



*The City and Royal Burgh of
Elgin
Community Council*

Minute of a meeting held on Tuesday 11th August 2026

7pm at Elgin Community Centre

Sederunt: **See appendix A**

Alastair opened the meeting in the usual manner and welcomed those present:

ITEM	CONTENT	ACTIONS
Guests	NONE	
1.Previous Minutes 14th July 2026	Proposed : Brian Irvine Seconder: Alison Stockley	✓
2. Matters Arising	The issue of a doubling up of audits on the accounts has been resolved, the end of year audit due by end of September.	Steve
3. Finance	The accounts are up to date; all outgoings have been paid. Alastair pointed out that the payment for the minutes etc is due for review as it has been at the current rate of £40 for a number of years. He put it to the members as to what they considered to be a fair payment. Diane asked what is covered by the payment – minutes, letters going out, correspondence received, general queries, and occasional minuting of extra meetings such as the SSEN substation meeting. After some discussion the members agreed to set the rate at £75/meeting and that this should be reviewed on an annual basis.	Appendix B
Correspondence	All correspondence received has been circulated to members – No comments received.	



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4. Gulls	The Gull sub group have held a couple of meetings in their pursuit to establish an Area Gull Plan for Elgin. A gull questionnaire is currently running on Facebook to gauge the publics perception of gulls. A copy of the results are attached see appendix C	
5. Planning James Wisman Edgar Road	The subject of the Elgin Retail Park was raised again, the continuing issue of the entrance / exit to the site is the biggest concern, in part due to the volume of traffic using Edgar Road, and that the width of the road puts constraints on traffic looking both to enter and leave the site (eastward on exit & westward on entry) Cllr Divers pointed out that original plans would have seen the Glen Moray Drive and the Wards junctions aligned with a roundabout, there is debate as to whether this would have made any difference. The work carried out to widen the junction at the bottom of the Wards made little difference. James to write to Diane Anderson and highlight our concerns, and whether anything can be done to remediate the current issues, which we believe will intensify should Aldi press forward with plans to move into the site.	James
6. Cooper Park Alison Stockley Ladyhill	Alison mentioned that the masterplan for the park has been collated. Eight parking spaces in the park will go but will be replaced by additional spaces in a nearby carpark, however there are no plans at the moment to provide additional coach parking for tourist buses. Questions were also raised about the signage or lack of regarding the 'FREE AFTER TWO' parking which applies to the park area. Railings similar to those at the front of the cottages have now appeared at the back of them, with 'KEEP OUT' notices attached. Alison explained that she has entered and will again in order to control the weeds which grow over the balustrade at the front of the cottages.	
7. Elgin High Street	There have been numerous comments made about the state of the High Street. We are aware that there was a concrete effort made to clean it up, but sadly it looks like it had never been done. Some of the 'closes' have been	



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	labelled as 'Health Hazards' down to the level of bird faeces which litters them. Discussion mentioned that there appears to be a lack of civic pride in the town, and that visitors have been heard to say how dirty it looks. It was mentioned that a particular store owner cleans his shopfront daily and should be given a commendation from the CC for doing this, members unanimously agreed. Steve has written a letter which will be sent to ALL MSP's regarding the rating system, and the general decline in the Scottish High Streets. Copy attached – see appendix D	
8. Innes Community Council	Alastair and Steve were invited to attend Innes Community Council's meeting, regarding concerns over plans by SSEN to build a new substation to the north of Elgin. As the proposed sites are in both Innes CC's and the Heldon CC's areas but the residents most likely to be affected are in the Elgin area we have agreed to liaise with them and SSEN to see if a resolution can be met.	
9. Police Report	There was discussion on the recent Police report, with members commenting that on the whole they are happy with the way it is written and the general content. Items that they would like to see a bit more focus on include but not limited to: parking on the High Street, the war on drugs including how intel is gathered and the 20mph scheme – "Do the Police think it is successful and how many speeding tickets have been issued since it's introduction?"	
10. Elected members	It has been quiet on the council front of late with holidays etc. Amber did mention that there will be Estate Walkabouts happening soon. These include Council Tenants having a walk around their area accompanied by Housing Officers, Estate Caretakers and the local Councillors for that area. The idea being that they can see first hand anything that needs repaired or further investigated. It can also highlight any improvements that have been made. Steve mentioned that he had received an email regarding the trees in the centre of the roundabout at Halfords which apparently have ash dieback disease. He passed this on to Cllr Keith who in turn has passed it on to Amey as it is ultimately their issue to deal with.	
11.. AOCB	.	



