

Boat of Garten and Vicinity Community Council
Draft Minutes of the Meeting held on 08 February 2021 via Zoom
Conferencing.

1. Record of attendees and Apologies received.

Community Council Members: Brian Tolson, Ken Aitken, Caroline Holroyd, Alan Bennet, Kathryn Gillings and Valerie Fairweather.

Ex Officio: Muriel Cockburn & Willie McKenna

Members of the Public in attendance: Sue Murray, Keith & Pat Wilson, Mrs Turner, Sir Edward Mountain MSP

2. Minutes of Meeting of 23 November 2020

The minutes were proposed as an accurate record of the meeting by Ken Aitken and seconded by Valerie Fairweather.

3. Matter arising from the Minutes

- a. **20mph Speed Limit** – Brian asked Muriel if she was aware of any timescales for the possible implementation of a 20mph speed limit through the village. Muriel stated that at the moment Aviemore and Carrbridge had the limit in place but mainly because they had provided funding towards its implementation. Brian said that he was still to look into what we could do to discourage cycling on the pavements through the village. He is aware there are a number of options but will continue to review what's available.

Action: Brian Tolson

4. Declarations of Interest

Valerie Fairweather identified a declaration of interest relating to item 6 on the agenda and more specifically planning proposal 20/04935/FUL.

5. Treasurers Report

The Treasurers report had been circulated before the meeting by Alan Bennet.

In the Treasurers Account, with a current balance of £2,281.97, we include income of £ 600 being a donation from the Reidhaven Trust. We would like to record our thanks for their generous gift. The estate asks that we “use this for the benefit of as many members of the community as possible”. Our other income this period is from BoG standard advertisers, and

we still have more to come in. Our only expenditure has been the cost of printing the Winter edition of the BoG standard.

We should however also note that we have committed expenditure of c. £800 for the Festive Tree and streetlights. In the Environmental account, we have had no transactions and our current balance is £3,829.82.

Treasurers Account

Balance at 13/11/20	£1965.97	
Balance at 01/02/21	£2281.97	
Credits this period:	£885.00	Reidhaven Trust £600.00 Advertisers in BOG Standard £285
Debits this period:	£ 569.00	Printing BoG Standard £569.00

Environmental Account

Balance at 12/10/20	£3829.82
Balance at 13/11/20	£3829.82
Credits this period:	£0
Debits this period:	£0

6. Planning Matters

A. 20/04935/FUL – This is an application submitted by the Boat Hotel and includes a proposal for an extension to their existing beer garden at the front of the hotel and a car park area to be located at the side / back of the staff accommodation on the other side of the road.

Brian checked that all councillors had received the various email communications regarding this proposal and therefore had time to consider the comments / feedback. He asked that Councillors express their points of view on the subject in turn:

Alan Bennet – Supported the reasoning behind the proposal but didn't feel that these were the right steps to follow. There had been no consultation with residents and Alan felt that the traffic issues were significant. He also expressed concern regarding the scale of the proposed beer garden. For these reasons, he objected to the proposal.

Ken Aitken – felt that the emails circulated from residents had expressed views and opinions and not many facts. He felt it would be a shame to knock it back totally. Ken acknowledged the potential for noise and light pollution but that it was important to

provide visitors and locals with local amenities. He felt that visitors and locals need something and therefore was in favour of the application.

Caroline Holroyd – stated that she was in full support of local businesses looking for ways to adapt in the current circumstances in order to survive and thrive. However, she does not believe that this proposal offers a suitable option to do this. The main issues are most definitely road safety with a proposed car park entrance/exit coming out onto a road with a 90 degree bend. The other concerns are about noise and light pollution to neighbours. For these reasons Caroline objects to the current proposal.

Kathryn Gillings – was concerned about the ‘look’ of the proposed beer garden in the centre of the village. She felt it would cause an annoyance to neighbours and would not be appropriate in the heart of the village. Kathryn therefore objected to the proposal.

Valerie Fairweather – stated that she could not understand why the Hotel had not considered utilizing some of the space they have at the back of the main building. She was also concerned that the proposal was contravening the National Park Development Plan. Finally, she also had concerns about road safety due to the ‘dangerous’ bend in the main road and the potential volume of traffic.

