

FINDHORN & KINLOSS COMMUNITY COUNCIL

Minutes of the meeting of the Community Council held in Kinloss Primary School on Thursday 25th June 2009

Present:

R Walker (Chairman), R. Shand, S.Macgregor, G. Verner, J. Willoner, H Morton,
L. Morgan, M. Thompson, A. Skene, T. Negus (Sec).

In Attendance:

Tanya McLaren (Forres Gazette), plus 16 members of the public.

ITEM 1. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Hamilton, Eva Ward.

Public Session

ITEM 2. GRAMPIAN POLICE REPORT

2.1 There was no police report in the absence of a representative from Grampian Police.

ITEM 3. DISPOSAL OF SURPLUS MARRIED QUARTERS AT RAF KINLOSS

3.1 The Chairman welcomed Mr Steve Jones and Mr Alan Radley of the Julian Hodge Bank development team. Mr Jones started by giving some background information about his company which is an investment bank based in Cardiff. The Bank specialises in property purchases and developments which in the past have included 20 former MOD sites. The plans for Southside include demolition of garages to reduce building density, the creation of additional parking, upgrading of street lighting and landscaping work. In order to separate the services infrastructure from the MOD site, a 3km sewage pipe with 2 pumping stations will be required to link up with the Kinloss treatment works. This will cost in excess of £1 million and final permission from Scottish water is expected soon. The target market for properties on Southside is first-time buyers and prices are expected to be affordable and fixed. The Kinloss Park houses will be sold with extensive plots and are expected to find their own market price level. It is hoped to offer the first Kinloss Houses for sale this summer although none can be occupied until the sewage infrastructure work is complete. Mr Jones then answered a number of questions from the Community Council and from the public. His replies included the following. The Southside houses have been well maintained and are in good condition and they will be offered for sale more or less as they are. 43 units in two blocks at the centre of the estate have been allocated for social housing. Some members of the public questioned the merit of placing all the social housing units together and felt that integrating them more widely would be preferable. Mr Jones said the allocation of blocks had been done at the request of Grampian Housing Association. Buy to let will be permitted although the main market is first-time buyer owner-occupiers. An allocation to the 'Houses for Heroes' scheme had been considered but the charity had advised that the houses were not really suitable and would require extensive modification. New build was preferred in these cases. It was likely that there would be a small price discount for serving and possibly for ex-service buyers. Depending on market interest there may be a 'rent-to-buy' scheme. It is intended to retain the open-plan nature of the area and the grounds will be maintained under contract with residents paying a small annual fee. It is hoped to provide a Community hall/facility, possibly in conjunction with Moray Council and RAF Kinloss. Kinloss House has also been purchased by the developers although there are currently no firm plans for its future.

The Chairman thanked M Jones & Mr Radley for their comprehensive presentation and their frank answers to the many questions which were much appreciated by all those present.

ITEM 4 ANY OTHER COMPETENT PUBLIC BUSINESS

4.1 Mrs M Barber asked about the application submitted by the proprietor of the Kimberly Inn for a certificate of lawfulness for the consumption of drinks grass opposite the pub. The Chairman said that this item was due for consideration later in the meeting.

Council Session

ITEM 5. MINUTES OF LAST MEETING

5.1 The minutes of the meeting held on 28th May 2009 were ratified. Proposed R Shand, seconded L Morgan.

ITEM 6. MATTERS ARISING

6.1 Kinloss noticeboard. The Chairman reported that he had finally reached agreement with the area manager for the Spar shop. It is proposed that the large noticeboard outside the shop will be refurbished and one third of the space will be allocated to the Community Council.

6.2 Access Road to West Beach Car Park in Findhorn. Item carried forward to next meeting in absence of Councillor Hamilton. **continues.**

6.3 Changes to Community Council Funding. The various options for Community Council Funding by Moray Council had been examined by J Willoner, H Morton and L Morgan. They had recommended that we select a modified option two. Which would be an improvement on our current position. The meeting authorised L Morgan to reply accordingly. **Action L Morgan**

6.4 Revised Community Council Scheme. The Secretary reported that consultations regarding the new Community Council Scheme had reached the final stage. The revised boundary has now been mapped and a copy was passed round. There were a few changes to the model constitution which have been discussed on previous occasions and these were felt to be acceptable. The secretary was instructed to write signifying our acceptance of the revised scheme. **Action T Negus.**

ITEM 7. CHAIRMAN'S REPORT

7.1 Correspondence. Letter from John Swinney MSP about the new Community Council scheme and the strong support for Community Councils from the Scottish Government.

7.2. The Chairman said that he was extremely disappointed that there was once again no representation or communication from Grampian Police. Review of the Grampian Police news website had shown a number of incidents in the surrounding area which could be of relevance to Findhorn & Kinloss and it would have been reassuring to discuss these with a representative from the Police. The website also displayed the itinerary and timetable for the mobile Grampian police office. The Chairman was disappointed to note that no visits to Kinloss or Findhorn were scheduled.

