

Nairn West & Suburban Community Council
Meeting: Monday 25th August 2025, 7pm, Nairn Community & Arts Centre

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

Ex-Officio Attendees: Cllrs Babs Jarvie, Paul Oldham

Public Attendees: Members of Save our Showfield (SoS), Hamish Bain (HB), Brian Stewart

Apologies: Cllr Michael Green; Joan Noble

MINUTES

1. Declaration of Interests on Agenda Items - None

2. Minutes of Community Council Meeting, 7th July 2025, for Approval ([link](#))

- Proposed by AN, seconded by KD, approved.

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

- GS reviewed the actions log in the appendix.

4. Accounts and Admin (PS)

- PS reported that the bank account balance stands at £2313 with payments due for room hire (£138) and insurance (£234).
- The switch to a Co-op bank account is almost completed.

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

- 25/01160/s42 - Nairn Academy Playing Fields ([link](#)), latest correspondence ([link](#))
 - GS summarised the status of the discussions on ensuring that Nairn's sports clubs have sufficient facilities in the town. A survey of Nairn's clubs' needs is still due to be undertaken by the Estates team. AN asked if anyone knew when the next Stakeholder meeting was due, **Action: GS** to follow-up on date of next stakeholder meeting. (**PMN** – Completed)
- 24/04986/FUL – Nairn Bowling Club ([link](#)) - Notes of public meeting of 13 Aug ([link](#))
 - GS referred to the summary of the public meeting, which was acknowledged by SoS secretary, Carolyn Forsyth (CF), as being a fair summary of the discussion. The CC needed to consider whether another submission on the planning was merited in view of the further information and discussions.
 - The initial comments from the CC members focused on the business model for the new club. PS's concerns about the credibility of the plan, which from press and other discussions it appeared lacked consistency with changing positions, were shared by other members. Examples included changes on the planned competitions (international/national and then regional in the last Courier article) and a new focus on the use of the clubhouse as a community hub, which concerned AN with other hubs particularly the Community Centre requiring a community support.
 - The discussion moved to the traffic and parking issues presented by SoS and AN drew attention to the submission of concern from the Rosebank Primary Head. HB from the floor, supported by PS, reminded the meeting of the

perceived flaws in the traffic report that were highlighted in the submission by Alex Webster to the planning portal and there was some doubt whether these would be addressed by planning officers. KD was in agreement on all the points made, she felt that the proposition had changed and she supported another submission. GS was in the minority on the extent of the traffic issues, thinking that these would be occasional, and any major sporting event in any location causes short-term parking issues. GS said he would tend to rely on the traffic experts' view, noting that the report may be flawed, but he agreed that the other aspects of the application justified a further objection.

- There was some discussion on whether there was an unmet need for indoor bowling facility and if there would be support for a more modest (like for like) proposal for a club move from Albert Street, from which no conclusions were drawn within the CC. HB also mentioned that there were issues with the drainage from the site that had not been effectively addressed in the application and were objectionable.
- PS drew attention to the need for NWSCC to be representative of the community and that the strength of objections had been convincing in the notable absence of alternative representations in support. It was agreed that a further submission would be sent to the planning portal outlining concerns with the business proposal and the traffic and parking issues in addition to those already existing around the site.
- PO requested a clarification to the meeting notes that Bill Wright had contacted him on one occasion about the Lodgehill/Waverley junction, to which PO had responded and offered further assistance.
- 25/02499/FUL Temporary site compound Riverbank Terrace - joint response with NRCC ([link](#))
 - AN drew attention to the bigger issue of there being not enough water and a lack of sewage provisions across the country and Scottish Water faced serious issues. AN, as NICE chair, had received a response letter from the Scottish Government ([link](#)) agreeing that there needed to be community input into development and water/sewage management. Discussions on Nairn's sewage and water situation had been taking place between SW and NICE and AN and HB reported that FOI requests had shown SW's inconsistencies on the systems' needs and it was clear that there was no major investment planned to accommodate that Delnies estate coming online.
 - With respect to the plans for works at the Lochloy/A96 junction, both CCs had sent a letter objecting to the Riverbank Terrace compound location and consultee Transport Scotland had agreed that 300 transport movements to and from the compound every day across the busy A96 was not acceptable. It was speculated that the original proposal had not included a site visit that took into account the steep slope to the compound and potential for physical damage to the Jubilee bridge. The CCs had requested reconsideration of the location of the works and HB felt that other locations were possible, albeit at higher costs.
- 25/02718/FUL - Barbuda Marine Road Nairn ([link](#))
- 25/02819/FUL - Winkfield, Tradespark Road – ([link](#))

