

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

**Minute of Annual General Meeting, Tuesday 14<sup>th</sup> May 2024**

**Community Councillors present: all.**

Cameron Kemp, Dr. Eleanor Kennedy, Inglis Lyon, Jayne MacMillan, Judith Rumbold, Lindsey Stout.

**In attendance:**

Highland Councillor Chris Ballance.

The meeting was held in person at Kirkhill Community Centre.

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| <p><b>1. Apologies</b></p> <p>Apologies were received from Highland Councillors David Fraser, Emma Knox and George Hogg of Aird Community Trust.</p>  |  |
| <p><b>2. Minutes of Last Meeting; Minute of Meeting of the 16<sup>th</sup> of April 2024</b></p> <p>The minutes of the last meeting were circulated online. There were no corrections. The minutes were proposed for acceptance by Inglis Lyon and seconded by Dr Eleanor Kennedy.</p>  |  |
| <p><b>3. Matters Arising</b></p> <p><b>Minutes of Meeting of 16<sup>th</sup> of April 2024:</b></p> <p><b>Highland Broadband works</b></p> <p>Lindsey Stout said that the works in Newton Park, Kirkhill have taken over two weeks, rather than the two days we were informed it would take in the meeting with Claudette Bruce of Highland Broadband. Jayne Macmillan said that the works opposite the school were completed within two days and both agreed that it must depend on the size of the street. Lindsey Stout reported that there were several complaints from residents that the works had temporarily blocked their access to the top of Newton Park or blocked them in or out of their homes whilst they were trying to enter or leave. While this was for a short period only whilst the digger was in operation, nevertheless this caused disruption. Signage was used inappropriately and in one case the footpath was blocked on both sides, forcing residents to walk in traffic. The Community Council sent an email of complaint to Claudette Bruce on the 24<sup>th</sup> of April but no reply was received. It is hoped that our feedback will improve works in other areas in future.</p> <p><b>Pavers around the flowerbed with the mature tree, beside Kirkhill bus stop &amp; the black Kirkhill planter</b></p> <p>Lindsey Stout said that it was too difficult for her to remove the pavers due to the tree roots which have grown around them and metalwork at ground level. The flowerbed is deep soil over rocks which appears to have once been a rockery, which would take some time and labour to remove. Lindsey Stout weeded the flowerbed, reducing the ivy and pruning a shrub. Local residents pruned the tree and said that the</p> |  |

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| <p>flowerbed had been in place for over thirty years. They suggested that an option would be to remove the hanging paver, rather than all of them. The branches, if not removed by a Council pickup (Cllr Knox to enquire) will be removed by the end of May. An option, if the flowerbed is to be retained, would be to include it in the annual maintenance arrangement of £500 per annum with Aird Community Trust for the black planter and the Millennium Garden. The Community Council agreed that this could be an option.</p> <p>Inglis Lyon suggested that the Kirkhill planter could be moved to the Millennium Garden. He asked Lindsey Stout to measure the planter and suitable locations within the Millennium Garden.</p> <p><b>Belladrum Festival Traffic Meeting, 29<sup>th</sup> April 2024</b></p> <p>Representatives from Kiltarlity, Beaully and Kirkhill Community Councils attended this traffic meeting with the organisers. Jayne Macmillan attended on our behalf. She said that the organisers seemed fully invested in improving the traffic management and other problems experienced last year.</p> <ul style="list-style-type: none"> <li>• New parking and traffic company; an experienced event company.</li> <li>• Revert back to colour coded passes for every vehicle; the colour coded passes will match the colour coded campsites. If a vehicle leaves during the event, they will need to park in a different campsite, thus reducing traffic movement in the campsites during the event. There will be double the entrances to the red and green car parks, if the planning application succeeds. If a driver leaves the car park, there is no guarantee that they will be able to return to their original car park later.</li> <li>• There will be a £10 charge for car parking. This will hopefully encourage car sharing to the festival. The organisers say that the money will be put towards making a better traffic system and trusts for Kiltarlity, Beaully and Kirkhill Community Councils.</li> <li>• There will be early entry for campervans, the majority of which will come via the Drumnadrochit road, dependant on their direction of travel.</li> <li>• There will be additional signage available for the back roads, saying “No Festival Traffic”, to reduce clogging of the minor roads.</li> </ul> | <p>Cllr Knox</p> <p>L.S.</p> |
| <p><b>4. Police Report</b></p> <p>There was discussion around cyclists travelling at speed on the road rather than using the multi-use path which is limited to a 15mph maximum speed limit, the increasing amount of cyclists and the dangers cyclists face travelling on the A862. Inglis Lyon asked whether there was a need for the A862 to become a designated cycle route, with appropriate signage. It was agreed to contact Alice Scriven, who previously attended Community Council meetings about the multi-use path, and to liaise with Hi-Trans in partnership with the appropriate contact in Aird Community Trust.</p> <p>No issues were raised by the public. A police report is received every quarter, so there was not a new report to discuss.</p> <p><a href="https://www.scotland.police.uk/about-us">https://www.scotland.police.uk/about-us</a></p>   | <p>L.S.</p>                  |

