

**Approved Minutes of  
Pavilion at 7.30 pm on Monday 2nd June 2025**

**Present:**

**Members:** Fraser Brunton, Chair (FB), Drew Mann, Vice Chair (DMn), Tim Phillips, Treasurer (TP), Rosie Brunton, Secretary & Minutes (RB), Cllr Morven-May MacCallum (MMM), Alistair Adie (AA), Stuart Bruce (SB), Derek MacIver (DM), Nicolaas du Preez (NdP),

**In Attendance:** David Brims (DB), Caroline Eccles (CE), Debbie du Preez (DdP)

**Apologies:** Lizzie Campbell (LC), Jenni Carmichael (JC), Kathy Taylor (KT)

**1. Resident Concern**

**Action**

AKCC welcomed local resident Kath MacCleman (KM) who attended the meeting to raise her concerns about Cemetery Brae. KM explained that these concerns have previously been raised with The Highland Council (THC) however there had been no response.

The first concern relates to the manhole and drainage ditch at the top of the brae. These are both overgrown and blocked thus rendering them inefficient when there is heavy rain. This results in water run off channelling into, and flooding her property, namely the garden, garage and potentially the foundations of the house. This floodwater has caused damage to the wall, creating a crack and causing the harling to fall off. KM feels strongly that THC should be held accountable for this damage.

The second concern is that there is no passing place on the single-track road (Cemetery Brae) between Dewar to Roth-ach. The previous passing place became overgrown and has now suffered subsidence. The verges of the road are also very overgrown causing there to be poor visibility. The third section of the cemetery is now open resulting in increased traffic on this road. KM asked whether THC had responsibility for the verges on each side of the road. SB confirmed that THC have responsibility for 3m on either side.

FB suggested that he would attend the site with DMn. FB requested that any photographs of the concerns raised be forwarded to him.

**FB/DMn**

MMM agreed to raise these concerns with THC and asked that KM contact her.

**MMM**

**2. Welcome and apologies**

FB welcomed everyone. Apologies were as above.

**3. Minutes of the Meeting held on 5<sup>th</sup> May 2025**

**Correction required: 3.1 Item 5c(iii)/020924: Pavilion Bridge:** The estimated cost of materials for the required repairs is approximately £320. There will be a donation made to the Men's Shed in addition to this cost.

**FB to  
amend**

With this amendment the draft minutes of the meeting held on 5<sup>th</sup> May 2025 were proposed by NdP and seconded by DMn as an accurate record.

#### 4. Matters Arising from the Minutes of 5<sup>th</sup> May 2025

FB thanked those who had provided updates on their matters arising in advance. He referred to the Matters Arising Register and reported the following progress by exception. Matters Arising covered by agenda items were covered separately.

**4.1 Item 5c(iii)/020924: Pavilion Bridge** It had previously been agreed that Avoch Amenities Association (AAA) would fund the repairs. TP to contact Andy MacLemman (AMcL) as chair of the AAA to instruct the works.

TP to contact AMcL

**4.2 Item 5c(iii)/071024: Railway Footpath** RB advised that there will be an organised event over the weekend of 13/14<sup>th</sup> September. Caroline Eccles (CE) and Alistair Adie (AA) to promote this event.

CE/AA to promote

**4.3 Item 5c(i)/070325:** MMM had arranged for two additional brown garden waste bins to be provided. It was agreed that one would be located at the Community Gardens and the other at the school.

MMM to follow up

**4.4 AKCC website:** FB & TP to meet up to make progress with the development of the website

FB/TP to meet

**4.5 AKCC Map:** FB to amend name from John to James Bunyan.

FB to amend

**4.6 Resilience Planning:** RB advised that there would need to be a subgroup established to make progress with this, she will be looking for volunteers to form this group in the near future.

RB to set up group

#### 5. Recurring Community Council Matters

**5a. Finance Update:** TP's finance statement for the year end to 30<sup>th</sup> April 2025 had been circulated with the papers for the meeting. TP said that there was £2995 in the Bank of Scotland Current Account, which was a year-end deficit of £129. The said accounts have been audited for the AGM which took place immediately before this meeting. The signed audit statement will be sent to THC in due course. It was noted that there had been no major projects incurring costs nor any fundraising during the past financial year.

RB to send accounts to THC

**5b. Planning Applications:** FB advised that there had been one new relevant application since the previous meeting: House & treatment plant at Wester Raddery. There have been no comments or concerns noted relating to this application.

#### 5c. Community Concerns Arising

**5c.1** The concerns raised under **Item 1** were noted. CE re-iterated the concerns around the damage caused by excess water not draining adequately.

**5c.2** RB had received an email referencing concern about speeding on the single-track roads around Avoch & Killen. It was noted that Police Scotland should be contacted for advice. RB agreed to reply to the email in this respect.

