



Draft Minutes of Meeting held on 21 May 2026

Mercat Centre | Meeting commenced at 19:30

1. Present

Tom Anderson (TA), Allan McLeod (AM), Ron Ferguson (RF), Ryan Barrowman (RB), Rita Fenton (RMF) and Sandra Macdonald (SM); Highland Councillors Connie Ramsay (CR) and Laura Dundas (LD); Aodhan Byrne (AB, The Highland Council), Gary Urquhart (GU, The Highland Council Roads), Jamie Slaldan and Anya Macintosh (Highland Residential), and Nick Hayward and Tim Dumenil (Protium); and members of the public Liz Ross-Bartell, David Vermack, Nicola Kendrick, Martin Ramsay, Carole Beaton, Brian Taylor and Amber Taylor (Milton Primary School).

TA opened the meeting, welcomed those present and introductions were made. The Chair brought forward Item 8.1 (Co-option) and Item 10.5 (Cromarty Green Hydrogen Project – Protium), which were taken at the start of the meeting and are recorded under their agenda numbers below.

2. Apologies

Fiona McLeod (FM). Apologies for non-attendance were also received from Police Scotland (see Item 3).

3. Police Report

AM confirmed that Police Scotland had sent formal apologies for non-attendance, DS Mike Gallie (Alness) having cited an operational incident in East Ross, and had previously circulated a report covering both wards. DS Gallie asked that all concerns raised be noted and forwarded to him directly for submission to the Command Team.

Incidents recorded within or relevant to the KALECC area comprised shoplifting in Milton during April, with enquiries ongoing (3.1), and confirmation that information on speeding on the B817 between Kildary and Barbaraville has been shared with duty supervisors and built into patrol plans (3.2); an update on speed-limit signage visibility on this stretch is sought.

The following questions are to be forwarded to DS Gallie: antisocial behaviour across the area (3.3), fly-tipping (3.4), abandoned vehicles (3.5), and the increased use of e-bikes and off-road vehicles (3.6). AM to email DS Gallie accordingly.

4. Minutes of the Previous Meeting

The minutes of the meeting held on 16 April 2026 were approved. Proposed by SM, seconded by AM.

5. Matters Arising

5.2 Road Sweeping – Ross Crescent

Vehicle-movement co-ordination between The Highland Council, Albyn Housing and residents is required to allow road sweeping at Ross Crescent. Action now lies with the Roads department.

5.5 Potholes

Updates were sought from Councillors on potholes between Kilmuir Easter Church and the A9 and on the Marybank/Scotsburn Road. A large pothole at the foot of Scotsburn Road, reported by a local resident, had been passed to LD for onward submission to the Roads team. Potholes were discussed further with the Roads department under Item 6.

5.7 Compound Opposite Ken's Garage

LD confirmed that Environmental Health are checking whether a change of use is required. It was noted by Councillor Ramsay that the owner confirmed that the cars are being stored on site temporarily and will be moved, and Mr Martin Ramsay noted that there is a live planning application for a house and workshop on the site.

5.8 No. 24 Woodlands Drive

Welfare and safety concerns were noted in connection with No. 24 Woodlands Drive, including reports of materials allegedly being burned at Milton Community Woods. Confirmation was sought that appropriate follow-up had taken place following previous concerns raised with LD.

5.9 Nos. 13 and 14 Ross Crescent

An update was sought from Albyn Housing on Nos. 13 and 14 Ross Crescent. The Community Council had been advised that action is being taken to address the external areas including caravans and horsebox vehicles around these properties; further detail was requested.

5.10 Bin – Milton Stores

A faulty restrictor lid on the bin at Milton Stores was reported to THC Waste Services; an update is awaited.

5.11 Tree Stumps

AB advised that addressing the tree stumps across the village is considered a low priority.

5.12 Abandoned Vehicle – A9 Layby, Tomich to Delny (SG14 HSL)

The vehicle had previously been reported as resolved following removal of the wheels. Further parts have since been stripped, including the headlights and rear wheels, leaving it in a dangerous condition; further action is required. The matter was raised again with AB under Item 6.

5.13 Community Payback

Thanks and feedback are to be sent to the criminal justice department for the Community Payback team's work.

5.14 Monthly Clean-up Events

FM provided an email update confirming that monthly clean-up events remain to be organised.

5.15 Ward Discretionary Fund Application

The Ward Discretionary Fund application for fencing materials is to be reviewed at the next meeting.

