

**Nairn West & Suburban Community Council**  
**Meeting: Mon 28<sup>th</sup> October 2024, Nairn Community & Arts Centre**

NWSCC Attendees: Kevin Reid (KR, Chair), Alastair Noble (AN, Vice-Chair), Kristin Duncan (KD), Joan Noble (JN), Graham Stuart (GS, Sec, Minutes), Phill Stuart (PS, Treasurer)

Ex-Officio Attendees: Cllrs Babs Jarvie, Paul Oldham

Members of Public: Murray McRae, Judy Beveridge

Apologies: Cllr Michael Green

**MINUTES**

- 1. Declaration of Interests on Agenda Items** – KD declared an interest in the Aurora planning item
- 2. Minutes of Community Council Meeting, 30<sup>th</sup> September 2024** ([link](#)) – Approved, Proposed KD, seconded KR
- 3. Review of Actions Log from Last Community Council Meeting (See Appendix)**
  - GS reviewed the actions log, the only on-going matter is JN's analysis of charging to NCG and L&R spend
- 4. Accounts and Admin (PS)**
  - The account balance has not changed (£1695.66). KR mentioned that the Bank of Scotland will start to charge community organisations £5pcm for administration. BJ suggested that the Co-op Bank has had favourable feedback on supporting community organisation bank accounts. **Action: PS** will follow-up on an alternative bank account for the CC funds.
- 5. Planning Applications Submitted Since Last Meeting for Review (GS)**
  - 24/04103/FUL - Aurora Hotel Planning Application ([link](#))
    - KD left the room and the councillors declared they would make no comment.
    - JN summarised the situation that the Aurora owners wanted to develop their business with a new restaurant area to replace the current conservatory, which is essentially at end of operational life. A prior application with an extensive wrap-around extension was refused by Highland Planning this year and the decision upheld by the Planning Review Board. The current application is related to a prior approved application in 2014 for a more modest extension. Whilst JN emphasised the CC's desire to support successful businesses in Nairn, she felt that the proposed raising of the height of the wall bordering the neighbouring property and extent of protrusion of the extension beyond the front of the property were strong grounds for objection to the application. PS was sympathetic to the conservatory needing to be replaced, he did not believe the height of the border wall was a significant issue as it was mostly adjacent to the side of the neighbouring property and it would also help to dampen noise from the restaurant. GS commented that a key role

for the CC in planning matters is to try to protect the character of heritage property and areas in the town and felt that main objection should be on the protrusion of the extension beyond the front of the property, which although less prominent than the prior application, would still negatively affect the traditional sightline down the line of the prominent row of houses on Academy Street, especially coming into town. GS added that the height of the border wall and blocking of light was a reasonable issue for a neighbour objection. AN concurred, pointing out that the West End of Nairn, including this area of Academy Street, may be part of a town conservation area in the future. PS was satisfied to support an objection based on the protrusion of the extension. It was agreed that an objection would be lodged based on the agreed basis and to include a comment that the applicant's supporting statement was rather misleading to state that the Planning Review Board members 'suggested that this would be acceptable if the applicant wished to revert this proposal.' **Action: GS** to draft objection letter for review.

- 24/03922/FUL – 95 Beech Ave, Demolition and Erection of a Garage ([link](#))
  - No concerns expressed, noted that no neighbour objections have been lodged to date.

## 6. Presentation from Parkrun Organisers

- Judy Beveridge, a co-organiser of the Nairn Parkrun presented an overview of the initiative to start a weekly (Saturday 0930) 5k Parkrun in Nairn on a course around the Links. Parkrun is a nationwide initiative, there are already events in Elgin and Inverness and there is a gap in the Nairn/Forres area. Over 70 people have expressed an interest already and about one dozen volunteers would be required at each run. The organisers require £4800 to 'buy-in' to the franchise, no personal donations may be received, local organisations may contribute effectively to demonstrate a community commitment to the venture. The Davidson Trust has donated £1000 and the balance has been applied for from the Ardersier Port Community Benefit Fund, where a decision is due on 27<sup>th</sup> November. The Ardersier application includes a supportive letter from Nairn GP Practice outlining the mental and physical health benefits shown from Parkrun programmes. around a dozen volunteers would be required. AN mentioned the community partnership event at the centre on 20<sup>th</sup> November was a chance to network with other organisations who may be able to support with funding. PS suggested that the group might apply direct to Haventus for sponsorship funding, Judy said she would follow this up but pointed out that local Parkruns are not allowed to list local sponsors' names. It was agreed that NWSCC would send a letter to the Ardersier Port Fund in support of the Parkrun application. **Action: GS** to draft short letter of support for the Nairn Parkrun to the Ardersier Port Fund. (PMN – email sent, [link](#))

## 7. Coastal Erosion and Flood Risks (KD)

- River Nairn Flood Assessment and Dynamic Pathways Report ([link](#)), exec summary ([link](#))
- KD explained that the given link houses two reports from Highland Council assessing the tidal and fluvial flood risks to Nairn at the East and Central beaches and from River Nairn and Auldearn Burn. The assessment is one of nine projects listed by Highland Council, indicating that there are multiple flood risk areas requiring attention across the region.