## 5. Planning Issues

### 24/01009/FUL – Kirkhill Smiddy, Kirkhill

This planning application was granted for a house to be built where the Old Smiddy currently is. Dr Eleanor Kennedy said that the site is ramshackle and many people in the neighbouring area want it to be levelled as it is an eye sore. Planning applications have been made before for this site but have always been opposed. In this most recent iteration, only two letters of objection were sent in. Neither has been responded to and it appears as though building will commence.

The main areas of objection were as follows:

*“The planning application shows clearly that the majority of the space around the Old Smiddy will be built upon or have hedging planted. This will obscure the views of drivers coming towards this very dangerous junction. Cars coming along the C1116 from Cononbank regularly fail to stop at the junction to allow cars on the B9164 right of way. Not being able to see what is approaching will make this junction even more hazardous. And turning from the C1116 onto the B9164 or vice versa will also be rendered almost impossible because of the building and planting which will limit, if not totally abolish, the view of oncoming traffic.*

*Both the C1116 and the B9164 are extremely busy roads, used by an increasing number of cars, trucks, tractors and vans as Kirkhill and the surrounding communities continue to grow and to attract more people to live in the area. The passing places that are afforded with the current set up are absolutely vital as the number of passing places, particularly on the B9164 between the Old Smiddy and the Wester Lovat turnoff, are very limited.*

*At night, with the internal and external lights of the proposed house switched on, there is also a very real danger of drivers becoming confused about oncoming traffic leading to the possibility of accidents.*

*Finally, as the proposed build is in progress, there will be profound access issues to and from both roads. Additional lorries and workmen around the site will add to an already dangerous junction and those of us living and working in the area will be subjected to delays, restricted access and, above all, increased noise levels”.*

### 23/00998/FUL/Mr & Mrs Gladwin, Allangrange, Munloch

Dr Eleanor Kennedy commented that despite many letters of objection to this development, the Highland Council took the view that several of them were “neutral” or “of comment” and so the required number of letters of objection was not reached. Development has therefore begun but progress has been very slow.

Despite the planning application stating that drainage would not be an issue, one of the neighbours most acutely affected by the building work has reported severe flooding of her garden and surrounding land as much of the shrubbery that protected the site from such drainage issues has been removed. Again, the planning application stated that trees would not be felled but properties neighbouring the site have reported and photographed tree felling, all of which is contributing to the drainage issues. When work is going on at the site, there are very high levels of noise, which is disruptive for the community.

A letter about this to the Highland Council at the beginning of 2024 has been acknowledged but never responded to.

**6. SSEN/Community Interaction**

Scottish & Southern Electricity Network (SSEN) scheduled a Community Liaison Group meeting for the same date as our Annual General Meeting. A set of Community Councils (Kiltarlity, Kilmorack, Kirkhill, Strathglass) concerned that the issues raised haven't been addressed, have agreed not to meet with SSEN at these CLG meetings until these concerns about meaningful consultation are addressed because SSEN will not consider any alternatives to their proposals. The Community Councils are hoping to resolve the issues listed in their public statement. Lindsey Stout is to check that the CLG position statement has been added to the website so that local people can read it. In general discussion about concerns over SSEN's major infrastructure proposals, Cllr Chris Balance said that the pylons will happen and the substations will happen. He also gave his opinion that undergrounding cables would be more expensive than overhead cables."

