

**Nairn West & Suburban Community Council**  
**Meeting: Monday 26<sup>th</sup> May 2025, 7pm, Nairn Community & Arts Centre**

Present:

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

*Ex-Officio*: Cllrs Michael Green, Babs Jarvie

Apologies: Kristin Duncan, Cllr Paul Oldham

**MINUTES**

**1. Declaration of Interests on Agenda Items**

- None indicated

**2. Minutes of Community Council Meeting, 31<sup>st</sup> March 2025, for Approval ([link](#))**

- Minutes proposed AN, seconded PS.

**3. Review of Actions Log from Last Community Council Meeting (See Appendix) (GS)**

- GS summarised the actions log in the appendix.

**4. Accounts and Admin (PS)**

- PS summarised the present accounts, the balance after outstanding payments to be made is £1959. PS felt that the balance afforded the CC the opportunity to invest in a marketing campaign to explain what the CC does and to try to recruit some new members. There was general agreement that this would be a worthwhile exercise. See related AOCB Scheme item below.

**5. Planning Applications Submitted Since Last Meeting for Review (GS)**

- 25/01297/FUL Aurora Hotel Planning Application – letter sent ([link](#))
  - The CC felt that the previous main objection had been addressed by the new design for the conservatory and JN noted that there is no longer a proposal for a public bar.
- 25/00654/FUL Greenlawns Conversion to private home ([link](#)) – no issues.
- 25/01160/s42 - Nairn Academy Playing Fields ([link](#))
  - JN presented an overview of the sports pitches provision at Nairn Academy, [link](#), which will form the basis of a response to the planning application. The registered ownership of the Lochdhu pitch by Albryn calls into question whether the current only grass pitch is owned by the Council, BJ agreed and that the land in question had previously considered for a pump track. A copy of the objection submitted by Nairn Thunder Rugby was shared with the CC in advance of the meeting and other sports organisations had commented on the need for an additional grass pitch. GS proposed that Nairn sports organisations should submit their own objections rather than relying on NWSCC to reflect their concerns. Sportscotland responded ([link](#)) to a request for information on the discussions with HC, they shared their previous consultee response ([link](#)) and were receptive to the comment that the pitches are used by the community and there is a high unmet need. They have requested

further information from HC on community use. MG commented that there's 'something not right' about the proposal and he was keen to engage with Robert Campbell at the next Ward Meeting to get more information. BJ was also interested to get Robert to convene an Academy Stakeholders' meeting to discuss the proposal, the stakeholders having previously been supportive of the old school site being utilised within the new school boundary. AN had also written to Robert as Chair of NICE. BJ also mentioned that there was an Academy PTA meeting the next day, they were not aware of the application until informed by NWSCC. PS was disappointed at the lack of transparency from Highland Council on their plans and information should be more available for public scrutiny. As an aside, BJ mentioned the high cost of hiring the school facilities which was disincentivising bookings. JN noted that HLH staff from the Leisure Centre are required to open and close the Academy facilities, which is inefficient and could be improved. MG mentioned the Nairn Area Committee is looking to invest in improving the resources at the Riverside, the site of a community pitch, as far as the harbour, AN supported the initiative. AN commented that the Wellbeing Group, Nairn District Planning Group and Nairn & Nairnshire Community Partnership (NNCP) all shared concerns with the planning proposal. The deadline for NWSCC to respond as a consultee is 3<sup>rd</sup> June. **Action:** JN to lead on submitting an objection to the planning application before 3<sup>rd</sup> June.

- Nairn Post Office Relocation ([consultation link](#))
  - The CC will submit a response to the consultation. Some background information was shared, that the Forres postmaster no longer wishes responsibility for Nairn, that the Post Office has difficulty in attracting new postmasters and the Strachan's owner, who has had previous experience running a sub-post office, has come forward to take on the role. It was noted that the current post office building is privately owned and would need to be leased to a new postmaster. Overall, the CC is pleased that there is a proposed solution to continue post office services in Nairn when the alternative may be its closure. The main issues to be covered in the consultation response are the maintaining of the majority of services and ensuring there is a dedicated space in the shop with some privacy for financial transactions. **Action:** GS to draft a response to the PO consultation for review and submission.