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	The issues regarding the closure of the waiting room at Elgin bus station still persist, Steve pointed out that he had informed Douglas who will look into this upon his return from a break down south. Douglas is also on the case regarding the opening times at Elgin railway station. As previously mentioned, there are issues with the bins at Kesson Court, Cllr Kirby has been dealing with this and is optimistic regarding a resolution to the problem being made.	DOUGLAS
NEXT MEETING	TUESDAY 13th OCTOBER @ 7pm, ELGIN COMMUNITY CENTRE	



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A

Attendance record

Meeting date 11th August 2026

NAME	ATTENDING	APOLOGIES
Alan Bell	✓	
Alastair Kennedy Chair	✓	
Alison Stockley	✓	
Anne Mitchell	✓	
Brian Irvine	✓	
David Chapman	✓	
Douglas Clark		✓
Diane Burgess	✓	
Graham Jarvis		✓
James Wiseman		
Olusegun Adebayo		✓
Ron Cameron		✓
Samuel Zizighi	✓	
Steve Christie Secretary	✓	
Jonathan Heald		
Amber Dunbar Cllr Moray Council	✓	
Elaine Kirby Cllr Moray Council	✓	
Jereme Fernades Cllr Moray Council	✓	
John Divers Cllr Moray Council	✓	
Peter Bloomfield Cllr Moray Council	✓	
Sandy Keith Cllr Moray Council	✓	
Debra Duke CCLO Moray Council		
Mark Crowley, Sophie Dinak-Martin Community Wardens		
Gary Templeton & Diane Anderson, Moray Council		
David P&J	✓	
Sean Angus Press		



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Pat Patterson	✓	
Jimmy Leith	✓	
William Fitsimons	✓	

Appendix B

Finance Report

01-28 AUGUST 2026

Opening Balance 01/08/2026 £6,232.62

Expenditure

Minutes July £0.075.00

Bank Charges £0.004.25

Information Commissioners Office £0.047.00

Moray Reach Out (Promotional Items) £0.682.65

Expenditure total £0,808.90

Income

Moray Council grant payment £1,241.47

Information Commissioners Office refund £0.052.00

Income total £1,292.47

Statement balance on 28th August 2026 £6,716.19

Prepared by Steve Christie 28th August 2026



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Appendix C

In reviewing the 45 individual responses/response blocks in the supplied document. I have treated a category as present where the respondent personally described that issue, or explicitly answered “yes/all” to the relevant survey impacts. Positive/no-problem responses have not been counted as problems. For example, several respondents explicitly said they had no problems with gulls, while others answered yes to every listed impact.

Summary of results

Issue	Responses % of 45	
Gulls / gull problems	38	84.4%
Chicks / young gulls	24	53.3%
Faeces / fouling	30	66.7%
Dirty washing	20	44.4%
Finance / financial costs	12	26.7%
Attacks / swooping / aggression	25	55.6%
Damage	9	20.0%
Mental health / significant psychological impact	8	17.8%
Theft / food taken	11	24.4%
Noise	38	84.4%
Sleep disruption	24	53.3%
Location specifically identified	36	80.0%

1. Gulls — 84.4%

38 of 45 responses described gulls as causing problems.

The responses include repeated descriptions of gulls affecting normal daily life, gardens, homes, shopping, walking and outdoor activities. Six respondents explicitly described no negative problem with gulls, while one response primarily challenged the survey rather than describing a personal gull problem.



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2. Chicks / young gulls — 53.3%

24 of 45 responses specifically referred to chicks, babies, fledglings or young gulls.

A recurring theme was that problems became substantially worse when chicks appeared because adults became protective and aggressive. Examples include reports of children being unable to use gardens, adults swooping when young were present, and chicks entering roads and gardens.

3. Faeces / fouling — 66.7%

30 of 45 responses described gull faeces or fouling.

Reports included cars, windows, roofs, gardens, paths, doors, outdoor furniture, clothing and, in one case, faeces entering the house. Several people described constant or repeated cleaning.

4. Dirty washing — 44.4%

20 of 45 responses specifically mentioned washing or clothing being fouled.

The reported consequences included having to rewash clothes, being unable to hang washing outside, additional washing costs and avoiding the washing line altogether.

One respondent described repeatedly having to rewash laundry because of gull faeces, while another said washing could not be hung outside because it was continually splattered.

5. Finance — 26.7%

12 of 45 responses described a financial or monetary cost associated with the gull problem.

These included repeated car and window cleaning, rewashing clothes, professional cleaning, deterrents, repairs and other additional household or business expenses. One particularly detailed response reported approximately **£500 spent on deterrents plus approximately £100 for professional roof cleaning.**



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A **business response** also specifically reported **additional cleaning costs** associated with increased fouling.

6. Attacks / swooping / aggression — 55.6%

25 of 45 responses described attacks, swooping, aggressive behaviour or feeling unsafe because of gulls.

This ranges from people being swooped while walking or entering cars, to reported physical attacks and injuries. One respondent reported a gull biting their finger and causing a bleeding wound.

Another reported that a child was bitten and that the same gull subsequently attacked another person, causing a head injury.

