Kenmore & District Community Council Meeting

at Old Comrades Hut Acharn

25 July 2024

Minutes

1. **Present**

KCC Members – Peter Ely, Colin Morton, Shirley Shearer, Carol May, Jon Iddon (Associate), Bill Howie (Associate)

Mairi McAdam, Taymouth Castle Estate  
Stacey Ives, Taymouth Marina

Members of the local community:

Bill Oppenheim, Resident  
Lou Oppenheim, Resident  
Willie Lindsay, Resident  
Heather Arnott, Resident  
Fiona Smith  
Robert Cochrane  
Ann Hunter

1. **Apologies**

Darren Scott, Taymouth Marina; Alex Low.

1. **Declarations of interest**

Peter Ely (Crannog Centre)

1. **Previous Minutes**

Minutes approved – proposed by Peter Ely and seconded by Colin Morton

1. **Matters Arising.**

John McGarry has resigned from the Council. Members wish to express their thanks for his service.

A new member to represent Acharn is being sought. Those interested should contact Carol May in the first instance.

It was agreed that Jon Iddon be Co-opted on to the Community Council for the vacancy in the Kenmore area.

Peter Ely and John Iddon have agreed to share the Treasurers’ duties until a new Treasurer is appointed.

There was a query about the CC minutes of 28 March not being published on the website. It was confirmed that these are published and available on the Council section of the website.

1. **Finance**

The Council finances are looking healthy. Accounts for the period ending March 2024 were circulated.  The balance in accounts is currently £17,633.

The Chair reminded everyone that micro grants are still available for local projects. Anyone wishing to start a local interest group could benefit from grants and the use of the Reading Rooms.

1. **Planning**

It was noted that the application to build a house at Inchadney near the marina had been refused.

The Council commented on two other applications: the castle borrow pits and an application for holiday let use for a house. No decision had been made on either.

The application for caravans near the marina was still down as ‘pending’ on the PKC planning portal although it was thought this had been withdrawn.

The fence constructed without planning permission on the north side of Balnaskeag was being looked at by the PKC planning enforcement officers.

Following requests by residents the Council had asked PKC about the planning requirements for the houseboats at the marina. We were yet to hear back.

The application to extend the borrow pit on the U177 was discussed. This had arisen after the last council meeting. The council has commented on the application and requested that conditions be attached to any approval. The council also asked Taymouth Castle estate for details of the reinstatement plans and were assured these were being prepared and would be discussed with the council.

There was a question as to why the application was for a further three years when we had been told that the need for sand had reduced. The estate had informed the council that the requirement should be short term but the planning application allowed some flexibility. More details are awaited.

**Community Action Plan**

The chair introduced this item and circulated a summary document outlining the initiative and progress so far. This initiative has been around for a while, but funding had been a key barrier.

Community led action planning is a way of setting out a vision for a community with an accompanying set of actions to be delivered over time.

It is a [participatory tool](https://scottishcommunityalliance.org.uk/wp-content/uploads/2020/10/Community-Action-Planning-a-process-CE-0920.pdf) aimed at not only developing that plan, but, in the process, building the capacity of the residents of a community so that there is the skills, confidence, resources and resilience to implement that plan with minimal external support.

It is not meant to articulate what a community is like, but to stimulate change and action. The action plan will be set out in response to the needs, challenges and gaps in a community and the implementation plan will be rooted in the assets of a community.

As our area has shared concerns and issues the chair proposed a joint approach with Loch Tay and Glen Lyon CC. Initial discussions with Community Enterprise (CE), a non-profit body appointed by PKC which works with communities to help them develop their plans, suggest this would be a good approach.

Funding is now available to us from PKC and would cover the costs of all input from CE, estimated at around £20k.

The Chair had contacted another CC for their feedback on the process and its outcomes. Their experience had been very positive although some valuable lessons were learned on the way. The final Plan had helped justify and obtain grants for development projects.

The meeting agreed that this would be a valuable process for our community, particularly as we face many challenges such as road safety, planning, housing etc, and that the Chair should take things forward with Loch Tay and Glen Lyon CC.

**Biodiversity Engagement**

It was noted that this was becoming an increasingly important topic for community councils. The CC needs to be engaged and take heed of developments. It was pointed out that biodiversity must be considered when planning all new developments.

**Local Development Plan (LDP3)**

The emerging new LDP will be the main document which will influence future built development in Perth & Kinross. The development process will finish its evidence gathering stage shortly and the council will submit a list of priorities before the deadline. The CC’s previous submissions were responsible for the allocation of land for community housing in Kenmore village.

**8. Reading Rooms**

John Iddon, Chair of the Reading Rooms management Committee, introduced this item. Extensive work had been replacing the main hall floor and removing dry rot in the subfloor and walls. Next stages involved sanding and sealing the floor and timber wall panels, some of which had been replaced. Some plaster work and resetting of bricks around the fireplace is also required. It is hoped that discussions with PKC will result in the interior being painted.

All external pipework and gutters had been cleaned out to prevent further water incursion.

The RR Committee wished to thank John Nevin for painting the toilets and Willie Lindsay for donating the new picnic benches in the garden.

Further discussion with PKC would explore improving heat insulation and possibly the addition of a wood burning stove.

A tombola at the Highland Games raised £1,143 for the Reading Rooms development project.

A recent donation of £1k from the Stewart McPhail Trust would go towards this year’s Warm Welcome project. This is particularly welcome as there will be no PKC funding this year.

**9. Taymouth Estate Liaison Group**

The group had met twice since the last CC meeting. Notes of both meetings are on the CC website. Most items had been progress reports rather than any emerging issues.

The commitment to holding community open days at the castle were welcomed. Details will be provided in the next Taymouth Newsletter.

It was agreed that the estate’s communications with the community had improved over the past year or so, especially with the appointment of Mairi McAdam as Community Relations manager, the regular newsletter, and the attendance of estate managers at council meetings.

The opening of the Kenmore village shop and revamped toilets were particularly welcomed, and it was thought that the village was starting to bloom again, especially with the new planters and hanging baskets.

The issue of foliage blocking sight lines at garage corner and overgrown hedges at Pier Road was raised. Mairi McAdam confirmed that both were being addressed once it was established there were no nesting birds in the vicinity.

**10. Road Safety**

The Road Safety Sub-Group had a positive meeting with PKC to discuss outstanding road issues.

The situation on the west section of the U177 had improved but the east section needs similar attention with improved and more formalised passing places, reduced speed limits and better signage. The frequent use of this road by large coaches, despite signs saying it is not suitable for coaches, is a concern.

The bridge at Acharn requires work after two collisions within a short period. Repairs are scheduled for October.

There have also been collisions at the narrow section of road beside Balnaskaig. This has been flagged up with PKC but there appeared to be no obvious solution.

It was suggested that PKC might use some of the significant taxes it will raise from Taymouth Castle to improve our roads.

Pedestrian safety at the marina was also considered a critical issue. One resident related an incident recently where young children narrowly avoided hitting a moving car. With an increasing number of holiday homes there the situation was expected to be exacerbated.

**11. Resilience Sub-Group**

The group continues to hold regular meetings. The centre will continue to be at the Reading Rooms this year. A claim for funding of £8,700 had been submitted to PKC and had been successful. The funds will cover communications, new equipment and a storage container which will be sited at the sports ground (thanks to the Sports Association).

12. **AOCB**

A resident wished to compliment Taymouth Castle Estate for the helpfulness and courtesy shown by their security staff.