

Nairn West & Suburban Community GROUP

Meeting: Mon 29th January 2024

Attendees:

Alastair Noble (AN, Chair)
Joan Noble (JN)
Kevin Reid (KR)
Graham Stuart (GS, Minutes)
Phill Stuart (PS)

Ex-Officio:

Cllr Babs Jarvie (BJ, from item 7)

Members of Public:

Gillian Hodge
Leslie Singh
Karen Stuart

MINUTES

1. Welcome and Apologies (AN)

- AN welcomed all to the meeting, particularly those members of the public in attendance. A few comments were made on the Reporters' findings ([link](#)) on the draft Inner Moray Firth Local Development Plan 2, which aligned with NWSCC's position that area housing needs should be met by already allocated sites such as Tornagrain rather than new developments in Nairn with its infrastructure issues. AN acknowledged the great work of many of Nairn's community in presenting the data and arguments to the Reporter.
- Attention was drawn to the Saturday's Glasgow Herald front page highlighting a prior item on NWSCC agendas, vaccinations policy, and the concerning news of only an 84% MMR vaccination rate in the Highlands.

2. Declaration of Interests on Agenda Items (AN)

- No declarations.

3. Minutes of Community Group Meeting, 27th November 2023 for Approval ([link](#))

- Minutes approved by KR and seconded by PS.

4. Review of Actions Log from Last Community Council Meeting (See Appendix)

- See appendix for updates and actions.

5. Accounts and Admin (PS)

- No money has been spent since NWSCC went into abeyance. Balance currently stands at £2943.66. Some expenses are due, e.g. room hire, and the group has made a pledge of £1000 to help gain match funding for the next phase of the Local Place Plan.

6. Planning Applications Submitted Since Last Meeting for Review (AN)

- Nairn Academy Application 23/05756/FUL ([link](#))
 - Documents submitted in the latest planning application contain references to a library at the new school, which may be an oversight but considered prudent to restate objections. Letter of 23Dec23 ([link](#)) requested extension of time to mid-February. **Action: GS** to draft letter to planning portal cc Robert Campbell, drawing attention to library references, requesting their removal and re-stating broad objections.
- Erection of car port, Saorsa, Victoria Street 24/00049/FUL ([link](#))
 - No serious concerns expressed.

- JN drew attention at the meeting to 4 Darroch Place extension23/05841/FUL ([link](#))
 - No concerns expressed, one neighbour objection but no representations made to NWSCG.

7. Local Place Plan / Town Centre Regeneration / Community Asset Transfers (AN)

- AN, as NICE chair, summarized status of the LPP. Following the success of the key stakeholders meeting on 15 January ([link](#)), the consultations continues with weekly information sharing topics/press-releases being posted on the NICE website; Jan30 – Vision; Feb6 – Common Good; Feb13 – Housing; Feb20 – Business.
- Despite other LPPs being fully funded by Highland Council, Nairn LPP must seek its own funding and many local businesses and organisations (including NWSCC) have pledged money as match funding for a funding application to the Highland Community Regeneration Fund.
- Proposed sale by THC of ‘Italianate’ building
 - NICE has requested that the proposed sale be paused until completion of the LPP. AN submitted an FOI request on 5Dec23 for relevant including the prior analysis of the suitability of the building as a library, no response.
- Status of Court House Building re Highland Council list of Core Assets
 - It was noted that there are reports that Ward Manager Lewis Hannah, will be moving from his role and there will be further consolidation of the Ward with Badenoch and Strathspey with the office in Inverness. Needs corroboration and further feedback/discussion with Councillors.
 - A Highland Council Property Assets review from Dec23 ([link](#)), where the Court House building is not listed in the future five core admin buildings, raises concerns about its future. Needs corroboration and further feedback/discussion with Councillors.

8. Common Good Engagement Group (CGEG) (AN)

- CGEG Framework email ([link](#)), initial document ([link](#)) and email correspondence ([link](#))
- Consultation responses and revised framework ([link](#))
- Councillors’ frustrations at the Community Councils responses to the consultation were aired at the last Nairnshire Area Committee (NAC) Meeting on 22Jan23.
- BJ felt that it was important for the CGEG to be formed and move forward, a sentiment shared by the NWSCG.
- JN summarized the responses to the consultation, out of 18 responses, 8 were not published, and all were anonymised. 9/10 of those respondents requested that the CGEG comprise only residents of the Burgh of Nairn and JN re-emphasised that the views of non-residents should carry no weight in decisions made by the trustees (Councillors) on Common Good matters
- NWSCG is disappointed with the recent consultation process. Despite taking an active interest in the setting up of the CGEG and there being a delay in the draft framework being circulated after the Oct NAC Meeting, the draft outline was received only on 1Dec23 in a busy period in the run up to Christmas when the Group was not due to meet. No extension until NWSCG’s Jan meeting was accommodated in order for the results to be discussed at the NAC Meeting on 22Jan24, only for the Members to receive the documentation too late to be able to review the full responses before being asked to approve (and approving) the revised framework proposal.

9. Delnies Development Site (JN)

- Latest planning submission ([link](#)) and NWSCC letter of objection ([link](#))
- It was submitted that this application originated 15 years ago, the three year extension is now time barred, legislation exists for Highland Council to reject the (prior-approved) application and it is hoped that this will come to the Planning Committee soon for clarity for the community. Since the IMFLDP2 Reporters' findings issued only recently it was felt worthwhile to send a letter to both planning applications portals referring to the findings. **Action: JN/GS** to draft suitable letters to the Delnies Planning portals. **Action: GS** to post details of the Reporters' findings and NWSCG's actions on social media.