The association with chicks was particularly prominent, with respondents repeatedly saying adult gulls became aggressive when protecting young.

7. Damage — 20.0%

9 of 45 responses described actual damage to property, vehicles, belongings or other items.

Examples include damaged roof tiles, blocked gutters, damaged roof coverings, vehicle trim and other property damage. One respondent described roof tiles being damaged sufficiently to cause a leak into the loft and bedroom.

Another reported gulls damaging ridge tiles and removing bird-proofing around solar panels.



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8. Mental health / significant psychological impact — 17.8%

8 of 45 responses described a clear mental-health, psychological or significant emotional impact.

The descriptions included feeling traumatised, being driven to distraction, stress, distress, loss of wellbeing and specific mental-health effects. One respondent explicitly said the problem had affected their mental health after being unable to use their garden.

Another respondent specifically stated that gull noise was causing distress associated with their existing PTSD.

This figure is deliberately conservative: **general annoyance, fear or tiredness has not automatically been classified as a mental-health issue** unless the respondent described a substantial psychological effect.

9. Theft / food taken — 24.4%

11 of 45 responses described gulls actually taking food or objects, rather than merely attempting to do so.

Examples include food taken from shopping trolleys, food taken from a BBQ, sandwiches being taken and food being taken from children. One respondent described a sandwich being taken by a gull, while another reported shopping being snatched from trolleys.

This category therefore excludes simple reports that gulls **attempted** to steal food unless an actual taking was described.

10. Noise — 84.4%

38 of 45 responses described noise disturbance.

Noise is one of the strongest recurring themes in the responses. Descriptions include screaming, squawking, roof noise, noise throughout the day and noise during the night or early morning. One respondent described noise beginning around **3am and continuing until approximately 11pm.**



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Another respondent described gull noise as lasting for more than 20 hours a day during summer.

11. Sleep disruption — 53.3%

24 of 45 responses specifically described sleep being affected.

Common descriptions were being woken at **3–5am**, being unable to get back to sleep, having to keep windows closed and suffering ongoing tiredness. One respondent stated they had not had a single night's sleep since moving into the area.

Another described being woken regularly despite windows being closed and said the disruption was affecting sleep and wellbeing.

12. Location specifically identified — 80.0%

36 of 45 responses gave a specific location, neighbourhood, street, building, car park, business or other identifiable area associated with their experience.

The responses identify numerous areas including **New Elgin, Bishopmill, Pinefield, Ashgrove Road, Springburn Place, South Street, Grant Street, High Street, Cooper Park, Lidl, Asda, B&Q and various industrial/business premises**. The survey responses therefore provide a considerable amount of geographical information about where problems are being reported.



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Overall picture

The strongest reported issues are:

1. **Gulls / general gull problems — 84.4%**
2. **Noise — 84.4%**
3. **Location identified — 80.0%**
4. **Faeces/fouling — 66.7%**
5. **Attacks/swooping/aggression — 55.6%**
6. **Chicks/young gulls — 53.3%**
7. **Sleep disruption — 53.3%**
8. **Dirty washing — 44.4%**
9. **Finance — 26.7%**
10. **Theft/food taken — 24.4%**
11. **Damage — 20.0%**
12. **Significant mental-health impact — 17.8%**

Important: these percentages represent the **45 responses in this document**, not the percentage of the wider population of Elgin. They measure the proportion of respondents who described each issue. The source also contains several positive/no-problem responses, so the results are not simply 100% negative



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Appendix **D**

Steve Christie
45 Mossend Place
Elgin
IV30 6YB
elginccsecretary01@gmail.com

August 2026

Dear First Minister and Members of the Scottish Government,

On behalf of and for Elgin Community Council, I am writing to express our growing concern about the condition of many town centres and high streets across Scotland and of which Elgin is no exception. Too many communities are facing the same problems: empty shops, neglected buildings, litter, anti-social behaviour, and a steady decline in local businesses. These issues are damaging local economies and reducing community pride.

High streets have always been at the heart of our towns, providing employment, supporting independent businesses, and giving people a place to meet, shop, and socialise. Today, however, many are struggling to survive. Rising operating costs, changing shopping habits, and the burden of business rates have made it increasingly difficult for small businesses to remain viable.

We believe there are several practical steps the Scottish Government could take to help reverse this decline.

Firstly, the business rates system should be reviewed and modernised. Rates should encourage entrepreneurship rather than discourage it. Independent businesses and start-ups should receive greater support through lower rates, particularly during their first few years of trading. Vacant commercial properties should also be brought back into use through incentives for landlords and new tenants.

Secondly, more investment is needed to improve the appearance and safety of our town centres. Cleaner streets, better lighting, well-maintained public spaces, and stronger enforcement against fly-tipping, vandalism, and persistent littering would make town centres more attractive to residents, visitors, and investors alike.



