

Nairn West & Suburban Community Council
Meeting: Monday 27th October 2025, Nairn Community & Arts Centre

Present:

NWSCC Members: Kevin Reid (KR, Chair), Kristin Duncan (KD), Joan Noble (JN), Graham Stuart (GS, Sec, Minutes),

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

Apologies: Alastair Noble

Approx. 20 members of the public participated in the meeting.

MINUTES

1. Announcement

- KR informed the meeting that Phillip Stuart had tendered his resignation. The CC may continue with five members until the next election in May 2028 as long as it remains quorate (with four members).

2. Declaration of Interests on Agenda Items - none

3. Minutes of Community Council Meeting, 29th September 2025, for Approval ([link](#))

- Minutes proposed by KD, seconded by KR, approved.

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

- GS summarised the actions log. Some progress had been made with the Cold Call Control Scheme project for Lodgehill; a draft letter for residents has been sent for review to Davy Robinson. It was noted that the action to attract more members to the CC has taken on higher priority and the CC will need to appoint a Treasurer following the resignation.

5. Accounts and Admin – no changes to bank balance

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

- 25/03582/FUL – 10 Wyvis Drive – Installation of Ramp
- 25/03652/25 – Alteration and Extension, An Dhachaidh, 6 Wellington Road ([link](#))
- 25/03714/25 – Erection double garage, Drummond Lodge, 11 Seafield Street, Nairn ([link](#))
 - The CC had reviewed the above applications and had no concerns
- Prior application – 24/04986 - Bowling Club Showfield - Application Approved
 - The bowling club approval was noted. GS asked PO if he would be able to elaborate on why Cllr Saggars attempted motion for a single storey building was not pursued after advice that, "there is not policy support for those [Cllr Saggars'] concerns and refusal on Cllr Saggars terms would not likely be defensible on appeal which would be likely." ([link](#) at 2h.15m.52). PO did not take part in the discussion and had not viewed the webcast but he confirmed that it was common for officers to offer advice and that objections must be based on a planning ground for consideration by the Reporter. GS was surprised that there was not a ground for refusal for a building so imposingly positioned next to Waverley Road properties. JN listed previous successes in Nairn for appealing planning approvals

and expressed concern for the objectivity of council officials in dealing with amendments, which was strongly refuted by PO from his first-hand experience. Jeremy Forster from the floor said he had attended the planning meeting, had overheard some of the council officials' discussion with Cllr Sagers and felt that it was given short-shrift. Members of Save Our Showfield present commented that they were disappointed that the effect of the development on Waverley Road residents was not mentioned in the planning recommendation summary and they are still considering their next steps.

- Prior Applications – 25/02566 and 25/02567 – Beach Paths – Applications withdrawn
 - GS asked BJ if she was aware why the paths applications were withdrawn, she responded that she was disappointed for NAP after years of planning and obtaining funding, that the knowledge of the dunes' vulnerability is relatively recent and that stakeholders should get round a table to work out a strategy to go forward. GS responded that NWSCC has been calling for a joined-up approach for a dunes' strategy for some time. Hamish Bain (HB) from the floor commented that he understood the applicants were looking at a different medium for the path.

7. Moray FLOW-Park (KR)

- KR read out a pre-agreed position from the CC
 - NWSCC seeks the views of all constituents on the proposed FLOW-Park and is aware of the strong objections voiced online to date.
 - We share concerns that the FLOW-Park may have a significant negative social and economic impact on Nairn that would outweigh the national strategic and local economic benefits; We note that the FLOW-Park is not linked to Ardersier or Cromarty Ports and any jobs benefit to the community is questionable.
 - Despite the apparent 2-3 years of negotiations to date, it is still at a pre-application stage. NatureScot has commented that there could be up to another 2-3 years for an Environmental Impact Assessment Report (EIAR) to be prepared. The community has time to prepare arguments against the development
 - The public meeting in Forres will hopefully answer all the key questions to date. If questions remain or there are good reasons for another meeting in Nairn, NWSCC will organise a meeting [PMN – Following a subsequent meeting of local CCs, a Nairn meeting is being planned.]
 - We expect and trust that appropriate environmental impact assessments will be undertaken and given appropriate weight in decision-making; We note that the OSG website even acknowledges that the FLOW-Park must take into account, "not being in protected marine or environmentally sensitive areas" and "accommodating other uses of the seas (fishing, commercial, leisure etc.)"
 - NWSCC will focus on the impact on the well-being of the community and the economic impact on tourism and the fishing industry
 - We believe that a coordinated approach involving key community groups and individuals with expertise on the issues will enable the highest impact arguments to be presented
 - NWSCC acknowledges that a neutral position taken by a local councillor may be appropriate so that they will not be compromised until such time as they are called to represent Nairn in the discussions to determine the HC planning

position. Councillors not likely to be involved in the discussions need not take a neutral position

