

Meeting of the Kirkhill & Bunchrew Community Council

Minute of Special Meeting, Monday 10th December 2018

Present

Cllr. Margaret Davidson, Fred Geddes, Cameron Kemp, Cllr. Emma Knox, Alistair MacNeil, Judith Rumbold, Lindsey Stout, Ian Weir, Karen Young.

In attendance

David Mudie, Area Planning Manager. Kim Adams, Gordon Brown, Dan Coulson, Miriam Coulson, Raymond Czaja, Tina Czaja, Calum Kemp, Jess Kemp, Richard King, Hamish Maclean, E. Munro, Meg Rodden, Calum Young.

1. Apologies	<u>Actions</u>
Chris Heaton-Armstrong	
2. Minutes of the meeting of 13th November 2018	
Approved. Proposed by Fred Geddes, seconded by Judith Rumbold.	



5. Planning Issues

Planning Policy

Kirkhill and Bunchrew Community Council and David Mudie, Area Planning Manager convened a special meeting to clarify planning policy, consultation bodies and how members of the community can comment on or object to planning applications. The Planning Manager and the two Councillors present could not give an opinion on specific live planning applications but were able to answer questions about the planning process in general.

96% of applications are granted, about 3,000 per year. Each application has a report attached explaining the decision made. Each application is subjective. This means that each application is considered on its merits and there is not a policy of prior precedent. For a house in the countryside, the application needs to meet the criteria for the hinterland area. When objecting, make clear reference to the Development Plan.

In regard to business applications, the Highland Council is generally in favour of the growth of businesses. Economic development in the hinterland would depend on the constraints of infrastructure and the road network.

In terms of community council engagement with the planning process, each application is looked at on an individual basis and in terms of the community council's historic engagement and its engagement over time. It is hoped that there will be better feedback available to community councils in future, including specific training in planning offered to all community councillors. Fred Geddes commented on the short period of time community councillors get to see planning applications. In order to become a statutory consultee, more time is required to view and discuss planning applications. Mr Mudie explained that the Planning Department has to meet time targets, however receiving the list seven days after publication is not helpful and he promised to look into how the system currently works.

A resident asked what value was placed on environmental surveys, especially regarding clear felling of large areas of land prior to building. David Mudie stated that in any case of criminality, Police Scotland should be informed. A felling licence should be acquired prior to felling. Forestry Scotland should pursue any felling without a licence.

Planning enforcement is quite slow because the planning enforcement officers deal with 750 to 800 breaches of planning control every year. The Scottish Government policy guidance is to be proportionate; to give fair warning and communicate clearly with the applicant before serving notices. The ultimate sanction is to take direct action. The Council will recover costs from the offender.

David Mudie admitted that planning conditions are not as sound as they should be. Moving forward, the conditions must be made much tighter, so that an unenforceable condition may be refused rather than accepted.

Ladystone, Bunchrew

David Mudie stated that in the case of the Ladystone area, the infrastructure and unadopted road network is very much a constraint on development. The poor visibility at the junction and



the hidden drop at the edge of the road were mentioned by Ladystone residents. Mr Mudie said that transport planning colleagues had been asked to do a road safety audit of this junction. In the past few weeks a student has been looking at the Ladystone area, particularly with a view to whether there is scope for further development, using sight lines, speeds, shape and refuge (passing places). His answer was unequivocally No, that access is not appropriate. In terms of the development plan, development in this area does not meet the tests of the policy. David Mudie said that the local development plan was due for renewal last year. The Planning Department have put development plan-making on hold for two to three years. If there are pressured areas in the hinterland, then perhaps these should be pulled out in the next policy.

The condition of the road in the Ladystone area was discussed including the quality of the recent upgrading, which is temporary for access of heavy vehicles and has already begun to develop potholes.

A resident asked for clarification of road ownership issues and the costs of road maintenance. Fred Geddes asked when road adoption rules changed (2012). David Mudie said that those asking for a road to be adopted would have to be in agreement and have first brought it up to an adoptable standard.

14. Dates of Future Meetings

Tuesday 19 February 2019

Meetings are to be held in the Williamson Room, Kirkhill Community Centre and will begin at 7:30pm.

**The next meeting is on Tuesday 19 February 2019 at 7.30pm
in the Williamson Room, Kirkhill Community Centre**

