

Fortrose & Rosemarkie Community Council

Wednesday 3rd June 2026 by Microsoft Teams

Draft Minutes

Item		Action by
1 1.1	<p>Welcome, Apologies and Declarations of Interest <u>Committee:</u> Theo Stratton (Chair) TS; Bob Latimer (Treasurer) BL; Jo-Anne Pugh (Sec) JP; Heather Alexander HA; Ann Jefferson AJ; Susan Munro SM; Anne Phillips AP; Kerry Ward KW <u>Ex-Officio:</u> Cllr Lyndsey Johnston LJ; Julie Ferguson (Chair, Rosemarkie Amenities Association RAA) JF <u>Residents:</u> Naomi Lloyd NL <u>Apologies:</u> None TS welcomed those attending. No new declarations of interest. <u>Co-option:</u> Russell Mackenzie (RM) had indicated he wished to join the FRCC committee. BL confirmed that RM is on the electoral register for the area. Proposed AP, seconded BL, with all voting in favour. RM to be formally welcomed at the AGM on 18/6/26. BL to share contact details.</p>	BL
2	<p>Minutes of the Last Meeting May meeting Minutes were approved. Proposed SM, seconded AP.</p>	
3 3.1 3.2 3.3 3.4 3.5 3.6	<p>Matters Arising <u>Policies Review:</u> Following confirmation by AP of details regarding entertainment licences, HA to draw up final draft for approval. <u>24 High Street, Fortrose:</u> SM reported that THC conservation officer had confirmed enforcement action was now in progress. Meeting thanked SM for her persistence. JP to include update in next mailout. <u>Rosemarkie Community Market:</u> SM and AJ to attend on 5/6/26. AP to confirm FRCC has a table with the organiser. <u>Co-op Barrier:</u> KW awaiting update from the store's local Community Champion who is aware of concerns over siting. It was noted that the post had sustained more vehicle damage. KW to pursue. <u>Bridge Street, Rosemarkie:</u> LJ said that Phil Waite (PW), THC Outdoor Access Officer, had attended the last ward business meeting where the possibility of a bridge over the burn at the Fairy Glen car park had been discussed. It had been agreed that this would provide a safer pedestrian route into the village than Mill Road. PW to investigate options with RSPB and local landowner. A very rough estimate for the work was £30,000. AP noted that the Army had assisted with constructing the footbridge near the waterfall and might do so again which would reduce costs. LJ to provide THC updates when available. <u>Motorhome parking:</u> At the same ward business meeting, PW had been alerted to the issue of inappropriate motorhome parking in the Mill Road car park and elsewhere. He was keen for FRCC and residents to gather evidence. JP said that she had had a constructive response from THC Parking department regarding insufficient signage, and enforcement, at car parks in both villages, particularly relating to overnight parking by motorhomes. JP had circulated the response but highlighted the</p>	HA JP SM/AJ AP KW LJ