- GS worried that the Forres meeting might be difficult to manage and wondered if Tim Eagle should be requested to set-up seats for CC representatives at the main table and if some coordinated questions should be submitted in advance. JN was concerned that the meeting room would be full so not all could participate and she felt that Nairn had different issues from the Moray communities, e.g. tourism vs fishing rights. HB as Chair of NRCC said that a meeting between the CCs and NICE the next evening would propose a way forward, including a possible meeting in Nairn. MG suggested that the HC Community Support team would be able to assist with a public meeting. BJ commented that a feed to the Community Centre from the Forres meeting was being looked into. Various representations were taken from the floor. Stewart Davis (SD) and Brian Stewart supported some coordination and generation of a list of questions. SD had conducted an analysis of the licensee OSG, which lacks employees and expertise and believes that it will attempt to secure a license then sell it. David Ross (DR), who runs the Stop the Moray FLOW-Park Facebook page pointed to BIDs assessment of the value of Nairn's annual tourism as £50M per year and questioned the economic benefit of the park even if jobs were to come to the area. DS is concerned that manufacturing may take place outside the park and would disincentivise investment in manufacturing if it could easily be stored. DS pointed out that Haventus is providing dry storage for offshore wind components. JN believed that wet storage was untested, DS said he was aware of a trial by the CelticSeaProject in the Bristol channel where some anchorages broke free. SW said that OSG has appointed GoBe as the environmental consultant for the project (PMN - [link](#) to press release), he spoke to a consultant there who thought that there would be no decision on the application until around 2030. No one in the room showed any support for the FLOW-Park.

8. Scottish Water Update

- In AN absence, HB from the floor gave an update of the recent meeting with Scottish Water representatives to discuss the Lochloy works. The project stemmed from SEPA requiring SW to deal with the problem of sewage solids being deposited into River Nairn when the Lochloy tank overflowed. This was considered to be inefficient spend of £3M to deal with about 0.01% of the sewage that flows through the Lochloy tank. An alternative proposal was presented to carry sewage along the river to the Maggot station from the Riverbank station, which processes a higher percentage of sewage, this seemed to be received positively by the SW representatives and they said they would bring the idea back to their managers. Although the project would be more costly overall it would deal with a higher percentage of sewage and address other problems with Nairn sewage processing. A meeting with senior executives of SW to discuss strategic solutions to Nairn's water and sewage problems is taking place on 3rd November. HB reminded the audience that the overflow pipe at East Beach is still broken as is another pipe exiting Seabank Road on to the beach.

9. Local Place Plan Update

- No update though GS noted that a meeting was due to be held the next day with a representative from Development Trusts Association (DTA) who specialises in churches to discuss possible community options for Auldearn and St Ninian closures.

10. Coastal Erosion and Flood Risks Update

- KD reported that six volunteer days had been held to clear trees, brush and scrub. There had been good levels of public support locally and from further afield, e.g. the support of a team

from Gordonstoun School was most welcome. The debris is being chipped and removed by HC to avoid mulching it on site. The pilot area for marram transplanting and scrub removal is temporarily enclosed with a chestnut paling fence that measures 60x40m, which allows the movement of sand. There are information boards around the site and there has been noticeable interest from passers-by. Education and awareness of the project is continuing.