- 25/02509/FUL - Keven Cottage, 64B Seabank Road ([link](#))
- 25/02930/FUL - Sunny Brae, Marine Road ([link](#))
 - The above four applications had been reviewed and there were no objections.

6. Scottish Water Update (AN)

- Covered by AN in the previous item.

7. Developer Contributions Update (JN)

- Letter to Tim Sott re DCs for Delnies and DCs management ([link](#))
- GS summarised the latest linked email to Tim Sott where NWSCC is seeking to continue to be involved in shaping changes to the way that Highland Council manages Developer Contributions that may be part of the new Highland Local Development Plan and Delivery Programme.

8. Local Place Plan Update (AN)

- AN reported that the LPP had been validated by the Highland Council and was now an official template for future development in Nairn for reference by the Council. Documents linked on the Highland Council website
https://www.highland.gov.uk/downloads/download/2535/nairnshire_local_place_plan

9. Coastal Erosion and Flood Risks Update (KD)

- KD presented an update to the pilot dunes resilience project. A project lead with conservation experience, Mark Bradfield, has been appointed to lead the project with trial solutions. The project, being administered under NICE, has £10k in funding due to be spent by end September. KD emphasised that a communication/engagement plan with the community was really important and that there would be a stall at the Book and Arts Festival closing event and there would be an informational presentation at the NICE AGM in September. Dawn Gillies from the floor asked if the dunes project would involve the school and KD confirmed that this was planned.
- HB pointed out the two planning applications for paths onto the beach at the Sundancer and from Links car park, which he said that NRCC planned to object to, and which were at odds with the dunes protection project (strategy). AN pointed out that the ramp next to the Strathnairn did not last whilst BJ pointed out that the ramp next to the groyne was stable. DG commented that the issue was requiring a balance between the accessibility needs and natural defences, HB felt that money spent on ramps might more usefully be spent on the beach wheelchairs charity. It was agreed that **Action: NWSCC (GS or KD)** would urgently send in its objections to the paths planning applications (**PMN – Done**).

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

- Original funding letter ([link](#)) - No updates on funding.
- PO reported that £45k from CRG funds had been allocated by that day's Nairnshire Area Committee (NAC) to the Links toilets project, including beach showers. GS asked how this project would dovetail with the Beach wheelchairs/Nairn Access Panel project for more accessible toilets at the location. PO mentioned that plans to extend the number of toilets may be complicated by capacity issues with the current sewage requiring to be pumped to the top of Marine Road.
- PO reported that £30k had also been allocated from the NAC to have a Riverside Masterplan drawn up. HB requested that NRCC be involved in drawing up the masterplan

and BJ replied that there would be the opportunity for community input.

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](#))
- GS referred to the email from Mark Greig indicating that the Highland Council project to review its charging to Common Goods had not started.