<p>3.7</p> <p>3.8</p>	<p>commitment that “officers will look into and assess the operation of these car parks and the constraints caused when larger vehicles such as motorhomes use the sites”. JP also highlighted an invitation from the Parking team to FRCC members and local residents to make contact if they had further comments regarding existing car park use. JP to include in FRCC Mailout/HA for Facebook. AJ said that she had contacted Ross Bartlett, THC officer for traffic and parking, who had asked for the FRCC’s view of an “invitation to pay” (ITP) scheme at the two car parks in Rosemarkie. The meeting felt that this would be acceptable for income generation <i>strictly</i> on the understanding that local residents (especially those that parked their cars there because their property has no drive nor on-street parking option) would NOT be expected to pay. AP noted that the Fairy Glen car park is on Common Good land and it was agreed that money raised there should go to the Common Good Fund. LJ noted that revenue from ITP schemes only came on stream once set-up/machine costs were covered - usually in the region of £9,000. It was agreed that AJ would feed back the meeting’s position to Mr Bartlett. HA asked LJ about Station Road car park in Fortrose. LJ said that it was in such a poor condition, ITP was inappropriate. THC is aware of the need for resurfacing and re-marking lines, cost being the issue. JP to email THC again. JF confirmed that some residents on Marine Terrace are already paying for parking permits (which had made parking much easier for them) despite the fact that Temporary Traffic Order works were still not complete. TS said that FRCC had received a high number of complaints regarding motorhomes parking in inappropriate locations, particularly at the Cemetery, Wester Greengates and Chanonry Crescent. He had discussed the issue with PW who agreed to add these locations to the Rangers check list, especially when vehicles were likely to park up for the night. TS had also contacted THC Environment team and was awaiting a response. LJ said that following complaints, Richard Maclennan the Senior Access Ranger was now fully aware of the problem, especially at the cemetery, and was liaising with Parking Services, looking at signage and already leafleting offending vehicles. He is aware of other problem locations. AJ wondered if a by-law to prevent overnight parking might be introduced in the two villages. The Scottish Outdoor Access Code discourages “wild camping” in residential areas, but it is not backed by legislation. It was agreed that a Ranger should be invited to a future FRCC meeting to discuss what further steps could be taken, but only after the summer season and when they had time to attend. TS noted that an app, Park4night, listed “free parking” in our area. TS had contacted them to ask for locations to be removed but had not had a response. However, he noted that the cemetery had now been removed from the app. AJ asked if there was any progress on a long-promised overflow car park. LJ confirmed that all Ward Councillors were actively pursuing this and understood the acute need. JP to add Motorhomes to “on-going issues” list in order to track. (See also 4 below)</p> <p><u>SSEN works, Chanonry Point</u>: TS had been told that Scottish & Southern Electricity Network did plan to landscape. TS awaiting update.</p> <p><u>Pat Munro, Greenside land offer</u>: HA said that she, JP, AP and JF had met Hamish Little (HL) from developer Pat Munro on 20/5/26 to explore an offer to “gift” land by the Greenside development to the local community. As had been discussed at FRCC’s May meeting, appropriate</p>	<p>JP/HA</p> <p>AJ</p> <p>JP</p> <p>JP</p> <p>TS</p>
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<p>3.9</p> <p>3.10</p>	<p>local groups were reluctant to accept with concerns regarding on-going maintenance, liability and insurance. HL had raised the possibility of Pat Munro continuing to own the land, but leased to a local group for a peppercorn rent. He would explore that option in principle with his employer. JP said that she too was sceptical, but that it was an option worth exploring: the developer was prepared to landscape the site, dig out a water feature, plant trees and install footpaths if a community group was involved. If not, the site would merely be levelled and seeded with grass once the development was complete. SM said that when land is leased, liability and insurance obligations usually fall to the lessee, although there might be ways around it. AP felt strongly that flooding was likely to be an issue and that local residents should certainly have a say. HA agreed that residents in both villages would need to be consulted, but said the draft proposal by Pat Munro for landscaping might actually help prevent flooding. However, any discussion was redundant if Pat Munro decided that a rental agreement was not an option. HA to liaise with HL.</p> <p><u>Gollanhead Avenue playpark/parking</u>: JP had contacted THC officer who had indicated that improvements might be possible. JP to follow up.</p> <p><u>Road speed monitoring</u>: TS has formally requested that the speed limit on the A832 between Fortrose and Rosemarkie be reduced from 40mph to 30mph. LJ agreed to do what she could to support the proposal. JP said a resident had raised concerns about the danger to pedestrians crossing Ness Road by the junction with Rosemarkie Road. The resident had suggested a redesign of the junction. The meeting felt the most-easily achievable way to minimise danger at the junction would be to reduce vehicle speeds on Rosemarkie Road and that FRCC should concentrate on that in the first instance. JP to reply to resident. AJ said that motorhomes and other vehicles sometimes straddle the road and the parking space by the King George V playing fields gate. It was agreed that yellow lines around the junction would help. KW flagged an ongoing concern: speeding at the top of Feddon Hill where the national speed limit begins but the road narrows and bends. It was agreed that traffic/roads/parking was a major on-going issue and that JP would collate a list of locations and issues and requests which TS would advance.</p>	<p>HA</p> <p>JP</p> <p>JP</p> <p>JP/TS</p>
<p>4</p> <p>4.1</p> <p>4.2</p> <p>4.3</p>	<p>On-going Issues update/projects</p> <p><u>Chanonry Point signage/noticeboards</u>: AJ has delivered “no toilets” signs to TS for him to erect asap. HA is continuing to discuss the wider “information board” project with Verity Walker and hoped to update the meeting in August. AJ had discussed other safety signage with PW who had been unable to advise who at THC could give permission for water safety/drone signage. AJ to speak to ward manager, Lynn Bauermeister. Regarding permission for signage, and removal of the abandoned boat, SM had emailed THC’s Ian Braker and was awaiting a response. SM to update. If THC will only collect and dispose of the boat if accessible from a public road, BL will discuss with RM based on SM’s findings.</p> <p><u>Drone signage, Chanonry Point</u>: BL confirmed that a local air traffic controller/Highland & Islands Airport contact had provided drone signage. BL was liaising with THC Ranger Tim Francis regarding location(s).</p> <p><u>Road safety, Marine Terrace, Rosemarkie</u>: AJ had spoken to THC Roads leader, Ross Bartlett, who is aware of the delay to road markings and</p>	<p>TS</p> <p>HA</p> <p>AJ</p> <p>SM</p> <p>BL</p> <p>BL</p>

