

Nairn West & Suburban Community Council
Meeting: Monday 7th July 2025, 7pm, Nairn Community & Arts Centre

In attendance

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

Members of the Public – David Robinson, Murray MacRae

Apologies: Kevin Read (KR, Chair), Michael Green, Babs Jarvie, Paul Oldham

MINUTES

1. Welcome, Apologies

2. Declaration of Interests on Agenda Items - none

3. Minutes of Community Council Meeting, 26th May 2025, for Approval ([link](#))

- Minutes approved by PS, seconded by JN.

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

- GS presented an overview of the actions log in the appendix, including items on the agenda.

5. Accounts and Admin

- PS reported that there were no changes to the bank balance since last meeting. The Co-op online bank account is nearly operational.

6. Planning Applications Submitted Since Last Meeting for Review

- 25/01160/s42 - Nairn Academy Playing Fields ([link](#))
 - NWSCC response to Planning ([link](#)) and email to CAL Estates ([link](#))
 - GS summarised the situation. The Academy stakeholders meeting was well attended including representation from Balfour Beatty (BB) and High Life Highland (HLH). The school project is going well and the school representatives were very excited to see the building taking shape. Susannah Holmes from Estates summarised the background to the new planning application requesting removal of the condition to replace the existing school with a new grass pitch, which was imposed at the SPAC meeting at the last minute without consultation after a late-received response and recommendation from Sportscotland. SH stated that the project required use of the old school footprint to meet its biodiversity net gain obligations and a grass pitch was not a high value contribution. The BB report submitted with planning (copy requested) concluded an overall net loss, which was stated to be able to be addressed later. KD commented that biodiversity net gain is a statutory requirement and it would be useful to see the BB report. GS had stated at the stakeholder meeting that the CC was concerned that the local sports teams needs were being met and feedback suggested that the planned pitch would be useful and utilised. As a result of further Sportscotland feedback, Estates will conduct a survey of local sports clubs to ascertain their facilities needs, GS suggested that the survey also include how much the hire

costs are deterring usage. HB pointed out that according to the land registry, the Lochdhu (rugby) pitch was owned by Albyn. SH notified the stakeholder group the next day that the pitch had been acquired by Highland Council in 2024, shortly before the planning meeting. Anecdotal feedback from neighbours and residents has suggested that the pitch had been fenced off exclusively for the school as far back as mid-2000s. NWSCC noted in its response to SH that the community pitch has seemingly been reserved and sold without consultation or mitigations. JN suggested that a reminder be sent to SH to respond to the last correspondence and a follow-up question as to what, if any, impact the Supreme Court decision on gender rights will have on toilets provisions. **Action:** GS to follow-up with Estates for response on email and to additionally ask if the Supreme Court decision on gender rights will have an impact on toilets provisions.

- 24/04986/FUL – Nairn Bowling Club ([link](#))
 - NWSCC response to revised application ([link](#)). GS summarised that the bowling club's revised plans did not address the reservations stated in the original consultee response, as indicated at the link above.
- 25/02031/FUL – Extension and garage - Altonhill, Tradespark Road – ([link](#)) – no strategic issues, no response submitted.

7. Delnies Development Update

- Scottish Water FOI update – JN reported from the FOI request that Scottish Water confirmed that there had been no further surveys carried out since 2020 and that the number of spills had increased markedly in recent years and not just caused by wet weather surges. There is now a sewage monitor at the Altonburn outflow but none at the others. AN reported that he was part of a group with Nairn Golf Club reps and Nicola Drummond that met senior representatives from Scottish Water (including Peter Farrar, COO, and Mark Hunter, Strategic Development Manager). It was noted at that meeting that it was visible that the Seabank Road pipe was broken. The Scottish Water team acknowledged the issues and committed to go away and review the situation again. In response to GS concern that the Scottish Water team may say the right things face to face but where is the money to come from to do anything, AN said that he learned that Scottish Water is fully funded by water taxes, he thinks money is available and the goal of these meetings is to get Nairn higher up the list of priorities for action. The on-going repair and replacement of the outflow pipe from the sewage works has encountered a difficult section between land and sea where neither the on-land machine or the boat can easily operate. JN mentioned that the project at Scotmid at top of Lochloy Road is to install a machine to chop up solid sewage material into small pieces.
- Developer Contributions for Delnies Development – There are no community facilities DCs available from the Delnies development ([link](#)). JN has drafted a response that will be circulated after the meeting.

8. Local Place Plan Update

- AN reported that the Delivery Team is due to meet on 29th July. The LPP has not yet been approved, the planning reviewer has raised some minor formatting issues to be addressed.

9. Coastal Erosion and Flood Risks Update

- KD reported that £11,275 in funding has been accessed from the Community Led Local Development (CLLD, £8,775), Highland Council (£2000) and Nairn BID (£500) respectively for a

pilot dune resilience programme, to include marram grass planting and raising public awareness. A project team comprising members from interested local groups will be formed, Fiona Keir met with AN and NICE to discuss a paid project manager role and the specification is almost ready to be advertised.

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

- Original funding letter fyi ([link](#))
- Cllr Green had indicated at the last meeting that he was trying to influence a better share of Place Based Investment Fund (PBIF) allocation for Nairn. No updates had been received. **Action:** GS to send email to Cllr Green asking for any updates.