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Thirdly, the Scottish Government should work closely with local authorities to encourage new businesses, creative industries, hospitality, and community enterprises to occupy long-term vacant properties. Grant schemes, reduced bureaucracy, and targeted regeneration funding could help breathe new life into struggling high streets.

Improving transport links, supporting local events, and promoting "shop local" initiatives would also increase footfall and strengthen local economies. Successful town centres are not only about retail—they should be vibrant destinations offering leisure, culture, food, services, and community activities.

Scotland has many proud towns with enormous potential. With the right policies and investment, our town centres can once again become thriving places where businesses prosper, people want to spend time, and communities flourish.

We urge the Scottish Government to make town centre regeneration a national priority by reforming the business rates system, supporting new enterprises, investing in cleaner and safer public spaces, and working with local councils to create long-term economic growth.

We hope you will give these concerns serious consideration and outline the steps your Government intends to take to revitalise Scotland's town centres.

Yours faithfully,

Steve Christie



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Appendix F

To: Moray Council Roads Department, Moray Council Planning Department, and Elgin South Coucillors.

Dear Sir,

I am writing on behalf of the Elgin Community Council seeking action on traffic problem that is emerging at the Elgin Retail Park on Edgar Road, New Elgin.

We have noticed an increase in traffic congestion around the entrance to the retail park. We suspect the increase in food retail is increasing traffic to the site, and the single entrance & exit bridge over the Tyock Burn is exacerbating the problem.

The junction of The Wards onto Edgar Road was widened which went some way to alleviating the congestion there at peak times, but occasionally this improvement is compromised by car transporters parked close to the junction reducing the available road. The 20mph speed limit on Edgar Road when observed does have a calming effect at the staggered junction from Glen Moray Drive onto Edgar Road which is not covered by the 20mph.

At the Elgin Retail Park itself, there is a single stretch of road which crosses the burn and immediately has to give way to traffic circulating the retail park and heading to the exit. The tightness of this arrangement sends a visual cue to drivers to exercise caution but has no room for stacking. At peak times it is difficult for pedestrians to cross this access road safely due to the volume of two way traffic and minimal crossing arrangements.

Can some consideration be given to improving this situation perhaps by separating the entrance and exit to the Elgin Retail Park or some other modification perhaps including some improvement the stacking lanes to businesses and carparks on Edgar Road.

We would be happy to discuss this further if required.

Regards
Elgin Community Council



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Appendix G

The Chair stated that in view of the guests present, the Agenda item : SSEN should be discussed before regular business.

2. SSEN: (Regarding proposals to build new power sub stations and erect ‘super pylons’ across parts of Moray). AK, SC, and CM were present to discuss such information as is available, as the SSEN proposals cover ECC, HCC and ICC areas. CM had organised a meeting in Elgin with interested parties to air what information (if any) was available from SSEN, and what people’s thoughts were on the subject. Particularly the proximity of sites to housing areas and the use of farmland. (Findrassie and Newton) CD observed at this point that CC’s can only observe on , and suggested that ICC and ECC have a joint Meeting to discuss cause and effect. No response was made at this point. CD further proposed that a joint website be initiated.

There are two sites proposed within the ICC area. The point was also made that a leaflet drop from SSEN had a limited distribution, and that it is very difficult generally to ‘tie’ SSEN down to either initial Meetings or presentation groups to exhibit their proposals. CD suggested that joint approaches, by CC’s, to local MSPs and MP s might be considered, but it was observed that without actual planning applications in process, such an action might be precipitate.

AK noted that one of the substation’s proposed sites is vety close to the existing main substation, and that the others would be sited in a ‘star ‘ formation around the original site. TC asked if all the land was being obtained by compulsory purchase? Answer being probably, as SSEN have the power to use this facility.

The alleged Newfield site is closest to the existing substation which is in ICC’s area. ICC will write to contact within SSEN and ask for further information. (Sec. action).

Clr. Macrae observed that a similar situation had occurred over the past few years, near Keith. Because of strong local reaction, one site which was



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intended to be near a cemetery, was re- located, and with the continued public response, the last site was relocated in Aberdeen shire. Linda Gorn, of KCC, had been instrumental in organising the objections, and it was suggested that she be contacted for guidance. (Sec. Action).

TC asked, as Chair, this would seem to be a long process, we have to ask a) Why should ICC be involved, and b) how does it serve the people within ICC.

Clr. Macrae observed at this point that it might be a good idea for the Chair's of ECC and ICC to pool ideas.

TC then asked, assuming ICC is involved, how should it react, and is there an action plan already in place ? He added that ICC is not against further sites, but ICC consider that the populus and the environment must be the first priority of all developers.

The Chair thanked Alaister Kennedy, Steve Christie and Cameron Macphail for their input, and they left the Meeting at 8.05 p.m.