

Minutes of the Meeting Held at 7:30 pm on Monday 4th March 2024 in Avoch Pavilion

Present:

Members: Derek MacIver, Chair (DM), Tim Phillips (TP), Hamish MacLean (HM), Stuart Bruce (SB), Rosie Brunton (RB), Fraser Brunton, Minutes (FB)

Councillor: Cllr. Sarah Atkin (SA)

In attendance: Steve Baker (SBak)

1. Welcome and apologies

Action

DM welcomed everyone to the meeting, including Steve Baker, who had expressed interest following the recent leaflet campaign. There were no apologies.

2. Minutes of the Formal Meeting held on 29th January 2024

Minutes of the previous formal meeting were proposed by SB and seconded by FB, as an accurate record. It was noted that Associated Members had often given apologies for previous meetings. It was agreed RB would contact the Associate Members to establish their interest and that in the meantime, they would continue to receive the meeting papers.

RB to contact Associate Members to establish their interest

3. Recurring Community Council Matters

3a. Finance Update

TM presented the Finance Update. There was £3,588 held in the Bank of Scotland current account on 31st January 2024. He said there had been little change since the previous meeting.

Speedprint (Inverness) had submitted the best quotation for producing the AKCC awareness leaflets, which had now been published. Some gratuities (boxes of chocolate) had been purchased for those helping with the public toilets.

3b. Planning Issues

SA withdrew from the meeting.

(i) Cemetery Brae House Development (PLN/007/22): FB and TP reported concerns raised by residents living below the proposed development, about the impact of potential land slippage and flooding affecting the steep slope immediately above them. It was noted that as approval in principle had already been granted, only comments relating to compliance with the associated conditions could be considered by the Planning Department at this stage.

TP said that AKCC had commented as a statutory consultee. FB and TP considered residents' concerns and documents published by the Planning Department. Comments submitted highlighted potential risks to the residents, owner/developer and Highland Council. They also raised concerns as to whether the ground and arboricultural surveys undertaken had been sufficiently comprehensive to mitigate against the effects of tree removal; and the significant levels of persistent rainfall affecting the loose soils found in the steep bank.

(ii) **Station Hotel Car Park.** The proposed housing development had been approved in principle by the Planning Department, subject to a Section 75 condition, requiring the developer to make formal financial provision within a specified period to local education; otherwise the planning application would lapse. FB had been advised by the Planning Department that this provision had been met satisfactorily.

SA rejoined the meeting.

(iii) TP said that he had submitted comments about planning application PLN/007/22 to the Planning Department, which had not appeared on the Planning Website. SA agreed to investigate the process and advise TP.

SA to investigate and advise TP

3c. Community concerns arising

(i) TP reported concerns raised about closure of the public toilets at the harbour. Although it was noted that the toilets at the No.19 café would be available to the public in 2024, it was agreed that the reopening of the public toilets was an important priority for AKCC.

(ii) TP reported concerns raised about the poor condition of steps linking the harbour area to Braehead. Although it was understood that Highland Council was responsible for the steps, attempts to get the steps repaired had been unsuccessful. There was particular concern about the condition of the stonework at the top of the steps. SA said that she would obtain an update from Highland Council.

SA to obtain update from Highland Council about repair of steps

(iii) HM reported concerns raised about the speed of traffic through Killen. It was noted that the dashed road marking at the side of the road indicated that the associated area was shared between pedestrians and motoring traffic. SA said that she would seek clarification and provide HM with an update.

SA to clarify the traffic situation and speed limit in Killen

3d. TP had been contacted by Highland Broadband seeking to give a presentation to AKCC on their services. It was agreed that they be invited to the next meeting to give a short presentation.

TP to contact Highland Broadband

4. Black Isle Plan and Black Isle Community Councils

DM and TP had attended a meeting on 27th February in Fortrose Library about the Black Isle Placement Plan. They had also attended a meeting of the Black Isle Community Councils on 29th February, which had been very worthwhile. SA advised that the local place plan was the lowest tier of the statutory plan; intended to be a discretionary point of reference.

It was noted that the Black Isle Placement Plan also contained aspirational elements. There was general discussion about the plan and the way forward, including the need for robust accountability arrangements for its implementation. DM said that AKCC needed to keep engaged with the Black Isle Community Council and be prepared to respond when required.

5. Assets owned and managed by AKCC: maintenance & other issues

TP summarised AKCC's assets and confirmed that AKCC had public liability insurance. SA said that community councils are advised against owning assets. She also said that shedding AKCC's assets needed to be a priority for the present newly formed council.

SA to provide details of proposals for community council support

Links with the Amenities Association and local businesses were discussed. SA said that she would provide Highland Council's proposals

for the reorganisation of community council support. It was agreed that asset management would be taken forward as a priority.

6. Initiatives of previous community council requiring our engagement

It was reported that dealing with Scotmid vouchers was considered part of managing the Sharing Shed, which had been taken on by Avoch Amenities Association.

DM said that a meeting was required with the Avoch Amenities Association to clarify responsibilities and arrangements as appropriate.

SA left the meeting.

DM to arrange meeting with Avoch Amenities Association

7. Plans to raise awareness of AKCC and seek new members

It was agreed that the leaflet campaign had been successful, resulting in three people coming forward so far, including SBak, who attended the meeting. DM said there had been a significant number of recent hits on the website. Further options for raising awareness were discussed, including a poster campaign and engaging with local businesses.

FB said that he had compiled a provisional list of 95 local businesses in the IV9 area, although further work was required to ensure inclusion of all the businesses. DM noted that not all the farmers were on the list.

DM to provide FB with a list of farmers

It was agreed that the remaining leaflets should be distributed amongst the businesses in the village. RB agreed to distribute the leaflets and contact voluntary organisations, using a list to be provided by TP.

RB to distribute leaflets and contact voluntary organisations

It was agreed that AKCC needed further members, including someone to take responsibility for AKCC's presence on social media.

8. Priorities for AKCC, key tasks and responsibilities

AKCC's internal and external priorities were discussed and a provisional list was identified, which could form the basis of an Action Plan. FB agreed to collate and circulate a draft list to members for comment.

FB to prepare and circulate priority list

RB agreed to review the arrangements for managing the AKCC inbox and email to ensure that enquiries could be triaged effectively and forwarded to the most appropriate person(s). RB also agreed to maintain distribution lists and add to them as appropriate

RB to review Inbox & distribution lists

It was agreed that if members had specific areas of responsibility, the workload could be spread more evenly. It was agreed to discuss this further at the next meeting.

TP to include on agenda for next meeting

9. AOCB

RB asked about the Police Report. It was noted that this had not been available for several meetings and that other Community Councils had been experiencing the same problem. The previous minutes included an action to take this up with SA to see if she could progress it on our behalf.

SA is asked through these minutes if she can assist.

10. Date of Next Meeting

The next meeting will take place at 7.30 pm on Monday 1st April 2024 in the Avoch Pavilion.

Pavilion booked