The Nairn Dynamic Adaptive Pathways (DAP) report and its recommendations has been previously discussed at an NWSCC meeting. The Nairn Flood Risk report is a dense technical document but the top line conclusions from the executive summary (second link above) more succinctly indicate that there are significant risks of flooding to properties in Nairn around Fishertown, Househill and Balmakeith Park areas from what is coined a (once in) 30-year event.’ It calculates that a (once in) 100-year event would cost £12.8M (in current money) to repair damage, which justifies flood remediation projects being undertaken. Although the website outlines steps to address identified flood risks, Highland Council has admitted that there is no budget for flood alleviation projects. In the discussion, it was agreed that there needs to be greater awareness of the existence of these reports within the community. There are clearly challenges obtaining funding for large-scale projects but KD reminded the meeting that the DAP report outlines some lower cost actions to build up the dunes at the Central beach that the community could organise (e.g. via Highland Climate Hub) and she felt that visible community engagement and action may provide a platform to call for funding for significant projects. BJ mentioned that signs have already been installed at the Central beach asking users to be considerate of protection of the dunes. GS mentioned the numerous providers of information on flood risks, predicted floods and preparation for flooding, he is collating a list of useful links. It was agreed that it would be useful to draft a short article on the existence of the flood reports for the next Nairnshire newspaper. **Action: GS** to organise a Nairnshire article with coordination from Nairn River CC. It was also considered useful to organise a public meeting on the topic to get input from the experts and seek community support for how to move forward. **Action: NWSCC team** to consider organisation of a Flood Meeting.

#### **8. Community Regeneration Funds Distribution (GS)**

- Original funding letter fyi ([link](#))
- GS reported that MG sent an email prior to the meeting indicating that there is a meeting of the E&I sub-group on 20th November and he is working with various leadership groups to further our quest for a fairer allocation of community funding.

#### **9. Nairn Common Good Charging and Leisure and Recreation Spend in Nairn (JN)**

- Original letter link fyi ([link](#))
- No update from JN on status of the assessment of charging to Common Good Funds and L&R spend across the region.

#### **10. NCG Engagement Group (JN)**

- JN circulated her notes on the last NCGEG meeting of 3<sup>rd</sup> October (agenda [link](#)). AN commented that it had been a positive meeting where the group is beginning to understand the Nairn Common Good and its value to the community. GS noted the discussion on public toilets and felt that the Group was not the forum to find solutions, PO mentioned that the topic is up for discussion by the Area Committee. With respect to the creation of a £10k hardship fund from NCG, PO commented that councillors had identified a Nairn and Auldearn Poor Fund that had been laying dormant for many years and could be used alongside the hardship fund to help locals suffering financial problems over the winter.

#### **11. The Nairnshire Newspaper – articles opportunities (GS)**

- There was a brief discussion on using the new Nairnshire newspaper to share information

from the community councils and GS felt that this should be done in a coordinated way with Nairn River CC, other community organisations and the councillors. There was general support for GS to continue to look for topics for articles that would be suitable for the newspaper, starting with the flood reports for the December edition. MG reported in an email that he would raise coordination with the Community Councils with the newspaper steering group. **Action: GS** to contact Hamish Bain to get feedback on coordinated newspaper articles.

## 12. AOCB

- **Highland Council Delivery Programme Draft for Consultation** ([link](#))
  - Link to the response sent 10<sup>th</sup> Oct\_ ([link](#))
- **Active Travel Signage (JN)** - No response to the reminder sent to Gary Kennedy 18<sup>th</sup> Oct
- **Nairn and Nairnshire Community Partnership**
  - NNCP Minutes 21 Aug 2024 fyi ([link](#)). AN drew attention to the community partnership event to be held at the Community Centre on 20<sup>th</sup> October to which all members of the public are invited to attend. **Action: GS** to share meeting details online. (PMN – done.)
- **Ardersier Port Community Benefit Fund Working Group** – no update
- **Delnies Development** - KR reported that the roads plans for the Delnies development have been submitted. AN commented that Fergus Ewing had received a response to his letter objecting to the development
- **Highland Council Consultation Review of Community Councils** – GS reminded the meeting of the consultation which all were invited to respond to individually. PO noted that Nairn River CC responded as a group. GS admitted that he favoured merging Nairn’s CCs since it was rare for NWSCC to deal with matters within its jurisdiction and there are challenges getting members to join NWSCC. AN commented on the process for merging CCs, linked to the prior merger of Nairn West and Nairn Suburban CCs a few years ago and that the time to raise the topic would be a suitable time before the next CC elections.
- **Nairn Local Place Plan** – AN mentioned that a public meeting is being planned for November 27<sup>th</sup> to discuss the next steps in implementing the LPP, which is still with Highland Council for review. Final plan for review ([link](#)), executive summary ([link](#))
- **Next Meeting: 25<sup>th</sup> November 2024, 7pm**

### For Reference - Communications from/to NWSCC Since Last Meeting

- 20240930\_Green\_CRF Funding Update ([link](#))
- 20241003\_NWSCC\_Haventus\_Planning\_Response\_ ([link](#))
- 20241010\_NWSCC\_Delivery\_Programme\_Consultation\_Response\_ ([link](#))

## Appendix – Actions Log

(Date) Action	Status
(30Sep24) – Annual Accounts - Action: PS to send accounts to GS	Completed
(30Sep24) – Haventus Planning Application - Action: JN to draft letter to Highland Council outlining objection to the Haventus proposal)	Completed. letter sent via planning portal ( <a href="#">link</a> )

<p>(29Jul24) - Nairn Common Good Charging and Leisure and Recreation Spend - <b>Action: JN</b> to compile list of points and questions on Highland Council charges to NCG. (30Sep) - JN confirmed that the collection of Common Good charging and L&amp;R spend information is still in progress and involves certain FOI requests to Highland Council</p>	<p><b>On-going</b></p>