5.16 Community Resilience Funding and Generator

FM confirmed, prior to the meeting, that KALE has submitted a funding application for resilience funding and a generator. A letter was received from the Kilmuir and Logie Easter Action and Development Group thanking the Community Council for its letter of support towards the SSEN funding application, with special recognition of FM's contribution.

6. Reports by Highland Councillors

LD reported that funding for the Easter Ross Local Place Plan has been approved. Thanks to Cllr Ross for organising the funding application on behalf of the ward. Further hosting days will be required to collate information, with a report aiming to be issued by December 2026 for submission in 2027.

Post-meeting note: A safer footpath link east from Milton towards Barbaraville has been raised as a priority for the area.

6.1 Road Survey and Roads Matters

GU (The Highland Council Roads) attended and several issues from the road survey submitted in April 2026 were discussed, including agenda items 6.2, 6.3, 6.6 and 6.7. GU confirmed that the road sign at Munro Crescent has been ordered (6.7). On speed limits, TA asked what is involved in reducing them; LD confirmed that a speed survey is needed and offered to help begin the process, and TA noted that Barbaraville residents have asked for speed limits through the village. AM asked GU to review the signage on the Kildary to Milton road. GU confirmed that the surface at Millbank needs re-surfacing, and LD noted that any underspend at the end of the capital programme could be put towards it. RMF reported very bad potholes between Arabella and Kildary, just before the church turn-off, and SM reported potholes at the junction to the old village in Milton. On overhanging trees on the main road into Milton, GU advised that responsibility usually rests with the landowner (6.6); RB noted a tree that fell at New Year, which he had helped saw clear of the road. The potholes between Kilmuir Easter Church and the A9 were raised again, having been emailed to Councillors previously; AM to resend the email. A full drainage survey and the flooding concerns at Kildary Bridge were also

raised (6.2, 6.3). GU noted that speed indicators on the road surface are effective and agreed to look into the installation of road markings.

6.9 Easter Ross Community Partnership Meeting

Members were reminded that the Easter Ross Community Partnership Meeting is to be held on 26 May 2026, and were encouraged to attend.

6.10 The Highland Council – Update (AB)

AB of The Highland Council attended alongside representatives of Highland Residential, the factor for Albyn Housing Association properties. AB confirmed that vegetation at the Drivers' car park had been cut back; that the Empty Homes Officer had contacted the owner of the empty property, with talks ongoing; that police visits to the surrounding area had increased; and that Environmental Health had checked for rats and found no evidence. On vehicles, AB advised that the Abandoned Vehicles Officer had been stickering vehicles, and clarified that a vehicle without tax or MOT is not necessarily classed as abandoned. TA asked about the procedure for removing vehicles, citing the silver van in the A9 layby that the Council has been unable to move and which has now been stripped and become an eyesore; AB explained that the lack of a suitable depot for vehicle storage is one obstacle, though this is under review. On fly-tipping, AB noted it can be addressed mainly through fines, where perpetrators admit responsibility, where evidence links the waste to them, or where witnesses identify them.

6.11 Highland Residential and Albyn Housing – Green Circle Play Area

Jamie Slaldan and Anya Macintosh of Highland Residential confirmed that they provide a factoring service to Albyn Housing Association. Highland Councillor LD expressed frustration at the lack of communication from Albyn and Highland Residential, with emails often going unanswered, and undertook to contact both to clarify lines of communication and report back to the Community Council. Highland Residential explained that works have been approved to remove the existing Green Circle and replace it with grass, and that a future play area may be considered.

AM welcomed Amber Taylor of Milton Primary School to the meeting and explained that Amber is a community champion who has done a great deal for her community, including writing to local Councillors and recording a video podcast explaining why a new play area at the Green Circle is so important for children in the village, giving them somewhere to play without having to cross busy roads. The Community Council appeals to Highland Residential and Albyn Housing Association to reinstate the play park.

7. Financial Accounts

RB apologised for his recent lack of attendance at meetings and confirmed an account balance of £1,357.28, including the Highland Council bursary received.

RF provided an invoice from Evelix Computers for KALECC website hosting (£160.00, due 28 May 2026), which was approved for payment by members.

RB noted that work on the end-of-year accounts is ongoing, to be finalised by the end of next week ahead of the AGM.

8. Community Council Issues

8.1 Co-option – Liz Ross-Bartell

This item was brought forward to the start of the meeting. A vote on the co-option of Liz Ross-Bartell (District ID CC07E, Polling ID 799) was held and carried unanimously on a show of hands by the elected councillors present, satisfying the two-thirds majority required under the Highland Council Scheme of Establishment 2024-25. The motion was therefore passed. AM to inform The Highland Council.