10. Parking Scheme (JN)

- Letter from Stewart Fraser ([link](#)) and response from NWSCG ([link](#))
- Following circulation of the agenda, a further email was received from Stewart Fraser ([link](#)).
- GS felt that if the councillors were unhappy that confusing permit holder parking bays at the harbour still existed following a process on which they were not consulted then they should pick up the matter to have them removed as they should carry more weight than NWSCG. BJ agreed that the situation was not satisfactory, adding that the storms had also degraded some of the lines, and she agreed to raise the topic with her fellow councillors, potentially at the next Ward Meeting. **Action: BJ** to raise continued presence of permit parking bays with fellow councillors.
- Concurrently, with respect to the refusal of Stewart Fraser to acknowledge and take action against the perceived illegality of Highland Council marking public roads without a TRO, it was agreed that JN would draft a letter to the Legal Complaints Commission **Action: JN** to draft a letter to the Legal Complaints Commission.

11. Developer Contributions (JN)

- Correspondence with Ross Lindsay, chair of E&I Committee ([link](#)) and ([link](#))
- It was agreed to propose to Ross Lindsay that a meeting be convened with other interested Community Councils to explain the new guidelines for proposing, allocating and managing developer contributions, which NWSCC may host by Zoom. **Action: GS** to contact Ross Lindsay to propose broader meeting.

12. Tradespark Hall Charity (AN)

- Tradespark Hall Charity Trust was set up with monies from the former site development to provide a public meeting place / amenities. A proposed community and tourist building as part of the Sandown Development Brief has not progressed but may come forward in the place planning process and there is interest in determining what is now planned for the charity. Agreed for AN to make contact. **Action: AN** to contact Hall Chrity Trustees to start dialogue.

13. Dentistry Provision in Nairn (AN)

- AN updated the Group on the apparent refusal of NHS Highland for the Windsor Dental Practice to expand and use the vacant NHS dental suite at Nairn Hospital. AN is to follow up with NHS Highland pointing out that the building may legally accommodate private healthcare providers.

14. AOCB

- Active Travel Signs – Acknowledgement that cycle signs have been found and will be

installed ([link](#))

- Signs still not installed. **Action: GS** to write to Gary Kennedy to ask about status of the installation.
- Nairn/Nairnshire Community Partnership – Discussion with new chair Ross McCartney
 - Agreed in discussions that planning would not be within the remit of the NNCP group. Next NNCP group meeting scheduled for 16Feb24.
- Next Meeting scheduled for 26Feb24 with a newly formed NWSCC with potentially new office holders. **Action: GS** to write to councillors to invite them to attend the first meeting of the new CC in the hope of building a strong relationship on shared issues and opportunities for Nairn.

For Reference - Communications from/to NWSCC Since Last Meeting

- 20231130_Email_Stewart_Fraser_Parking_ ([link](#))
- 20231201_Email_Hannah_CGEG_Framework_ ([link](#))
- 20231204_NWSCC_Email_Councillors_Active_Travel_Signs_ ([link](#))
- 20231205_NWSCC_Letter_DeInies_Planning ([link](#))
- 20231211_Email_Ross_Lindsay_Developer_Contributions_ ([link](#))
- 20231218_NWSCC_Email_Stewart_Fraser_ ([link](#))
- 20231219_Email_Correspondence_Ali_Garrow_CGEG_ ([link](#))
- 20231222_NWSCC_Letter_Hannah_CGEG_ ([link](#))
- 20231223_NWSCC_eplanning_Nairn_Academy_ ([link](#))
- 20240106_Email_Correspondence_Ross_Lindsay_Developer_Contributions_ ([link](#))
- 20240109_NWSCC_Email_Lewis_Hannah_Common_Good_Charges_ ([link](#))
- 20240123_Email_Stewart_Fraser_Parking_ ([link](#))

Appendix – Actions Log

(Date) Action	Status
(27Nov23) – Communications from THC – GS to draft a letter to THC CEO expressing disappointment at the number of responses outstanding from Council officials.	Action: Personal letter drafted by GS to share with other members for potential collective response.
(27Nov23) Common Good Engagement Group – Action: PO/BJ to follow-up on the CGEG consultation opening.	Completed – Communication received from Common Good Officer and subsequent email correspondence and letter sent (link) and (link). Agenda item 8.
(30Oct23) Common Good Charging - MG followed-up on the £25k project contribution being debited to Common Good expenditure. Action - Letter to be sent by Lewis Hannah explaining distinction.	Still outstanding. GS sent reminder letter to Lewis Hannah on 09/01 (link). Action: GS to send reminder to Lewis and JN may request copy of latest accounts.
(25Sep23) Developer Contributions Action Group - MG to follow-up with Developer Contribution Action Group representative to get more information on how the process for requesting and receiving proposals will work in practice.	Completed – Email correspondence received from Ross Lindsay followed by email correspondence (link) and (link). Agenda item 11.
(25Sep23) East Beach Signage - MG agreed to follow-up on the installation of signage at the Maggot Car Park toward the East Beach. (27Nov23) - JN emphasized need for roadside signs before Maggot Car Park directing (particularly overflow) traffic to other beach car park and amenities.	Still outstanding.
(25Sep23) Spindrift Planning - MG agreed to follow up with Malcolm McLeod for response to the letter of 1 st December 2022 on Spindrift Planning.	Still outstanding.
(25Sep23) Community Regeneration Funds Methodology - MG agreed to follow-up with Lewis Hannah for an explanation of the methodology used to allocate funds.	PO found meeting minutes indicating methodology for allocation, link here. JN pointed out that the populations of Cawdor and Auldearn have increased since the data was collected. Action: GS/JN to draft email to councillors drawing attention to the huge differences between funding allocated to Nairn compared to other regions and asking them to push for a better allocation.