

The Highland Council

Minutes of Meeting of the **Nairnshire Committee** held in the Chamber, The Court House, High Street, Nairn on 24 November 2025 at 10.00 am

Present:

Mr L Fraser
Mr M Green

Ms B Jarvie
Mr P Oldham

In Attendance:

Mr L Hannah, Community Development Manager
Ms M Maguire, Principal Planner
Ms F Cameron, Programme Manager, Housing and Communities
Ms S Lamb, Project Officer, Community Regeneration
Ms F MacBain, Senior Committee Officer, Democratic Services
Ms K Arnott, Committee Officer, Democratic Services

An asterisk in the margin denotes a recommendation to the Council. All decisions with no marking in the margin are delegated to the Committee.

Mr M Green in the Chair

1. Apologies for Absence Leisgeulan

There were no apologies for absence.

2. Declarations of Interest Foillseachaidhean Com-pàirt

The Committee **NOTED** the following Transparency Statement:-

Item 5 – Mr M Green.

3. Good News Naidheachdan Matha

The Chair drew the Committee's attention to the following items of Good News:-

- the Chair welcomed Lewis Hannah on his return to the Nairnshire Committee;
- the Nairnshire Newspaper have now appointed a local editor;
- congratulations to Barrow Campsite on winning two prestigious camping awards;
- Nairn's Countdown to Christmas event takes places on Saturday 29 November 2025; and
- congratulations to the Nairn Royal British Legion who were winners in the Best Kept War Memorial Competition 2025.

**4. Nairn Common Good Fund Q2 2025/26 Monitoring Report
Aithisg Sgrùdaidh Maoin Mhath Choitcheann Inbhir Narann Q2 2026/26**

There had been circulated Report No NC/20/25 by the Assistant Chief Executive - Place.

During discussion, the following issues were raised:-

- concern was expressed at the poor performance of the investment fund and it was explained that this was managed through the Pensions Committee Investment Sub Committee. In response to further questions about the monitoring and performance of the fund, the Community Development Manager offered to liaise with the Investment Sub Committee and include information on the fund in the next monitoring statement. Vigilance on maintenance and management charges was urged; and
- in response to a query about the apprenticeship levy detailed in section 5.43 of the report, it was explained this was a statutory payment. Staff costs related to the administration of the common good fund.

The Committee **NOTED** the position of the NCGF as shown in the Quarter 2 Revenue Monitoring Statement and **AGREED** further information on the investment fund be included in the next Common Good Fund monitoring statement

**5. Short Term Let Control Area
Sgìre Smachd Màil Gheàrr-ùine**

Mr M Green made a Transparency Statement in respect of this item in his capacity as owner of the Seaview Lodge, holiday apartment in Nairn. However, having applied the objective test, reviewed his position in relation to the item and any personal connection, he did not consider that he had an interest to declare.

There had been circulated Report No NC/21/25 by the Assistant Chief Executive - Place.

During discussion, the following issues were raised:

- Members noted the short term let rate of 11%, which was considered lower than expected;
- concern was expressed at the higher level of rented properties in the Fishertown area;
- with reference to the Local Place Plan, an impact assessment would be carried out by the Nairn Improvement Community Enterprise (NICE) within the next 12 months; and
- concern was expressed at the number of existing houses in the countryside surrounding Nairn being used as Short Term Lets.

The Committee:-

- i. **NOTED** the evidence presented demonstrating the degree of prevalence of Short Term Lets within Nairnshire;

- ii. **NOTED** that this evidence, at this time, does not demonstrate that the housing market within Nairnshire specifically, is subject to any significant pressure caused by Short Term Lets at this time, that would warrant regulation through a STLCA;
- iii. **AGREED** the Nairnshire Area Committee does not at this time seek to progress with the process of considering the introduction of a STLCA covering all or part of the Nairnshire Area; and
- iv. **AGREED** to reconsider the evidence base regarding short term lets prevalence in Nairnshire within a further report brought to the Area Committee again at a future period, in 12 months' time.

**6. Community Regeneration Fund Project Change Request
Iarrtas airson Atharrachadh air Pròiseact Maoin Ath-nuadhachaidh
Coimhearsnachd**

There is circulated Report No NC/22/25 by the Assistant Chief Executive - Place.

During discussion, it was welcomed that Nairn Improvement Community Enterprise (NICE) was taking forward the projects and it was hoped issues relating to the toilets would be concluded.

The Committee:-

- i. **NOTED** the Change Request put forward by the Highland Council for projects CRF4150 – Nairn Links Toilets and CRF4151 – Nairn Riverside Development Plan; and
- ii. **AGREED** that Nairn Improvement Community Enterprise (NICE) be confirmed as the lead applicant organisation for the delivery of projects CRF4150 and CRF4151, subject to conditions being met.

**7. Ward Discretionary Budget
Buidseat Fo Ùghdarras Uàird**

The Committee **NOTED** the following Ward Discretionary Fund payment which have been approved since the previous meeting of this Committee:-

Applicant	Project	WDF Award
Nairn Access Panel	Planning Application for path upgrades	£664.00
Millbank Primary School	Cooking Programme	£1414.12

**8. Nairn Common Good Fund – Invitation to Pay Parking Scheme
Maoin Math Coitcheann Inbhir Narann – Sgeama Parcaidh Cuireadh gus Pàigheadh**

There had been circulated Report No NC/23/25 by the Assistant Chief Executive - Place.

Due to the officer not being present to respond to queries, the Committee **AGREED to DEFER** the item to the next meeting.

9. Minutes
Geàrr-chunntas

NOTED Minutes of the Meeting of the Nairnshire Committee held on 25 August 2025 which were approved by the Council on 18 September 2025.

The meeting concluded at 10.45am.