8.2 CLLD Community Regeneration Fund

Both expressions of interest to the CLLD Community Regeneration Fund were unsuccessful. The assessors considered the play park application the stronger of the two; the entrance wall sign was deemed ineligible as the wall is in private ownership. Next steps to be considered.

9. Planning and Licensing

9.1 Application 26/00624/FUL – 4 Old Station Road, Milton

Granted by delegated powers on 1 May 2026; the decision notice has been received. The applicant, Mr Martin Ramsay, expressed disappointment at the Community Council's involvement, which he believes resulted in his application being pulled from the planning system, and shared an email from

the Planning department. AM noted that the email advised that archived planning permissions had to be retrieved to fully assess the situation following various correspondence received, and that his own reading was that the application had not in fact been pulled. TA confirmed that the Community Council had not objected to the application, but had simply raised the matter of developer contributions. Uncertainty over an adjacent development had prompted concerns from residents, and the Community Council's contact with the Planning Enforcement department had brought scrutiny on both Mr Ramsay's application and the neighbouring development, which holds historic planning approval and on which construction has recently begun. Mr Ramsay explained his commitment to the area and to building much-needed homes, and offered to help the community where he can, welcoming approaches to that end.

9.2 Enforcement Case 26/00283/ENF – Old Station Road

Acknowledgement was received from THC Planning on 28 April 2026; an initial response is due by approximately 9 June 2026.

9.3 Dewing Close, Milton Kildary

An enforcement query was submitted on 22 April 2026 seeking clarification on the planning status of the site, the terms and conditions of any historic consent (understood to date from around 2007/08), whether developer contributions were secured, and whether current works are covered by a valid permission. An unresolved drainage concern was also raised. No response has been received to date; an update is awaited.

9.4 Site South of 6 Old Station Road, Milton

It is alleged that site clearance works commenced prior to the grant of planning permission 26/00624/FUL on 30 April 2026. See the discussion under Item 9.1.

9.5 Highland Rural Short-Term Let Control Area

The public consultation, open from 12 May to 23 June 2026, concerns whether an area chooses to be a short-term let control area. It was noted that the evidence suggests short-term lets are not a significant issue for the ward area.

10. Correspondence

10.1

Police Scotland (DS Mike Gallie, 14 May 2026): formal apologies for non-attendance, with a request that concerns be minuted and forwarded directly. See Item 3.

10.2

ILM Highland (Angela Stewart): Household Electrical Recycling Collection at Milton Stores on Wednesday 3 June 2026, 11am to 1pm. To be publicised to the community.

10.3

Nigg Community Liaison (Rory Gunn): presentation materials and notes from the Nigg Community Liaison meeting, circulated for information.

10.4

Catherine Williams: pothole at the foot of Scotsburn Road reported; referred to LD with a map pin for onward submission to the Roads team. See Item 5.5.

10.5 Cromarty Green Hydrogen Project (Protium)

This item was brought forward to the start of the meeting. Nick Hayward and Tim Dumenil of Protium presented proposals for a new green hydrogen plant in the Beinn Tharsuinn Wind Farm area and answered a range of questions, confirming that hydrogen production is safe. The development is in planning, with further public consultation required, and water will be supplied by boreholes. The plant will create at least 30 full-time jobs and possibly apprenticeships, and Protium are keen to discuss community benefits, potentially including green apprenticeships. LD stressed the importance of creating real, lasting jobs, noting that similar developments have promised job creation that did not materialise; RB noted the value of apprenticeships for young people's upward mobility, and Nick Hayward explained that most of Protium's team were trained up rather than university-educated. The hydrogen will supply industrial sites within a 60km radius, and a second development at the Longman site in Inverness will supply Baird Maltings. As hydrogen is difficult to transport, it is best used where it is produced, using local drivers.

11. Any Other Business

None.

12. Date of Next Meeting

18 June 2026 at The Mercat Centre, Milton. This meeting will be the Annual General Meeting, commencing at 7.00pm, followed by the ordinary meeting at 7.30pm on the same evening.

13. Beinn Tharsuinn Fund Applications

No new applications were considered at this meeting.

14. Meeting Closure

TA thanked everyone for attending. The meeting concluded at 21:00.

Allan McLeod
Secretary, Kilmuir and Logie Easter Community Council