RB to reply to email

**5c.3** SB advised that the Road safety survey showed that 60% of traffic were over the 20 miles per hour (mph) speed limit. There is concern as to why this has been deemed acceptable by the local roads inspector. His explanation was that the average speed of vehicles is 24mph and therefore not a concern.

**5c.4** AA raised concern (recognising that it was not in our ward) that the road surfacing works at the Munloch Bridge had resulted in there being no road markings to manage the traffic flow over the bridge.

**5c.5** CE had a member of the public expressing concern around a large amount of garden debris from a house in Gowan Place which had been dumped over the fence and was now lying next to the public path. There had also been significant damage caused to a large cherry tree that had been severely and unevenly pruned. The limbs from this tree are also now lying with the garden debris. DM stated that disposal of waste can be difficult however this incident is not acceptable. He suggested that CE should speak to the informant and ask them to advise their neighbour that the matter will be notified to the police as it would be deemed as fly tipping.

**5c.6** Concern was also raised about items such as scooters & traffic cones being dumped in the burn. Reference was also made to the amount of debris around town locally known "party spots". AA & CE to raise awareness via Facebook to discourage littering.

AA/CE to post

**5d. Police Liaison Report:** Nothing relevant for AKCC this month.

### **5e. Correspondence & Secretary's Report**

**5e.1** Email dated 9<sup>th</sup> May 2025, from Laura Donnelly, Transition Black Isle, advising that the Black Isle Library of Things has now been launched. RB agreed to forward the promotion poster to DMn to post on FaceBook.

RB to forward poster

**5e.2** Email dated 9<sup>th</sup> May 2025, from Roddie MacPherson suggesting that the brown bin required for the community & tyre gardens be located at his home. It was agreed that the bin (funded by THC) be made available at the actual gardens. MMM to follow up as per **item 4.3**

MMM to follow up.

**5e.3** Email dated 12<sup>th</sup> May 2025, from Peter Finnie (SEPA), providing details on an information session on the Environmental Performance Assessment Scheme. Details will be forwarded to anyone requesting this.

**5e.4** Email dated 14<sup>th</sup> May 2025, from Scott Runiman, Highland Cycle Campaign inviting AKCC to a workshop on the 21<sup>st</sup> of June. RB will forward details if requested.

**5e.5** Email dated 14<sup>th</sup> May 2025, from Pamela Harvey (CCSupport: West & Mid), advising of funding available via SSEN for net zero projects. Noted.

**5e.6** Email dated 19<sup>th</sup> May 2025, from Cllr Helen Crawford, urging AKCC to attend the convention on the impact of major energy infrastructure in the highlands. The event will take place on the 14<sup>th</sup> of June in Phipps Hall Beaulieu. All interested persons to attend where possible.

All

**5e.7** Email dated 22<sup>nd</sup> May 2025, from Lynn McNeil (Community Support & Engagement) on behalf of the Suicide Prevention Steering Group. The email extends an invite to all interested parties to an awareness raising session on the 24<sup>th</sup> June, consisting of two short films and the opportunity to talk to local organisations such as Mikeysline & James Support Group. RB to forward the email to DMn to promote on FaceBook.

RB to forward e mail.  
DMn to promote

**5e.8** Email dated 25<sup>th</sup> May 2025, from Jo-Anne Pugh, promoting a further railway clearing event on the 13<sup>th</sup> & 14<sup>th</sup> September. AA & CE will promote this event.

AA/CE to promote

**5e.9** Email dated 28<sup>th</sup> May 2025, from Bertie MacLean (Highland Peoples Power) informing of funding available to install solar panels on community buildings. Noted.

**5e.10** Email dated 28<sup>th</sup> May 2025, from Kathy Taylor looking for information on the new building being put in place at the harbour. TP agreed to look into this.

**TP to Speak to Harbour Master**

## **6. Avoch Amenities Association**

There was no update tabled. DM reminded the group that AKCC will look into how best to support AAA and help to stabilise their committee. It was agreed FB and DMn would discuss the matter with AMcL and explore if it would be worth holding a joint meeting with AKCC to consider the options.

**FB/DM to discuss with AMcL**

**7. BICC & Black Isle Place Plan** - TP said there was nothing new to report however the place plan is available and is a reference to support local initiatives

## **AKCC Website**

**8.**

TP & FB have met and have made some progress with the development of the Website. There are good images, photographs and supporting material provided to date. The old site has been hidden and a reference to the development of the new site has been posted. A further meeting is to take place in the coming week.

**FB and TP to meet**

## **9. Public Toilets Working Group.**

RB advised that the meeting planned for the 27<sup>th</sup> May did not go ahead. Unfortunately, the Chair and one other member of the working group have now resigned. RB suggested that AKCC will need another public appeal for local residents to support the planned project.