L.S.

The closing date for comments on the public consultation for the Fanellan substation is the 17<sup>th</sup> of May. There is another round of pre-planning consultation events in June.

**7. Any Other Business**

**Local Place Plans training**

A training event has been set up by Highland Council for the 28<sup>th</sup> of May. Dr Eleanor Kennedy and Inglis Lyon intend to attend, to support a public consultation held on Gala Day in August. At the next meeting the plans for the Gala Day consultation on Local Place Plans will be finalised.

Dr E.K.  
I.L.  
J.M.  
L.S.

**Annual General Meeting**

Councillor Chris Ballance kindly chaired the meeting whilst the Office Bearers' roles were in suspension.

Cameron Kemp was proposed as Chairperson by Dr Eleanor Kennedy and seconded by Inglis Lyon.

Dr Eleanor Kennedy was proposed as Vice Chairperson by Jayne Macmillan, seconded by Lindsey Stout.

Inglis Lyon was proposed as Treasurer by Judith Rumbold, seconded by Cameron Kemp.

Lindsey Stout was proposed as Secretary by Cameron Kemp, seconded by Dr Eleanor Kennedy.

Councillor Chris Ballance passed on his congratulations and asked if the Community Council would agree to adopt the Standing Orders (refer the Scottish Government website). The Community Council agreed to adopt the Standing Orders.

**Chairperson's Report**

Since our last AGM in 2023 we have had regular meetings to discuss a range of topics and consultations. We have successfully performed our function of working for the community.

Planning matters have featured a lot in our discussions and we have been contacted by members of the community where matters of concern have arisen in relation to applications. The Community Council has managed to represent these views in communications to the Highland Council.

As issues have been raised it has been helpful to have the Highland Councillors at our meetings to take up

matters on our behalf. The two-way exchange of information has always been helpful. The Community Council is always available to be contacted at any time. We also work with the other community organisations to promote and assist in projects which benefit all, particularly the Aird Community Trust.

We continue to face the onslaught of SSEN major infrastructure proposals to erect massive pylons and substations in our area. Whilst we support green energy initiatives, there is massive opposition in the community to the devastation that monster pylons would cause and there is an overwhelming desire for alternative underground and subsea options to be implemented. There is great frustration about SSEN's failure to consult meaningfully. The Community Council has and will continue to represent the community on these matters and we have joined forces with Kiltarlity, Kilmorack and Strathglass Community Councils in order to fight this.

I'd like to thank fellow Community Councillors for their contribution to meetings. This year we welcomed new Community Councillors Jayne Macmillan and Inglis Lyon and said farewell to Karen Young and Ally MacNeil. We were saddened by the loss of our Treasurer Fred Geddes when he passed away just a few weeks ago. Fred contributed so much to the running of the organisation and his input to discussions will be greatly missed. Finally, a special thanks to Lindsey Stout for her secretarial duties, including writing minutes and keeping the Facebook page up to date.

Cameron Kemp 14 May 2024.

\*Councillor Chris Ballance commented, following the Chairperson's Report, that Beaully Community Council has left the group of Community Councils involved in the above group and that Strathglass Community Council has disbanded for now due to lack of numbers.

#### Treasurer's Report

The accounts continue to be in transition, awaiting change of signatories with the bank. Inglis Lyon said that he would prepare a Treasurer's report and a return to the Highland Council for the grant application once this is complete.

#### Future 2024 meetings

**Tuesdays at 7.30pm to 9pm, The Williamson Room, Kirkhill Community Centre:**

18th June

20th August

24th September

12th November

17th December

If you would like to attend a meeting by telephone if you cannot attend in person,  
please contact us on [kandbcommunitycouncil@gmail.com](mailto:kandbcommunitycouncil@gmail.com)