4.4	<p>signage and has assured her it will be complete by the end of the summer. Separately, JF had walked the area with another THC official , Allan Bryce to discuss options to ensure pedestrian safety on Marine Terrace, and also at the Slog. It was agreed that a subgroup, consisting of AJ, HA, AP and JF would work on improvements to the two locations mentioned above. AP suggested that the team might establish if “developer contributions” are available as additional funding.</p> <p><u>Railway Path</u>: TS said that he, JP, Avoch and Killen CC representatives and PW from THC had walked the path on 28/5/26. A local contractor had done magnificent pro bono work, clearing ditches and scraping surfaces at the Avoch end which is most seriously in need of attention. AKCC will establish the most efficient use of the £2000 grant, and an assessment will be made in the autumn regarding what work might be required at the Fortrose end. JP to liaise.</p>	AJ/HA/JF/ AP
4.5	<p><u>Mercat Cross & Fortrose High St works</u>: Details of improvement works due to start in September have been circulated and publicised on Facebook. HA has directed members of the public with comments to THC. TS said that Historic Environment Scotland (HES) has agreed to investigate long-standing rumours that parts of the Mercat Cross remained buried under the pavement. If found, they will form part of the restored cross. Its future location is still under discussion but it is likely to return to its High Street location due to the fact it is a “listed” monument. TS confirmed that HES is aware that it is not actually its “original location” and that it may need some protection. JP to include an update in mailout/HA on Facebook based on wording provided by TS.</p>	JP TS/JP/HA
5	<p>Points from the Public/Correspondence</p>	
5.1	<p><u>Fortrose Church of Scotland works</u>: Following concerns from a local resident, HA had contacted THC planning and confirmed that permission for building work had been granted and thus permission for associated structures. The portable cabins however must be removed when work is complete and the site must be restored. The timescale is unclear.</p>	
5.2	<p><u>THC use of herbicides</u>: JP said a resident living near Gollanhead Ave, Rosemarkie had expressed concerns regarding herbicide use in the playpark and playing fields. It was noted that THC had recently committed to reducing the use of herbicides for weed control. JP to contact THC officials and reply to the resident. HA has concerns over weed-control policy and its possible impact on gutters/drainage/localised flooding. HA to query with THC.</p>	JP HA
5.3	<p><u>Road improvements suggestions</u>: Rosemarkie resident Gareth Phillips had contacted FRCC regarding a safe crossing especially for primary school pupils. AP shared concerns about school bus routes. TS agreed to discuss with Avoch Parent Council. JP to add to Road/Traffic audit.</p>	TS JP
6	<p>Treasurer’s Report</p>	
6.1	<p><u>Report</u>: BL reported that the balance of all accounts was £6,120.26.</p>	
6.2	<p><u>Insurance</u>: BL said the additional insurance premium to cover shed and contents had been paid and would appear in the June accounts.</p>	
6.3	<p><u>Christmas lights</u>: BL had shared concerns regarding lamp-post socket quality with Knockbain CC. He had yet to receive a response from THC.</p>	
7	<p>Community issues/consultations None arising.</p>	