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

- Original letter link fyi ([link](#)), letter of 6th February explaining charges ([link](#))
- At the February Nairnshire Area Committee Meeting the councillors asked for completion of the report into charges to Common Good within three months. **Action:** GS to ask Area Manager Mark Greig of the status of the HC Common Good Charging Report.

12. AOCB

- **Cold Call Control Zone (CCCZ) at Lodgehill**
 - Davy Robinson (DR) was welcomed to the meeting to discuss his idea for a CCCZ for Fraser Park, Lodgehill and Woodville Terrace, around 90 households. DR has some previous experience with setting up a CCCZ and he believes that the designated area is suitable with its high percentage of older and vulnerable people and signage can be set up at its single road entry point from Fraser Park. He was directed to NWSCC by the Trading Standards Officer and said there are multiple cold-caller visitations to the area. Some materials on CCCZ were circulated before the meeting, [link](#) to the relevant Highland Council site and [link](#) to an action plan for setting one up. GS indicated that there are costs associated with setting up a zone that the website states can be met by a community group or the residents themselves. PS as a former policeman confirmed that the zone markings can act as a deterrent and wondered if the Haventus fund could be used for the project. It was concluded that there does not appear to be any NCCZ in Nairn and NWSCC was willing to support DR with resources and some funds in setting one up as a template for other areas. **Action:** GS to work with DR to design and get printed a questionnaire and information leaflet that DR could distribute to and collect from residents.
- **NWSCC Marketing**
 - GS reported that Cllr Green had followed-up from the last meeting with some ideas for improving the visibility and activities of NWSCC to try to recruit more members. GS attended the last Cawdor and West Nairnshire CC Meeting to see if there were any tips on getting more public engagement (other than the offer of tea and biscuits!). GS will continue to work up ideas for implementation in the Autumn.
- **Public Toilets update from councillors**
 - No councillors were in attendance. GS shared the response from Debbie Sutton ([link](#)) that the honesty boxes had been rolled out across the Highlands for a couple

of years and all revenue would go to the Council for maintenance. GS also reported that he had received positive feedback from Parkdean and Greenhive to his suggestion they join the Council's Comfort Scheme but the scheme is fully allocated for this year and Debbie raised doubt that these locations would be suitable for the scheme next year. Mark Greig will keep this under consideration for next year, see correspondence ([link](#)). There was a brief discussion on the Nairn Beach Wheelchairs and Nairn Access Panel initiative to advocate for a Changing Places toilet at the Links, such initiative was commended. PS repeated his view that there needs to be a community group set up to take over running of the toilets and GS mentioned recent Facebook posts proposing such an action without anyone stepping forward to lead. JN mentioned that the Council is committed to maintaining and actually refurbishing the Links Toilets ([link](#), page 18) but a community group could focus on the provision of toilets at or around Harbour Street. **Action:** GS to enquire with Debbie Sutton if there are any firm plans in place for refurbishment of the Links toilets.

- **Promenade Shelter Decoration**

- GS raised the recent Facebook post on decorating the Links shelter. The two shelters and the area around them in front of the putting green retain the Victorian character of the Links and GS was concerned at the loss of this with a modern colourful decoration. Murray MacRae from the floor said he was aware that Fiona McBean, designer of the Little Theatre mosaic, had expressed an interest in the project, but would need assistance. It was considered that the proposed project was for a permanent design, to be confirmed. There was general agreement that there needed to be care with the project design to make a redecoration justified. **Action:** GS to contact Ali Garrow to discuss the project.

- **Aurora Signage**

- KD left the meeting for this item. The Aurora Hotel has retrospectively applied for planning permission for its sign ([link](#)), which it seems may have been in place for over two years already. JN commented that the sign was rather high and out of scale. It was decided in view of no strong objections since the sign had been in place for some time, that a neutral response would be submitted, pointing out the sign seems unnecessarily high and inviting the planning officers to review the application against the normal standards.

13. Public Comments - none

Next Meeting: 25th August 2025, 7pm

For Reference - Communications from/to NWSCC Since Last Meeting

- 20250527_Sutton_Nairn_Toilets_Honesty_Box ([link](#))
- 20250612_NWSCC_Palanning_Bowling_Club ([link](#))
- 20250602_NWSCC_Planning_Academy_Pitch ([link](#))
- 20250627_NWSCC_Holmes_Academy_Pitch ([link](#))
- 20250702_NWSCC_Comfort_Scheme_Correspondence ([link](#))

For Reference – Information of Interest

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

Appendix – Actions Log

(Date) Action	Status
(26May25) – Nairn Academy Playing Fields - Action: JN to lead on submitting an objection to the planning application before 3rd June.	Completed – letter sent
(26May25) – Nairn Post Office Consultation – Action: GS to draft a response to the PO consultation for review and submission.	Completed - Submission sent
(26May25) – Developer Contributions – Action: JN to draft a response to the Tim Stott email.	Ongoing
(26May25) – Common Good Charging - Action: BJ to follow-up for more details on the honesty box installation.	Completed – Response received from Debbie Sutton
(26May25) – Scheme of Establishment Phase 1 Outcomes - 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.	Ongoing
(23Jan25) – Scottish Water Delnies - Action: 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.	Ongoing
(28Oct24) – NWSCC Bank Account - Action: PS will follow-up on an alternative bank account for the CC funds.	Ongoing