ITEM 8. SECRETARY'S REPORT

8.1 Telephone Calls. From PC Ray Walker, Grampian Police Neighbourhood Watch co-ordinator. Minutes of last meeting had been passed to him by Inspector Donald. PC Walker had tried to update the contact list but had received no replies from Findhorn. He has now been given correct contact details and communications have been re-established. Currently the contact name for Kinloss is Corrinne Davies. Telephone call from Mr Scholt of Newton Struthers to report that vandals have stolen his post box. This has been reported to Police.

8.2 Correspondence: Changes in Forestry Commission arrangements. Confirmation of our renewal registration under DPA. Further letter from David Stewart MSP about consultation for his private members bill to create a Scottish Victims' Commissioner. Letter from RAF Kinloss about runway resurfacing work and visiting aircraft.

8.3 Flyers & Newsletters. SEPA View, Summer Newsletter of Scottish Rights of Way Society.

ITEM 9 TREASURERS REPORT

9.1 Cheque for £12.25 issued for James Milne Hall hire.

ITEM 10. ASCC REPORT

Issues covered elsewhere.

ITEM 11. MORAY COUNCILLOR'S REPORT

No report in absence Cllr Hamilton.

ITEM 12. RAFLO REPORT.

No report in absence of J Innes.

ITEM 13. FINDHORN FOUNDATION REPORT

No report in absence of Eva Ward.

ITEM 14. PLANNING

14.1 Applications registered since last meeting:

Kinloss

Application to demolish fire damaged garages at Northside Married quarters. No objection.

Findhorn Foundation – No applications.

Findhorn Village

Application for certificate of Lawfulness for external drinking area opposite Kimberly Inn. This item provoked considerable discussion. Concerns were expressed about road safety, the setting of a precedent which could spread to other areas and the lack of communication with Findhorn Residents Association who lease the land in question from Novar Estates. It was decided on a 3-2 majority that the Community Council should object to this application.

Secretary's afternote. Moray Council have informed us that since this is not a Planning Application, objections are not valid..This certificate is a matter between the applicant and the Planning department to rule on the necessity or otherwise of planning consent for the activity in question.

ITEM.15.PILOT FUNDING SCHEME FOR MORAY COMMUNITY COUNCILS.

15.1 Moray Community Councils have been selected to take part (if they wish) in a pilot scheme to promote public involvement in Community Councils. Each Community Council will be given £500 to spend on initiatives to encourage more people to stand for election as Community Councillors and to improve turnout at the election. The meeting agreed that Findhorn and Kinloss Community Council should take part. Secretary to inform appropriate authority. **Action T Negus**

15.2 At a recent meeting of JCCM, it had been suggested that each Community Council might pool some of the pilot grant to fund a Moray-wide initiative in addition to local efforts by individual Community

Councils. The meeting supported this concept and authorised the allocation of up to £100 to a common fund. L Morgan to inform JCCM.

Action L Morgan

15.3 In view of the very tight timescale and the fact that the next Community Council meeting is not until late August, it was agreed that a sub-committee comprising L Morgan, J Willoner and T Negus should investigate possible initiatives for this pilot scheme. **Action L Morgan, J Willoner, T Negus.**

ITEM 16. ANY OTHER COMPETENT BUSINESS

16.1 The Secretary noted that the 'No overnight parking' sign had been stolen from the BirdHide/Aircraft viewing car park. It was decided that a replacement would not be commissioned at this time.

16.2 M Thompson noted the completion of the 'gateway' road markings at the entrance to Kinloss from Findhorn. It remained to be seen how effective this would prove in reducing traffic speeds. M Thompson agreed to write to Moray Council to complement them on this positive step. **Action M Thompson.**

16.3 M Thompson reported that Moray Council are currently investigating the problem of the persistent puddle outside Kinloss church. Matters are complicated by the proximity of a gas main and Scottish Gas are being consulted. It is hoped that the problem will be resolved in the near future. The pooling of water near the Chinese take-away poses a different problem and will require major work to resolve. This will need to be put into future work plans and budgets.

16.4 M Thompson noted the concerns expressed earlier about the request by Grampian Housing to concentrate the social housing element at Southside in two blocks. He agreed to write to Grampian Housing Association to clarify the reasons for this request. **Action M Thompson**

16.5 R Shand noted that the hedge was protruding through the fence at Clarepoint and obstructing the cyclepath. J Willoner agreed to speak with the owner. It was also noted that the hedge at Kinloss School was encroaching on the footway. J Willoner agreed to follow this up. **Action J Willoner**

16.6. R Shand noted that the new road markings opposite the Kimberly were not as requested. In the absence of Cllr Hamilton it was decided to carry this item over to the next meeting.

ITEM 17. DATE OF NEXT MEETING

Thursday 27th August 2009 at 7.30pm in the James Milne Institute Findhorn.