8	Planning LJ took no part in the discussion.	
8.1	<u>Sauna, Rosemarkie</u> : FRCC had objected to a recent application. The applicant had emailed to say they intended to lodge an application for a mobile sauna. It was agreed that TS would reply, indicating that if the location remained the same, FRCC's concerns remained the same.	TS
8.2	<u>Ardbeg, Fortrose Hill</u> : Alterations to an existing house. No comments.	
9	Licensing No applications.	
10	Police Report The April report for the Black Isle had been circulated. Incidents included speeding, one assault in Fortrose and another in Rosemarkie, three cases of shoplifting in Fortrose and a break-in at Culbokie.	
11	Sub-committees/Community Groups/Meetings	
11.1	<u>Ward Councillor commitments</u> : Cllr Morven-May MacCallum had recently been elected as an MSP. LJ was asked what impact that might have on Black Isle representation at THC and attendance at Black Isle community council meetings. LJ offered MMM her congratulations and said she understood MMM would remain as an HC councillor until November. A by-election would cost THC more than paying her councillor salary (an amount which is in fact deducted from her salary as an MSP). MMM hoped to attend CC meetings on zoom and the remaining two ward councillors would continue rotating through community councils. LJ would remain with FRCC for 2026/27. AJ asked if having only two BI councillors on the area committee would negatively impact the Black Isle. LJ said that councillors on the Black Isle and Easter Ross Area Cttee were collegiate and respected the views of ward members on matters relating to their wards.	
11.2	<u>Opportunity Black Isle (OBI)</u> : TS and BL had attended a meeting on 21/5. Becky Richmond has been elected Vice-Chair. TS had been tasked with looking into transport issues. TS to circulate minutes of the meeting as available. BL suggested that in future, TS/BL compile a short report of matters discussed for presentation at FRCC meetings. Next meeting is scheduled for 25/6/26. SM asked if Resilience had been raised as an issue. BL said that SM's work had been specifically praised and TS agreed he would table it as an agenda item for the next meeting, and that SM might be invited to address the group.	TS TS/BL
11.3	<u>Rosemarkie and Fortrose Trust (RAFT)</u> : JP said that as outlined in the recent FRCC mailout, RAFT were seeking to expand their role and were looking for new trustees. Their AGM will be held on 18/6/26.	TS
11.4	<u>Fortrose Academy Stakeholder Group meeting</u> : JP was unable to attend on 12/5/26 so SM kindly agreed to do so. She reported that THC had appointed contractors but that the school design was under review with concerns expressed by teaching staff over the (reduced) footprint of the new building and "open plan" design. There had been strong pushback on the idea of using the Theatre as a canteen area. No date has been set for the next meeting nor for work to start on site.	
11.5	<u>Black Isle Community Councils (BICC)</u> : AP said that she and BL plus representatives of three other CCs attended on 11/5/26. BL had briefed the group on OBI. There was a discussion on resilience.	

11.6	<p><u>Events sub-committee:</u> <u>Seniors' Afternoon Tea:</u> Wednesday 17/6/26. JP was co-ordinating. Sign-up sheets are in Spar, Rosemarkie and Cromarty Bakery, Fortrose. Post on Facebook also asking for volunteers to help set up etc. <u>St Boniface Fair:</u> Saturday 8/8/26. AP to arrange a steering group meeting shortly. Road closure paperwork in place. Entertainment licence documents being prepared plus insurance details required by Historic Environment Scotland. Booking for tables now being taken.</p>	JP
11.7	<p><u>Rosefort Community Interest Company (CIC):</u> SM said that the group was working with OBI and the Academy to develop pupil's business skills. She, BL and a representative from Culbokie CC were assisting Nat 5 pupils looking at the management of Common Good assets etc.</p>	AP
11.8	<p><u>Resilience sub-committee:</u> HA is assisting the sub-committee with communications and helping to draft a flyer/website version explaining resilience, seeking volunteers and more widely, encouraging engagement with FRCC. SM reported that the Resilience draft plan was almost complete and would be circulated. THC's emergency planning officer has provided funding leads for the group, and has indicated that progress has been made by THC in accessing Highlife Highland premises for emergency use. SM leading.</p>	SM/BL
12	<p>Any Other Business</p>	
12.1	<p><u>Filming:</u> LJ said that BBC Alba planned to film a children's programme about the Brahan Seer at Chanonry Point. Not expected to cause disruption.</p>	
12.2	<p><u>Annual General Meeting:</u> Thursday 18/6/26. TS confirmed that Alan Taylor from the Black Isle Library of Things had been invited to speak. TS also said that he intended to step down as Chair. HA to check constitution regarding numbers for a quorate meeting and any provision for absentee voting where members could not attend.</p>	HA
12.3	<p><u>FRCC Correspondence:</u> SM proposed that any invitations sent to office-holders of the FRCC are circulated to the committee. In reference to a recent invitation, TS said that he had been invited by name as FRCC chair to attend a Royal visit next week in Fortrose and had accepted on behalf of FRCC.</p>	
13	<p>Date of Next Meeting <u>AGM:</u> Thursday 18th June, 7pm Committee Room, Black Isle Leisure Centre. <u>July meeting:</u> Wednesday 1st July, 7pm via Microsoft Teams.</p>	