11. Common Good Engagement Group

- JN presented her summary of the meeting of 8th October.
- Finance
 - There was renewed discussion about the Central Management Charges of £26,000 being levied on the NCG for the Inverness Common Good Officer and HC finance department, which including the Nairn Common Good Officer charges, amounts to about 25% of the CG fund's income. At previous meetings attendees had been assured that a review was ongoing. There appeared to be no result from this review as yet, and neither had any invoices or timesheets been supplied to NCG to justify these charges. NCG was being charged real money as a third party, therefore there should be a full justification for any charges relating to time spent. Accounting for a Common Good fund is a statutory duty of a local authority for which HC are already funded by ScotGov.
 - To what extent Nairn was paying for admin of Grantown, Kingussie and Thurso, also has still not been addressed.
 - Concern was expressed at the low return of £15,000 (less £2600 costs) on the £800,000 reserves invested by a stockbroker through the E&I committee, a 1.5% return when a bank account could give over 4%. This issue was being raised at the E&I committee and the attendees hoped that no time would be lost as the fund could not afford such waste.
 - Leisure spend was raised as a result of discussions about putting green management and income. HLH had a Public Service Obligation under their contract with Highland Council to manage the Links and formerly the paddling pool (now splashpad) for 56 hours per week in the season. It was queried why NCG was being charged over and above the contract. The community development officer and CG officer were not aware of the Service Level Agreement and JN agreed to send them a copy to be discussed at the next meeting.
- Terms of Reference
 - After the first year of the NCGEG a survey of participants was carried out to see if changes should be made for the next period. The general remit of the group has been redefined better to reflect the Scottish Land Commission's guidance.
 - Consider and engage on current use and management of assets
 - Consider and review if disposals or changes of use will deliver public good
 - Consideration of strategy, projects and budget.
 - Going forward, the CGEG would be chaired by the Community Development Officer, with the Nairn common good officer advising.
 - The group would be reduced to a core group with an ancillary group of organisations who would be called upon when discussing various projects. The core group would be the 4 Ward members, one from each town CC, BID, NICE, NA stakeholder rep., Highland youth parliament rep. The ancillary group would be 3rd sector and community groups, statutory partners, CG tenants, and NCPartnership.

- There was discussion about the appointment and remit of any focus groups looking at individual projects. There had to be full visibility and approval of any such groups, with a report back to each CGEG meeting and full disclosure of any funding provided.
- Projects
 - Links Shelter: The group was reassured that the artwork planned for the shelter would be on the inside walls only and would be on removable panels.
 - Riverside Artwork: A bequest had been left from a Nairn resident to provide a public artwork on the Riverside. The two artists gave a presentation and provided models for information. The work would be around 4 foot high with two assymetric upright stones and a 'river' between to reflect the hills and river of Nairn. It was suggested that it would sit just downriver from the railway bridge on the east bank of the river. The proposal was well-received.
 - Nairn Games: A games representative gave feedback on the 2025 games, as the Common Good Fund had provided significant financial assistance. It had been a beautiful day and very well supported with the new Team Hamish auditorium providing a perfect venue for the piping. However, expenses were just covered and a bad weather year could be a major problem. The group felt that the Games was the most important event of the year and every avenue of support should be explored.
 - Inverness Rowing Club: The club wishes to use Nairn Beach as a site for beach rowing competitions. This was generally welcomed subject to some more details being provided.

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

- Original funding letter fyi ([link](#))
- MG and fellow councillors remained frustrated that there was not a level playing field on funding between the local areas with Nairn losing out on most metrics but change is difficult when coming up against members from local areas benefitting the most. As a member of an E&I sub-committee, MG reported that he has been successful in getting agreement for a *de minimis* £50k funding for all local areas from the Coastal Communities Fund. He is also challenging the allocation methodology from Place Based Investment Fund. The next meeting of the sub-committee is on January 20th. GS expressed frustration that the workings of the sub-committee have never been published and hoped that there would be a more transparent process on the allocation of funding from the E&I Committee.

13. 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](#))
- The charging to Nairn Common Good was mentioned in JN's report at item 11. GS highlighted that the relative low L&R spend for Nairn compared with other local areas is not currently being addressed. MG commented that he and PO will start the budget review next week, lasting three months, and will be mindful a need for a more level playing field for Nairn.

14. AOCB

- Temporary Storage Facility Moss-side – The CC had sent a message to PO about the land at the end of Moss-side Drive which has been used for some as a storage facility for SW and Scottish Gas. PO responded that concerned residents should contact Highland

Planning enforcement to discuss a potential breach of planning at the following [link](#).

- Cycle Shelters – JN reported that she had been approached by the Active Travel team who have two six-cycle shelters available to install in the town. Balmakeith Park was suggested by the Active Travel team and JN thought around Falconers Lane would be a suitable location. From the floor DR suggested Rosebank square since parents will often cycle to pick up children from Rosebank, positively received. GS offered to post on Facebook looking for suggestions.

15. Public Comments - None

Next Meeting: 24th November 2025, 7pm

For Reference – Information of Interest

- **Nairn Local Place Plan** – Finalised plan ([link](#)), executive summary ([link](#))

Appendix – Actions Log

(Date) Action	Status
(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) – 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
(28Oct24) – NWSCC Bank Account - Action: PS will follow-up on an alternative bank account for the CC funds.	Ongoing