**RB to appeal for volunteers**

DM agreed to join and support the working group.

**DM to join group**

The current building is owned by THC. RB requested that they put in place signage to advise members of the public that the toilets are closed and the nearest WC is in Fortrose. MMM agreed to take this request to the council.

**MMM to request signage**

## **10. Sharing Shed Update**

It was noted that there is now a concrete plinth in place to support the new storage shed. TP stated that the timescale for completion of the works is unknown but would start soon.

## **11. Flood Prevention Plan**

FB summarised the progress being made with the proposed Flood Management Plan for Avoch and Killen. The draft report, which was nearing completion, reviewed the collation of information, photographs and video material showing the impact of recent flooding at various locations, which had badly affected individual homes, the primary school and had caused various landslips.

The final report would include recommendations for short term and medium-term action and would seek input and active support from stakeholders, including Highland Council, SEPA, Scottish Water, landowners, farmers, Avoch Primary School and others. Once discussed further with AKCC members and approved by the office bearers, the adopted report would be shared with our

local councillor, stakeholders; and with those directly affected, and with the wider community. FB acknowledged the engagement and interest being shown by a wide cross section of the community; and the amount of information, photographic and video material that had been provided by those affected.

DMn said to ensure transparency and accountability, meetings about the plan, including those with stakeholders, would be minuted and appended to the report. AA said it was important to understand how individuals had been personally affected. DMn highlighted concerns that further housing development would increase the flood risk and about the inability of Avoch Burn to meet the demands of increasing surface water. TP stressed the importance of sharing the Plan with the community and encouraging their engagement. DM said the community would see that AKCC was trying to raise awareness and seek mitigation of the increasing flood risk, which would encourage further engagement.

## 12. Community Improvement Works and Volunteers

**12.1 Railway Footpath:** As a result of the success of the previous clearing event a further event has been suggested. It was agreed that AKCC would support and promote this event which takes place the weekend of 13<sup>th</sup> & 14<sup>th</sup> of September as per **item 4.2**

CE/AA to promote

**12.2 Avoch weeding & cleanup:** Additional dates are required to continue with the positive start made earlier in the year. It is hoped that we can encourage additional volunteers for future events.

AA/CE to provide & promote programme

**12.2 Himalayan Balsam:** It was noted that if unmanaged the balsam directly affects flooding. There is now an active WhatsApp group, this group have mapped out the areas requiring attention and has made significant progress with removal of the balsam. A record is being kept of all targeted areas.

TP highlighted that there were areas that were completely inaccessible and raised concerns as to how we manage those areas. TP to contact Lizzie Campbell from Rosehaugh estate to address this.

TP to contact LC

The article in Chatterbox is due to be published soon. FB thanked everyone for the enormous amount of work being done.

**12.3 Garden event:** CE is hosting an open garden event on the 7<sup>th</sup> of June from 1000 – 1230.

**12.4 Electro fishing event:** This event will take place in Avoch burn on the 21<sup>st</sup> June. Chris Daphne from Ness District Fishery Board is hosting the event. CE agreed to promote this event

CE to promote.

**12.6 Lyme Disease Awareness:** AA suggested that we hold an awareness raising campaign. MMM indicated that there was promotional material available for this. AA agreed to email MM and to promote this campaign

AA to email MMM & promote

## 13. Avoch and Killen Nature Conservation Plan

**13.1 Lazy Corner:** CE advised that strimming in the area should be discouraged until later in July. CE also suggested that we plant some yellow rattle to counter the grasses growing at present.

**13.2 Cherry Trees:** The trees in an around Avoch were donated to the community several years ago. Some of the trees are now starting to become unstable, some have already fallen and there are now gaps. It was suggested

CE to contact Rainbows

that the Rainbows request to plant a tree could replace one of the fallen trees. CE advised that we need to have community involvement for regeneration and a plan for how we achieve this. DM was encouraged to hear that planting will be managed.

**CE to create plan.**

#### **14. AKCC Assets**

SB has reviewed the assets and has created a schedule of works required. The required works will now need to be completed. RB to contact local volunteers to see if they can support this.

**RB to contact volunteers**

#### **15.**

**AOCB:** DB advised that he is willing to be the point of contact for anyone wishing to donate items or volunteer for the Black Isle Library of Things.

DM suggested that we create a Community Concerns link on our new website. DMn agreed to create a post in the interim to encourage local engagement.

**DMn to create post**

#### **16. Date of Next Meeting:** Monday 1<sup>st</sup> September 2025 at 7.00 pm in Avoch Pavilion - **Please note earlier start time.**

**RB to post meeting dates.**

All meeting dates for the coming year will be posted onto our noticeboards