



BALLOCH COMMUNITY COUNCIL

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Website: <https://ballochcommunitycouncil.co.uk/>

MINUTES OF MEETING ON Wednesday 20th August 2025

1	Members present: I Williams, M Stuart, P Johnson, R Arkell, S Mackay, G Spalding In Attendance: Cllr T Robertson, Cllr M Reid, 3 members of the public – R Gray, G Duffy, J Taylor Apologies: Cllr Gowans
2	Minutes of Previous Meeting : Proposed: S MacKay Seconded: M Stewart
2	Matters Arising Cherry Park Road markings – M Reid met with Lisa MacKellich (Road Safety Manager) regarding safety markings in Cherry Park and around the school. Comments were received from RA and GS which were sent to Lisa. Cllr Reid awaiting the plan of works for any further comments. Place Plans – 1 response to box in the shop, zero comments on FB page. Discussion around where we go and how important it is that our community has a Place Plan. It needs to state what the community does and doesn't want. Recent call for sites contained nothing for Balloch. Highland Council masterplan requires 24,000 new homes; Culloden West is included in those numbers. Cllr Reid to ask for help from Highland Council for maps and how we create our own Place Plan. R Gray requested to see a copy of the document that we have produced so far – RA to send. Planning – Cllr Reid did not take part in the discussion. Jade Taylor had contacted the BCC regarding her planning application for two pods requiring an updated flood survey. She was quoted £5500 to carry out the required survey even though a full flood assessment was carried out during the Chapelton Farm Development of 49 houses. This survey will not be considered current by the Flood Risk Team at Highland Council. She gave an overview of her situation and stated that the pods would be raised up and that no part of her garden floods at any time. Cllr Robertson will investigate and try to find a solution.
3	Community Woodland – Cllr Reid explained that she made a site visit to the community woodland. When she could not locate the area being discussed she had called IW who agreed to meet her in the woodland. While the discussion was taking part the Johnson Family joined them. The area in question did have vehicles parked there and building materials were stored on the land. Mr Johnson admitted it had been a mess but had now been cleared up and tidied. The Johnsons stated that they had the support of their neighbours and there had been some upset regarding the letter from the BCC. It was noted that the boundary fence for the community woodland was not on the actual boundary, and it is believed it had been placed there to allow vehicles to turn at the end of the lane but cannot park or block the gate. The lane from Forest Drive to the garage has not been adopted by the Highland Council and Mr Johnson has permission from the owner of the land to park on the side of the lane. IW suggested that with the area cleared of building materials and the entrance to the Community Woodland kept clear of vehicles the matter could be closed. Mr Johnson agreed. There was agreement from the members present for the suggestion that the ground would be a turning area with access to the gate kept clear with no building materials.
4	Woodland Paths – main path from bus turning circle into Balloch woods is still extensively blocked. IW to contact FLS again to have these cleared.
5	Chapelton Development – discussion around the latest storm that brought large amounts of rain to the village in a very short space of time. No major water down the Chapelton Hill. The road damage at the vets/chicanes was reported on the night of the storm (Thursday 14 th August) and again by resident who lives very close. Cones have been placed to highlight raised surface but it has not yet been fixed or investigated to find out the source of the problem. MS spoke to L Tompkins from the roads department regarding the reason but no response yet. Fiddlers Burn is polluted showing a white/milky substance that could be paint or milk. Suggestion that it could be sewage. Samples are to be taken. Cllr Reid to pursue convening a meeting with Scottish Water, HC and the community council regarding the wider flood risks in the village.
5	Highland Councillors Report. Cllr M Reid – community beats speeding campaign – the speed limit and signage has been changed at Culloden West after consultation. Short discussion around interim CC Elections as Smithton does not have a CC at the moment, and the importance of a community council voice for planning applications.

	Cllr T Robertson – Home Bargains will begin construction at Culloden West by the end of the year. Also mentioned discussion around CC Elections and the importance of a community council voice for planning applications.
8	CHAIR REPORT – G Duffy – infestation of bugs in parts of the village. Mr Duffy contacted Cllr Reid about this and was visited by Environmental Health who stated that it was a type of dock beetle that are harmless and sometimes used by farmers to control weeds instead of herbicide. The beetle is not a pest but Mr Duffy would like to know if the farmer has been using them. M Reid to speak to Moray Estate who manage the field. Sec update: Moray Estates reported that neither they nor the farmer are using beetles as a weed control method. Speed Checks – BCC has received several requests from residents for the speed to be monitored on Culloden Road due to excessive speeds. PC Nicola Bain from Police Scotland has been contacted and stated she would be conducting speed checks in the next few weeks. BCC were in agreement that regular speed checks would be very welcomed.
9	Treasurer – Business Acc - £7098.41 as of 9th July 2025 Treasurer's Acc - £1611.61 as of 3rd July 2025
10	Secretary Report - Application for grit bin – resident has approached BCC about supporting this. Applications are available on the HC website and BCC supports any application. RA to send details to resident. End of year – RA has submitted the end of year documentation (Minutes and Accounts) to Highland Council. No response yet. Chapelton Woods – several emails were received regarding fallen trees after the storm. RA has reported them twice. RA to post the details of the portal for residents to report damage/issues directly. Unlicensed Camping – BCC received information around this from Highland Caravan and Campsites Association. No action required but awareness that this is happening in our area. Community Council Forum – takes place on Tuesday 26th August, 6pm – 8pm with a focus on planning – guest David Wood of Planning Aid Scotland.
11	AOB – G Duffy – campervans at Alturlie – this is Ardesier Ward – Cllr Robertson to raise with them. M Stuart – strong feeling that the chicanes in Balloch are causing problems and need to be removed. When traffic is diverted through the village the flow of traffic is seriously impacted. General feeling is that they are dangerous, and an alternative should be found. IW to contact Lisa Mackellaich Road Safety at HC to discuss the wider issues of traffic safety in Balloch including the chicanes. M Stuart - asked for any update on the path to bus stop at Wellside. RA to ask Cllr Reid for an update. S Mackay – can boulders/blocks be placed in the entrance to the new Culloden Academy site to prevent unauthorised parking. G Spalding – speed limit around the Culloden Moor Inn continues to be dangerous and requires action. Cllr Robertson stated it is being discussed in HC.
12	Next Meeting – 17th September 2025