

**BOAT OF GARTEN AND VICINITY COMMUNITY COUNCIL  
(BoGCC)**

**Draft Minutes** of the Ordinary Meeting  
**Monday 9th September 2024** in Boat of Garten Community Hall

**1. Record of Attendees and Apologies Received:**

**Community Council Members:** Kathryn Gillings (KG), Chair; Alan Bennet (AB), Treasurer; Lesley Taylor (LT), Secretary; Don Walker (DW)

**Ex Officio:** Muriel Cockburn, (MC), Member, Highland Council

**Police:** Neil Maciver (NM), Police Scotland

**Members of the Public:** n/a

**Apologies:** none

**2. Minutes of the Ordinary Meeting held on 8th July 2024:**

The minutes were proposed as an accurate record of the meeting by DW, seconded by AB.

**3. Matters Arising**

**3a. Damaged brown visitor road sign on the A95**

AB contacted Colin Simpson (CS), CNPA, for advice as to how we might proceed.

CS confirmed that he had previously made contact with Transport Scotland. While they had clarified the signs were on the private land outwith the road boundary, they had indicated they would likely get their contractors to remove the signs as, in their damaged condition it was possible they could become a hazard to traffic.

- **CS to get in touch with Transport Scotland again to check if that is still their intention**

**4. Declarations of interest**

There were no declarations of interest.



## 5. Reports

### 5a. Police

#### Incidents from 8th July to 9th September 2024

Road traffic complaints	5	Road accidents	4
Animals on roadway	3	Abandoned/silent 999 call	3
Alarm activations	1	Assaults	2
False call, good intention	1	Vandalism	2
Mountain Rescue	1	Fraud	2
Thefts	1	Concern for Person	1
Noise complaints	1	Sudden death	1
Total 28 Incidents			

There was some discussion about the increase in the number of incidents. NMCI said it was most likely due to the increase in population in the area over the summer months.

There was discussion about the level of staffing/police cover and whether levels may need to be increased over the summer months.

- ***MC to consider raising the need for additional staffing in summer***

## 6. Finance - Treasurer's Report for meeting 09/09/24

### Boat of Garten and Vicinity Community Council

<b>Treasurer's Account</b>	<b>£</b>
Balance at 01/07/24	1963.47
Balance at 08/09/24	<b>2685.89</b>
Credits this Period	635.00
Bog Standard advertising	158.42
Bog Standard shop sales	<b>793.42</b>
Debits this Period	35.00
Data Protection registration	36.00
Hall hires	<b>71.00</b>



## Environmental Account

Balance at 01/07/24                      4000.00

Balance at 08/09/24                      **4000.00**

No transactions for this period

## 7. Planning Matters

There was discussion about 'Certificates of Lawfulness' granted by Highland Council in recent months. MC clarified the criteria for such certificates to be granted.

A certificate of lawfulness (existing use) is essentially a remedy for when works have been carried out in the past, a change of use has already taken place, or where a development or use has existed without meeting a planning condition.

A certificate of lawfulness allows the planning authority to make a formal decision that the development or use may continue without enforcement action. Owners apply for a certificate of lawfulness (existing use) if they want to determine if the existing development is lawful.

In terms of an existing Short Term Let, there could be an application for a Certificate of Lawfulness of an Existing Use or Development where:

1. The property is being used for short term letting, is not in Control Area, and you consider there has been no material change of use; OR
2. The property has been in use as a short term let for more than 10 years and no enforcement action has been taken against the change of use in that time

## 8. Correspondence

### 8a. Emergency generator for Boat of Garten

Alan Gristwood, Operations Manager, Boat of Garten Community Hall, contacted BoGCC in follow up to discussions from November 2022 regarding the potential provision of an emergency generator for Boat of Garten. This was as part of discussions about possible emergency/resilience plans for the village.

MC advised us to consult Andy Donovan, Senior Resilience Officer with Highland Council. He can advise if a resilience plan is considered necessary for our community and, if so, a template to guide what such a plan might look like.

- **LT to follow up with A Donovan and report back at the next meeting**
  - **LT update A Gristwood**



## **8b. Local Place Plans**

An enquiry was received from a member of the community asking if BoGCC had completed a Local Place Plan. (Details can be found via this link, [Local Place Plan](#)).

BoGCC did not complete a Local Place Plan this year, in the main due to lack of personnel. We operate with 4 members, while the total permitted membership is 7. Four is the minimum number required for us to be quorate.

BoGCC remains committed to working with and taking part in consultations with CNPA. We contribute to discussions and surveys and provide input to ensure our community's priorities and concerns are represented. We work with CNPA, Voluntary Action Badenoch and Strathspey (VABS), Highland Council and many other bodies to represent the views of our community.

MC reminded the council of the amount of work, supported by VABS, that had gone in to the production of the Community Action Plan in 2018. MC advised that Local Place Plans can build on existing Community Action Plans.

MC advised that VABS would take a role in supporting this process.

- **LT to contact VABS for advice about next steps**

## **8c. Social/affordable housing**

The council received correspondence asking if BoGCC has engaged with any social development organisation to find a way to progress the supply of social/affordable housing.

AB said that there is no appetite or capacity to take this forward at the moment.

John O'Donnell, Communities Housing Trust representative, has kept BoGCC informed of the progress of the proposed 4 houses at Strathspey Park.

With rising build costs, a number of Communities Housing Trust projects have been put on hold. The increasing costs mean it is unlikely that other projects will go ahead at this time.

## **9. BoG Standard Update**

AB confirmed that the deadline for submission of articles is 9th October for the next issue, due out 6th November.

Number of issues per year will now be 3 rather than 4 - March, July and November.

It was agreed that BoGCC should submit an article for the next issue to try to encourage new members on to the community council.

- **AB and DW to produce an article for Nov 24 issue**



## **10. AOCB**

### **10a. Bus Stop issue**

KG raised concerns about the bus stop opposite the end of Craigie Avenue.

It is not suitable for accessibility requirements.

- **LT to contact David Summers, Principal Transport Officer, Highland Council**

## **11. Questions and Contributions from the Public**

None

**The next ordinary meeting** of the Community Council is scheduled for **Monday 11th November 2024** at 7.00pm in the Boat of Garten Community Hall.

There being no other business, the meeting closed at 9.15pm.

***Community Councils are comprised of people who care about their community and want to make it a better place to live. If this sounds like you, we would love you to join us! For more details please contact [boatofgartencc@gmail.com](mailto:boatofgartencc@gmail.com)***

### **COMMENTS AND FEEDBACK WELCOME**

*The Community Council exists to see that the opinions of local residents are properly taken into account by official bodies and generally to foster local interests. Your opinions matter and we would like to hear any comments you have on what the Community Council does or does not do.*

*Residents are welcome at all our meetings and, subject to the guidance of the Chair, may contribute to all discussion.*

*The Community Council is registered with the Information Commissioner in terms of the Data Protection Act 1998.*

*Copies of agendas and minutes, besides those circulated to members, Highland Councillors & officials etc.; can also be sent to residents who have expressed an interest in the work of the Council. If you would like to be included in this e-mail circulation, please contact the Secretary at [boatofgartencc@gmail.com](mailto:boatofgartencc@gmail.com).*