## 6. Delnies Development Update (JN)

- Scottish Water FOI update
  - JN reported that the response to the FOI request was due 7<sup>th</sup> June. AN had shared with the CC by email that, in response to the NICE letter, Scottish Water representatives had suggested to meet AN for a face-to-face meeting. BJ lamented that the sewage was not being directed to Ardersier, KR explained that the sewage works were not able to process solids and about eight tankers a week transport solid waste through the village to Inverness.
- Review of Delnies Liaison Group Meeting 20 May
  - KR reported that Barratts was made aware of the new houses at Culloden where owners have not been able to move in since completion in February because they have not been connected to water by Scottish Water. The roundabout had opened at the last minute and KR mentioned that the latest lights on the A96 were due to BT works. In mid-June the frames for the show homes will be erected and its expected that first show homes will be open around Jan-Feb 2026.

## **7. Local Place Plan Update (AN)**

- BJ confirmed that the LPP was endorsed at the Nairnshire Area Committee that day. (PMN - see [link](#) to Highland Council notice).

## **8. Developer Contributions (GS)**

- Latest update on correspondence with Tim Stott ( link [email](#) from NWSCC, link [response](#) from Tim).
- GS summarised why Tim Stott explained that no Developer Contributions (DCs) will be payable for the Delnies development. JN felt that the response was not satisfactory and ignored the point that the revised planning application was considered to be a new application rather than a modification and the owner of the agreement was different. It appears that it was a judgement call to not revisit the Section 75 agreement which has resulted in the loss of about £450k in DCs for local facilities. A suitable response will be sent to Tim Stott. **Action:** JN to draft a response to the Tim Stott email.

## **9. Coastal Erosion and Flood Risks Update (KD)**

- KD sent a summary of recent activities by email. Fiona Keir presented to the Nairn and Nairnshire Community Partnership with a summary of the issues raised in the JBA Consulting Report, presenting on what could be done to help build the resilience of the dunes on the Central Beach. The matter has been discussed fairly widely now within the Community and several of our key groups and organisations are aware of the potential project, including - both CCs, our Elected Members; Ali Garrow and Mark Greig; NICE, the Nairn BID; and some Nairn residents who have an interest in environmental projects. The challenge lying ahead is to find a project 'home' to enable funds to be applied for, governance structure and a Project Manager to facilitate delivery. AN confirmed that NICE will be the umbrella organisation to gain funding for proposed projects. AN participated in discussions with Fiona Keir from climate hub and Kasha Jarosz from Scottish Flood Forum ([link](#)) at a recent public forum meeting, sadly not well-attended. AN commented that Kasha had much experience with flood issues around Scotland and she thought that Nairn was in a critical situation as a tourist town with the combination of risks of eroding beach and rising river levels. She was very positive and supporting Nairnshire as Model for Scottish Water-water and sewage infrastructure plus planning being community and democratically led, building on LPP and Building Resilience work.

## **10. Standing Item - Community Regeneration Funds Distribution (GS)**

- Original funding letter fyi ([link](#))
- MG confirmed that there will now be *de minimis* £50k for all local areas from the Coastal Community Fund. He is now addressing the Place Based Investment Fund allocation, which he considers is skewed against level playing field funding for Nairn. JN suggested to MG to argue that the settlements limit should be set to a minimum of 3000 population, since villages under that number are also eligible for rural funding.

## **11. Standing Item - Nairn Common Good Charging and Leisure & Recreation Spend in Nairn (JN)**

- Original letter link fyi ([link](#)), letter of 6<sup>th</sup> February explaining charges ([link](#))
- Next steps on getting greater fairness for Nairn on charging to NCG and L&R spend. GS noted that the Nairnshire Area Committee of 10<sup>th</sup> February requested that the Highland Council review of charging to Common Goods be completed within three months.
- KR mentioned the 'honesty box' which has appeared at the Links toilets, which has caught

the councillors by surprise. JN argued that there should have been some consultation and that revenue should be going to the Nairn Common Good. HB from the floor related the justification for lack of consultation for harbour parking, arguably because it was just an invitation to pay rather than mandatory payment. **Action:** BJ to follow-up for more details on the honesty box installation.

