

Nairn West & Suburban Community Council
Meeting: Nairn Community & Arts Centre, 24th February 2025

NWSCC Members: Kevin Reid (KR, Chair), Alastair Noble (AN, Vice-Chair), Kristin Duncan (KD), Joan Noble (JN), , Phill Stuart (PS, Treasurer)

Ex-Officio Invitees: Cllrs Laurie Fraser, Michael Green, Babs Jarvie, Paul Oldham

Apologies: Michael Green, Paul Oldham, Graham Stuart

Members of public in attendance: Murray McRae, Hamish Bain, Brian Stewart

MINUTES

- 1. Declaration of Interests on Agenda Items** - none indicated.
- 2. Minutes of Community Council Meeting, 23rd January 2025, for Approval**
 - Approval of minutes with amendments proposed by AN and seconded by PS ([link](#))
- 3. Review of Actions Log from Last Community Council Meeting (See Appendix)**
 - AN summarised the actions log, all on-going items were on the agenda.
- 4. Accounts and Admin**
 - There is no change to the bank balance, an invoice from the Community Centre is due to be paid. PS is continuing to explore moving the bank account to the Co-op.
- 5. Planning Applications Submitted Since Last Meeting for Review**
 - 25/00138/FUL – 5 Sandown Road – Extension ([link](#))
 - 24/05264/FUL – 51 Manse Road – conservatory demolition, new extension ([link](#))
 - No issues with these planning proposals
- 6. Delnies Development Update**
 - A discussion took place on the new works that have commenced closer to Tradespark and the works on Common Good land. BJ advised there will be no loss of Common Good land, it will be restored to the original fence line, which is being replaced by a wall to prevent vegetation encroaching on the widened path. BJ advised that the Common Good has been compensated for encroachment on the land and that it was agreed at a closed doors meeting due to it being a sensitive subject. No further information could be disclosed at this time.
 - JN summarised the results of the FOI request she made to Scottish Water for materials relating to the Delnies Development. It is clear that mitigations to both clean and foul water systems are required to accommodate development at the west of Nairn. Despite approval recently being given to Barrats for 300 connections to the water system, it appears there are no specific approved mitigations or capital budget approval for mitigations in the FOI materials.
 - JN had circulated an FOI response from Scottish Water. It appeared not to be committing to any upgrades to water or sewage, as there were no upgrades in the capital plan or money allocated. It seemed that they were going to monitor the situation and do more studies. When the sewage system is already significantly inadequate it was generally felt that this was not in keeping with all the correspondence in the FOI prior to 2024 or the strategic studies which had been done. This was very disappointing, and JN would send in

a further FOI to see when it was decided that no improvements would be done at this time, what it was based on, and who approved that. BS from the floor stated it is clear no lessons have been learned from Lochloy issues and it seems we are heading the same way with Delnies. He felt that the planning committee appears to have at least been misled by conflicting information.

- The CC has felt that action should be taken to ensure opportunities to influence Developer Contributions from Delnies which seem to be in line with commentary in the Highland Delivery Plan to give local communities more input. JN's proposal that the CC should resubmit their suggestions for community developer contributions, first submitted in October 2024, was agreed. Action: JN to review, update and send developer contributions letter.
- The Delnies Liaison group will meet for first time 4th March, KR to attend

7. Local Place Plan Update

- AN reported that the NICE are holding several meetings over the coming days with business groups to discuss their needs with LPP. They are trying hard to get as many people together as possible to push forward the LPP and get what is right and needed for Nairn into the Plan
- The ex-Finance (Italianate) Building has gone to closing date despite an expression of interest for a CAT being submitted by NICE. Disappointment at this was echoed around the room. AN as NICE Chair is following-up.

8. Common Good Engagement Group

- There was a short feedback from last CGEG meeting, (slide presentation ([link](#))) where a significant amount of time was spent on the Delnies servitude issue. Minutes of the meeting were not yet available. A survey will be conducted of the members of the group for feedback and to build on the concept for its second year.

9. Coastal Erosion and Flood Risks

- KD presented that the Climate Cafe (Highland Weigh) chose flooding in Nairn as a broad topic for their January meeting. The organisers invited Alan Fraser (THC's Flood Risk Management Team) to speak to the topic on the back of the two relatively recently published reports on a) Nairn Flood Risk (riverine) and b) Coastal Erosion of the West Beach. There was a good turn-out, including BJ and representatives from both CCs, plenty interest and some good questions from the floor, plus discussion. Subsequent to meeting, KD led two beach walks for folk who wanted to see/understand more about what the west beach coastal erosion report is saying/recommending by way of interventions that we as a community can take now. The idea is to build the resilience of the relatively fragile dune system of the west beach through a) marram planting in places and b) through managing access in places. This has the makings of a project, part of which could be community-led through the involvement of volunteers in the marram planting. Obvious benefits including - direct environmental action; community involvement; education and awareness of climate issues; health benefits of getting involved in outdoors, making a difference etc. Marram planting alone would not deliver the desired results because access (to the beach) would need to be carefully planned and managed. To turn this into action on the ground, KD felt it would need the support of all stakeholder groups such as NCGEG: Nairn Beach Wheelchairs; Team Hamish; NAP; the business community; sports clubs etc, as well as the two Community Councils and the two Community Enterprise Companies. To do this, a project would need to be set up, ideally with a project officer/manager and a home organisation.
- PS commented that this is about taking some action instead of being concerned about

who is responsible and building momentum. AN mentioned as an aside that the path from Howford to Cawdor is in a really poor state with erosion. This is mostly on Cawdor land.