Brian Tolson then asked members of the public attending if they had any comments that they would like to input:

Keith & Pat Wilson – stated that they very much supported the Boat Hotel striving to continue to be a successful business and were not opposed to a beer garden in essence but didn’t feel that this proposal was appropriate for the reasons already outlined by others. They also stated that as they live on Spey Avenue, the new proposed parking area would be directly opposite them. The car park would be at least 6ft above road level and would therefore cause problems with headlights shining into their windows / house.

Jackie Wilson – felt that the biggest issue was the safety aspects of what was being proposed along with the potential traffic congestion. Jackie also pointed out that although the Highland Council had stated that they were unable to visit the site at the moment due to Covid restrictions. Any review at this time of year would not give an accurate picture of the congestion issues anyway with the hotel and railway closed and no visitors in the area. Jackie also suggested that there were other alternatives that could be looked at by the hotel, particularly at the back of the building.

Brian Tolson then summed up - He stated that he understood why the hotel were looking at options to extend outdoor facilities and in principle has no objection to that. But the suggested implementation is not right for the following reasons:

- Road safety, congestion and the entry to the proposed car park could be potentially dangerous.
- The proposed car park would be several feet above road level so noise and light pollution are inevitable.

- The application fails to meet the requirements of the National Park Local Development Plan.
- The proposed beer garden could be an 'eyesore' and doesn't really fit with the village ambience or atmosphere.
- The application has been poorly put together.

For all the reasons stated, it was suggested that the Community Council object to the planning application. All councillors agreed. Brian Tolson to respond to the Highland Council within 24 hours and therefore before the deadline. **Action: Brian Tolson**

Brian also asked Muriel Cockburn to feedback to the Highland Council that the Community Council could not understand how they had not identified the road safety issues in the proposal sooner.

Caroline Holroyd conveyed her thanks to Muriel for assisting in the delaying of the deadline for responses to the planning to enable the CC to discuss fully.

B. 21/00287/FUL . Mast at Substation near Nethy Bridge. Councillors had no objection to this but Alan asked why this was being proposed when he recollects another mast site was approved only half a mile away. Brian replied that this application related to SSE and is not a telecoms mast for other business use. Brian also said that he would look into the other mast that was proposed to be located near the railway sheds at the far end of the village. **Action: Brian Tolson**

Alan let councillors know that he had noticed a planning application on the HC site relating to the road going into the saw mill housing site but this has not appeared on the weekly summaries the community council is sent.

7. Items of business which the Chairperson has directed should be considered

Village Flower beds and planting – The Council had been approached by a business regarding the planting of the flower beds. This prompted discussion on our approach this year. Councillors acknowledged that last year a number of volunteers had been involved in the planting, tidying and indeed the donation of seeds and plants and that it should be a community effort. It was decided that this should be the approach this year.

Ken suggested placing an advert for volunteers in the BOG Standard and Sue Murray felt that personal approaches work better. Councillors are to ask for volunteers to get in touch and an item will be put into the next BOG Standard. **Action: All Councillors**

8. Reports

NHS – Muriel confirmed that the new hospital is now due to be handed over for fit out in approx. 6 weeks' time. Also, the Covid vaccination programme is going very well in the area.

CNPA – Ranger service is coming this summer and changes that involve more partnerships working together is something to look forward to.

Police – A report of recent incident numbers was circulated to Councillors before the meeting. The only observation was 4 covid breaches. However, nothing significant or requiring discussion.

9. AOCB

Valerie Fairweather gave councillors a brief summary of the Land Commission Meeting she 'attended'.

Sue Murray raised a question via email regarding the planned dates for the Community Council Meetings asking if they could be reviewed in case they clash with any scheduled Boat Talks. Caroline to check this and propose alternative meeting dates if necessary.

Action: Caroline Holroyd

Edward Mountain gave Councillors a brief overview of the 'Spaces for People' scheme currently in operation in Inverness and relating directly to the 20mph speed limit discussed. He made us aware that we can still apply for the scheme. Brian to research this further.

Action: Brian Tolson

10. Date of Next Meeting – Monday 8 March 2021 (subject to change as per AOCB action point)

The meeting closed at 20.22