## 12. AOCB

- **Scheme of Establishment Consultation Conclusions**
  - Noted that Highland Council reported that there was insufficient support for a Nairn CCs merger so this will not be actioned. JN suggested that this decision be acknowledged to the public via social media and the CC embark on a campaign to explain to residents what we do, ask what they want from us and encourage new members. **Action:** GS to create a social media posts outlining the work of the CC, asking for feedback on what the public wants the CC to do and encouraging new membership.
- **Active Travel Signage**
  - JN organised a bike ride around Nairn, including the loop via Lochdhu, with Allan Bryce of the Active Travel team. See [link](#) to summary sent by Allan.
- **Tradespark Hall (AN)**
  - NWSCC followed up with the legal representative of the trust following reports that it was considering changing its constitution to widen the use of the fund. It was confirmed that the trustees were informed of the CC's interest to meet with the trustees.
- **ASB Riverside (PS)**
  - Following an approach from Queens Park Residents' Group about comments made to them about adult presence at the Riverside to monitor anti-social behaviour (ASB), the police clarified their comments and confirmed that members of the public should not engage directly if they observe ASB but should call the police. BJ mentioned that she had recently met with officers to discuss concern about behaviour at the Riverside and she encouraged reporting of incidents so that statistics can be produced to justify more resources to be allocated. HB from the floor reminded the meeting that the skatepark moved anti-social behaviour away from the High St. but not enough has been done to counter it at the Riverside, it needs an on-going police presence. As an aside, BJ commented that campervans have started to use the Riverside parking area and confirmed that a height restriction barrier at the entrance is being looked into.
- **Nairn District Planning Group Meeting on 20 May, Nairn and Nairnshire Community Partnership Meeting on 21 May Summaries**
  - AN reported on the three community meetings he attended the previous week. AN believes there is still a lot of overlap, with 20 plus at the three meetings and many participating in all three, there is a need to sort out who is doing what.
  - 1) Whole Family Wellbeing Programme - Funding of £100,000 available, suggestions: i) £50,000 for Nairn Family Greenway, to further utilise all the green spaces in Nairn, improve use and maintenance, to build on LPP themes. ii) £50,000 for Youth Café, needs more feedback from young people that this is what they want.
  - 2) Nairn District Planning Group - Health Led - Unfortunately, core data presented on population was wrong, reported that four beds are closed at Nairn hospital due

to nurse staff shortage, otherwise very little Nairn specific, still large deficit on a fair share budget.

- 3) NNCP - Lots of useful information from Welfare Support Team, good discussion about value of sport pitches, email sent from Lynne McNeill to community organisations, interesting information on Nairn Cares and historic funding allocations-awaiting full minute, NICE Nairn plus 2 CCs to lead on Marram Grass project- building resilience work,
- **Public Toilets update from councillors**
  - BJ was disappointed to report that there may not be any toilet provision provided at the harbour/east beach for the coming visitor season. KR mentioned the community had taken over the Helmsdale toilets and Many Lawson had observed that Edinburgh council had taken an initiative to upgrade all the public toilets under its responsibility. PS suggested that NICE was the body to help obtain funding for community-led buy-out of toilets for volunteers, agreed by AN.
- **Sale of Italianate Building**
  - KR noted the publicity for the sale of the Italianate building to Highland Fox who will convert it into a community hub. KR provided a comment to the Courier - "I think this is positive news for Nairn. The building looks to be going to good use. This hopefully will bring more footfall on the High Street and should keep an Historic building in good condition. We look forward to Seeing Highland Fox develop this as a positive space for Nairn that can be used by many different people and organisations."

**Next Meeting: 30<sup>th</sup> June 2025, 7pm**

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

- 20250501\_NWSCC\_Aurora\_Planning ([link](#))
- 20250512\_NWSCC\_Stott\_DCs ([link](#))
- 20250512\_NWSCC\_Invernairne\_Licensing ([link](#))
- 20250521\_Stott\_Delnies ([link](#))
- 20250526\_Bryce\_Active\_Travel ([link](#))
- 20250526\_Gibson\_Sportscotland\_Academy\_correspondence ([link](#))

**For Reference – Information of Interest**

- **Nairn Local Place Plan** - Final plan for review ([link](#)), executive summary ([link](#))

## Appendix – Actions Log

<b>(Date) Action</b>	<b>Status</b>
<b>(24Feb25) – Delnies Developer Contributions - Action:</b> JN to review, update and send developer contributions letter.	<b>Completed – letter sent</b>
<b>(24Feb25) – Active Travel Signage - Action:</b> JN/GS to look into request for meeting with Active Travel team to discuss the signage issue face-to-face.	<b>Completed – meeting arranged for 20<sup>th</sup> May</b>
<b>(23Jan25) – Scottish Water Delnies - Action:</b> NWSCC will prepare a letter to Scottish Water after the latest FOI information is received and digested, with consultation with River CC and consideration of releases to the press and social media.	<b>Ongoing</b>
<b>(28Oct24) – NWSCC Bank Account - Action:</b> PS will follow-up on an alternative bank account for the CC funds.	<b>Ongoing</b>