12. AOCB

- **Toilets (GS)**
 - Summary of last correspondence ([link](#)) and ([link](#))
 - PO reported that an informal 'Comfort Scheme' had been agreed with Parkdean for public use of their toilets up to the end of the season when the site closes.
 - HB proposed to the councillors that since a toilets solution had been found for around the Harbour that the Harbour St toilets be pulled down.
- **Tradespark Hall Trust (JN)** - Last set of accounts up to 31March2025 ([link](#))
 - JN sent a written comment as follows: "The latest Tradespark Hall Trust accounts from OSCR again show a worrying pattern of intense share trading with concomitant expenses for the trader and the lawyer, which have led to a loss of £2758.00 for the year. Around 3% return before expenses has been achieved by all this activity which is less than could have been gained from a standard deposit account with no expenses at all. No AGM has been held and we still do not know who the 'trustees' are. All attempts to have a meeting with the trustees have failed, and no committee has been formed as required by the Trust deed. I would like to suggest that we go back to OSCR and raise our concerns again."
 - It was agreed **Action: GS** to send another submission to OSCR pointing out that there had been no actions by the trust and no AGM had taken place.
- **Call For Sites Output (KR)**
 - Link to Highland Council site with list of sites ([link](#)) and Paul Oldham blog referencing Masterplan Consent Areas (MCAs) and Council plans ([link](#))
 - The discussion was based on PO's blog indicating that Highland Council officials want to bring three sites forward to the Environment and Infrastructure Committee of the council on 25th September as being suitable for taking forward as MCAs and Nairn East (NA05) and Nairn South. The process would be that if approved to go forward there would be a consultation phase and then the planning applications would be brought to the Sout Planning Committee. BS expressed incredulity in the purpose of a consultation when these sites were already categorically rejected by the community, Ward councillors and the Scottish Reporter, in the case of Nairn East that the bypass needed to be in place first. PO reported that Malcolm MacLeod has been invited to a Ward Meeting, yet to be accepted. The outcome of the next E&I meeting is eagerly awaited.
- **Shelter Decoration**
 - PS reported that he, plus representatives from four community groups reviewed 8-10 proposals for decoration of the shelter, which it was agreed would be limited to the inside face(s) to preserve the external Victorian feel of the building. Two proposals have gone forward for review by Nairn Academy pupils, who will interview the artists and determine which design they would like to work on. The project is likely to be completed by Easter.

- **Delnies Liaison Group**
 - KR reported that at the last meeting the community's reservations about the ability of SW to meet the water and sewage needs arising from the Delnies development were made clear to Barrats and their representative struggled to defend the proposition that there would be no detriment to the town. The group was told that SW need to be brought to the table at a public meeting to explain their strategy and answer the questions arising from the investigations from JN and Loreine Thompson (LT) on the water and sewage capacity in Nairn. AN noted the recent press release from SW reporting a 9% drop in reservoir capacity and requesting householders to take steps to use less water.

Next Meeting: 29th September 2025, 7pm

For Reference - Communications from/to NWSCC Since Last Meeting

- 202501212_NWSCC_Palanning_Bowling_Club ([link](#))
- 20250602_NWSCC_Planning_Academy_Pitch ([link](#))
- 20250714_Greig_Toilets_Comfort_Scheme ([link](#))
- 20250807_NWSCC_NRCC_Joint_Riverbank_Terrace_Compound ([link](#))
- 20250812_NWSCC_Academy_Estates_Correspondence ([link](#))
- 20250813_Greig_Toilets_Strategy ([link](#))
- 20250822_NWSCC_Stott_DC's ([link](#))

For Reference – Information of Interest

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

Appendix – Actions Log

| (Date) Action | Status |
|---|---|
| (7Jul25) – Nairn Academy Playing Fields - 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. | Completed – email sent and reply received, follow-up sent (link) |
| (7Jul25) – Nairn Common Good Charging – Action: GS to ask Area Manager Mark Greig of the status of the HC Common Good Charging Report. | Completed – email sent and reply received (link) |
| (7Jul25) – Cold Call Control Zone (CCCZ) at Lodgehill - 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. | Ongoing |
| (26May25) – Developer Contributions – Action: JN to draft a response to the Tim Stott email. | Completed and sent (link) |
| (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. | Remove – Superseded by actions taken by NICE |
| (28Oct24) – NWSCC Bank Account - Action: PS will follow-up on an alternative bank account for the CC funds. | Ongoing |
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