the bank account would hold £3374 after paying invoices. There was a £900 quote for the proposed Community Shop leaflet mail drop. This would be a targeted drop for the residents of the affected area, as opposed to a wider drop, which would include Beaulay. The £900 would include printing and delivery costs. Need to finalise costs and apply to the Ward Discretionary Fund for 50% of the costs. Application currently with Highland Council for approximately 50% of the costs. Public Liability Insurance costs; Inglis Lyon has been in contact with Zurich insurance for a quote. This insurance is tailored to Community Councils and would cover events. Lindsey Stout asked about our liability regarding the penny lease from Highland Council of the portion of the field in Inchmore, especially as our membership changes every four years and the existence of the lease was previously forgotten. The lease includes conditions such as maintaining fencing and gates as well as public liability. In recent years some local people were interested in installing raised beds or allotments on this land, however nothing has come of it and the incipient A.C.T. food growing group are interested in using an area at Kirkhill Community Centre instead and are progressing well. Inglis Lyon commented that if no local group is interested in using it and it cannot be passed to A.C.T., we should give up the lease. Lindsey Stout to look into returning the lease to Highland Council, as the land has never been utilised for the community by the Community Council since it was taken on.	Secretary
6. Police/Rural Watch Report No information on local issues was received. We did not receive any relevant minutes from the Inverness Community Councils Forum.	
7. Road Safety As covered in Matters Arising above.	
Additional Information for Ballach Wind Farm epc (engineering, procurement and construction) Additional information for Ballach Wind Farm response date, 25 th February 2026; Cameron Kemp will ask Kilmorack Community Council what they are doing for this additional information response. Fanellan planning application 25/00826/FUL This was discussed at the Highland Council's South Planning Applications Committee meeting on 5 th February 2026 and was unanimously refused. Councillor Knox said that it is very rare for a planning application to be unanimously turned down. The Community	Chair

Councillors give their thanks to all the local Members who were able to speak up. Councillor Knox said that the applicant has three months from the decision of the committee to appeal. The appeal would be expected to seek to address the issues raised in Councillor David Fraser's motion. Ministers will appoint a Reporter, who will come to a decision. All the information from the South Planning Committee hearing and pre-determination hearing goes to the reporter, including the contributions by the Councillors who spoke at the hearing. If they decide not to appeal, the applicant has twelve months from the Committee decision to offer mitigations or proposals to address the objections and concerns raised at the hearing. Councillor Knox said that there will be a round table at Holyrood on the 24th February, chaired by Councillor Crawford. The Community Council areas represented included the south of Scotland, north east of Scotland and Shetland as well as Community Councils from Highland. Community Councils and community groups will meet with MSPs to brief them on what their concerns are, based around the Community Council Convention's Unified Statement.	
9. Any Other Business The Development at Fingask Farm Steading Ian Weir of Groam Farm visited to discuss concerns about the building work at Fingask Farm Steading by the developer, London and Edinburgh Properties. He was particularly concerned about: • The lack of services regarding the progress on the 26 houses. • The lack of water with the progress on the houses. • The right of access over the road. • The maintenance of the unadopted road with the increased traffic, lack of planning with the provision of laybys and footpath and street lighting for the increase in housing. • Surface water from the building, drainage – no services in for the service water or SUDS. SUDS of perforated brick for 26 houses. Not allowed runoff of water without catching silt and sediment. • No communication with SEPA about possible flooding or the treatment of runoff to prevent silting up and pollution. No sign of a drainage plan in the planning documents, the gradient or the size of the pipe. • The developer used a water connection in one of his fields without seeking permission first. • When the developer cleaned up the site, he created a large mound of rubble, with rubble, rubbish and trees pushed onto Ian's fields. • East Lodge has had flooding issues in the past. The old existing water main comes in at West Lodge. If the developer follows it, it will cut through land belonging to several people. • Power – contractor tried to install without a wayleave. Ian stopped him as it was cutting through his land.	

Ian Weir said that he just wants the work done properly and that the developer seems very inexperienced at construction in an area where there are no pre-existing services and where there is farmland.

Councillor Knox has raised these issues these issues with the Planning Department and the Roads Manager. Ian Weir has been put in touch with the Roads Manager, Steven Grant. It is usual for there to be a planning condition to bring the road up to an adoptable standard.

Ian Weir said that there was no sign of a quarter of the housing being affordable housing and that Albyn Housing were not involved.

Lindsey Stout asked what was going on with the tower at Fingask Steading to keep it from falling down. Ian Weir said that he hoped it would be braced inside, at least, for safety considerations. Councillor Knox replied that it was a planning condition to maintain the tower.

Councillor Knox has contacted David Mudie, Planning Manager and Keith Gibson and they are aware of the issues raised by Ian Weir. The Planning Department have applied for the documentation from the Archive Centre and will go through the conditions and raise any concerns about enforcement. When Councillor Knox updates Ian, as landowner, she will update the Community Council. Ian Weir will meet with Keith Gibson and a representative from SEPA.

Highland Council Play Sufficiency Assessment

The Highland Council launched a Highland-wide public consultation for feedback on a draft Highland Play Sufficiency Assessment (PSA) report on 31st January. The consultation is available via www.highland.gov.uk/playsufficiency. Lindsey Stout had asked Jayne Macmillan to look into this because the Gala Survey featured a lot of comments from the schoolchildren about the quality of the play equipment for older children (P5 to P7). Jayne Macmillan had a look at the interactive map and said that Kirkhill Community Park in St. Mary's Road had received a high rating (green). The playpark at the Tulloch Homes development did not receive a high rating (orange) and seemed unfinished. Jayne Macmillan to submit some comments on behalf of the Community Council.

S.E.P.A. Flood Risk Consultation

This first part of a two-phase consultation is due by 22nd April 2026. We were invited to comment as a Community Council and also shared the consultation on our Facebook page. Lindsey Stout to action.

Lindsey asked Jayne Macmillan if flooding was still a problem in Inchmore and the main view was that flooding in Inchmore had not occurred recently. The main issue recently has been flooding on the brae from Kirkhill to Inchmore and on the A862 itself during heavy rain. The brae is affected by surface water runoff and blocked drains, which quickly silt up and we often report to Highland Council. Drainage should be considered in any new planning applications because the more farmland is

Cllr Knox

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built on, the more surface water runoff is created. How will the new Tullochs development affect surface water drainage? Most of the field drainage system channels date to the C18th, were constructed during agricultural improvements and cannot handle increased rainfall and surface water runoff. Lindsey Stout has written an article for the Crannog and this was approved. Community Council article for Crannog – final submission date, 27th February 2026. Details are: dates and place and time for Community Council meetings and how to find the minutes online.	
Future Meetings in 2026: Tuesdays at 7.30pm to 9pm, The Williamson Room, Kirkhill Community Centre: 12th May (A.G.M.) 9th June 18th August 8th September 10th November 8th December If you would like to attend a meeting, please contact us on 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	