10. Scheme of Establishment Review (KR)

- Highland Council Special Meeting Dec '24 agenda ([link](#)), consultation announcement including boundary change/merger of Nairn CCs.
- Email was received from Ewen McIntosh with regard to HC's role and process for merging the two community councils ([link](#)). NWSCC members have been encouraged to respond to the survey as individuals. PS felt that not responding as a council risked misrepresentation. Concerns were expressed that Nairn may not be represented effectively if councils merged into one, KR was concerned that a smaller pool of volunteers may end up being overloaded doing twice the work. There was more discussion about how this idea for merging has come around and the potential difficulties in merging two of already larger CC areas into one. AN questioned why Nairnshire has been chosen as only 2 CCs to merge. BS from the floor stated that there has been no supporting evidence to merge 2 active CCs which risks setting a new precedent and is akin to a shotgun marriage.
- At the end of the discussion, a decision was taken to submit a CC response and to propose a joint response with Nairn River CC. A vote was taken with a majority against merger.
Action: CC response to the consultation to be drafted for approval and to reach out to Nairn River to agree a joint response.

11. Standing Item - Community Regeneration Funds Distribution

- Original funding letter fyi ([link](#))
- MG had informed the council by email that the next meeting of the sub-committee was due on 18 March. The proposed baseline £50k CCF funding would need approval from the E&I Committee.

12. Standing Item - Nairn Common Good Charging and Leisure & Recreation Spend in Nairn

- Original letter ([link](#)) and letter of 6th February explaining charges to Common Good and Admin Charges ([link](#)) fyi.
- Noted from the Nairn Area Committee Meeting that following evidence from the NWSCC letter concern that Inverness and Nairn Common Goods are being charged for work done on other Common Good in the region, HC will undertake a review of charges being made to Common Good funds. JN said she has not yet received any breakdown of the charges made to the Common Good.

13. AOCB

- **Harbour Complaints**
 - AN raised issues with lack of maintenance at the harbour with list of issues. Without action, we risk losing the harbour. AN will follow-up with the councillors in his position as Chair of NICE.
- **Active Travel Signage**
 - An email from Mark Greig set out the position from the Active Travel team, that the signs (costing £9000) made during the pandemic were now not really suitable ([link](#)), only one of the 3 routes is suitable. JN expressed disappointment once again that there was no progress and thought that there should be a face to face meeting of all parties to thrash out the perceived problems. This was after all a community project from 5 years ago with both CCs, the BID, previous Ward

manager and roads department working together to provide much needed signage for the town. It was not clear what role the Active Travel team were playing and why they had not been in touch in the previous years, when we assumed that the roads department was leading. **Action:** JN/GS to look into request for meeting with Active Travel team to discuss the signage issue face to face.

- **Parkrun Nairn**
 - Start date for Nairn Parkrun is 29th March 2025.
- **CCTV**
 - Following the incident at the Jubilee bridge BJ raised the issue of lack of CCTV which could have given good evidence. It was argued that CCTV would not have prevented the incident but it may have given good evidence as to who was in the area at the time of the incident. PS commented that not enough police left in the Highlands and CCTV just tends to move trouble to where they know there is no coverage. AN felt we need to go back to have local police that know their areas and the people in them. All in favour of more CCTV but it needs to be good quality and working to be used as evidence.
- **Next Meeting: 31st March 2025, 7pm (Note - Drynachan Room)**

For Reference - Communications from/to NWSCC Since Last Meeting

- 20250206_NWSCC_Councillors_Charges to Common Good ([link](#))
- 20250216_NWSCC_Haventus_Site_Extension ([link](#))
- 20250217_NWSCC_Bowling_Club_Planning ([link](#))
- 20250217_NWSCC_Italianate_Building_Sale ([link](#))
- 20250218_NWSCC_JOGT_Manager_Letter_of_Support ([link](#))
- 20250221_Greig_Active_Travel_Signs ([link](#))
- 20250221_Greig_Swimming_Pool_Steps ([link](#))
- 20250221_Mcintosh_Scheme_Review ([link](#))

For Reference – Information of Interest

- **Nairn Local Place Plan** - Final plan for review ([link](#)), executive summary ([link](#))
- **Community Councils Scheme of Establishment Review Consultation – (link)**

Appendix – Actions Log

(Date) Action	Status
(23Jan25) - Nairn Bowling Club planning application - Action: GS to follow-up with NWSCC members offline for comments and to draft a response to the planning department, if applicable	Completed – letter sent (link)
(23Jan25) – Scottish Water Delnies - Action: NWSCC will prepare a letter to Scottish Water after the latest FOI information is received and digested, with	Ongoing

consultation with River CC and consideration of releases to the press and social media	
(23Jan2025) - HC intention to market the (ex-Finance) Italianate building - Action: NWSCC will send a letter to Highland Council requesting a pause on the sale of the Italianate building	Completed - (link)
(23Jan25) – Common Good Budget Approval - Action: JN to lead drafting a letter to the councillors outlining her findings from the FOI request on admin charging for Nairn Common Good. Action: JN to lead drafting a letter on Highland Council charging to other Common Good areas in comparison with Nairn	Completed – letter sent (link)
(28Oct24) – NWSCC Bank Account - Action: PS will follow-up on an alternative bank account for the CC funds.	Ongoing PS
(29Jul24) - Nairn Common Good Charging and Leisure and Recreation Spend - Action: JN 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&R spend information is still in progress and involves certain FOI requests to Highland Council	Completed as per above