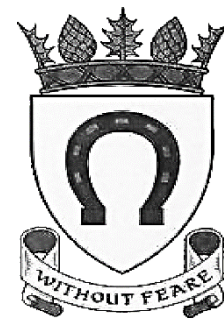


**MINUTES OF A GENERAL MEETING OF
DORNOCH AREA COMMUNITY COUNCIL (DACC)
HELD ON WEDNESDAY 21ST JULY, 7PM
VIA ONLINE CONFERENCE CALL**



PRESENT

Patrick Murray – Chair - PM
Graeme Ross – Vice Chair – GR
Jerry Bishop – Treasurer - JB
David MacBeath – DM
Genevieve Duhigg – GD
Lucy Dixon - LD

IN ATTENDANCE

Lou Rollason – Minutes – LR
Jim McGillivray – Cllr – JMc

N/B: PLEASE USE THE LINKS IN THE HEADINGS (WHERE APPLICABLE) TO ACCESS CORRESPONDING DOCUMENTATION		
1.	APOLOGIES FOR ABSENCE Apologies were received from Lesley Strang & Vonnie Macrae.	
2.	DECLARATION OF INTEREST GD declared an interest on the planning application as the applicant is in her employ – 5b DM declared an interest in 10.	
3.	ADOPTION & ACCEPTANCE OF MINUTES OF LAST MEETING (16/6/21) The minutes were then proposed by JB as a true account of the meeting and seconded by GD.	
4.	MATTERS ARISING (NOT OTHERWISE COVERED IN AGENDA – NUMBERS RELATE TO THE LAST MEETING POINT)	
a.	4a – GR spoke with members of the Meadows Trust, and it is progressing slowly - since the Games have not been held for two years. Something is being put together for planning. PM suggested a monthly (or so) report to monitor progress	GR
b.	4d – JB has not heard anything yet.	
c.	4i –No reply from planning regarding planting the trees. Members believed Pat Munro would be in control of this, but GD brought up the fact that it may be something DACC could help residents with, due to the success of a similar project in Bonar Bridge – JB supported this proposal. LD stated that when looking at the Queen’s Jubilee initiative, grid references were required as well as planned areas and interest. LD to investigate this at the behest of PM and will discuss with GD offline. LD elaborated there were different reasons for getting trees, for green space shielding, or privacy. PM offered his support if required. GR suggested funding from the Common Good.	LD
d.	5a – JB attended a Zoom meeting regarding this and got a good feeling about Springfield; they appeared to be committed to safety for schools, footpaths, cyclists, routes into town avoiding the Embo road, etc. Phase 1 was completed (38 houses approx.), Phase 2 is just over 40 and three and four would be just under 200 houses. The phase after that would be about	

	<p>110 with 30 or so being classed as social housing. They were not averse to discussing additional community developments. JB brought up the idea to join up the station woods – which would basically be a forest when the trees came through – and this would have trees on either side of the entrance to Dornoch. JB reiterated this was very much an advance notice. PM questioned the appropriateness of inviting Stuart Morrison to one of the meetings. JB stated that he had asked this question and was informed that Mr Morrison would be happy to attend.</p> <p>PM stated that he would be keen to have the meeting sooner rather than later as he believed any issues could be looked at before they went too far. JB stated he was inclined to leave it until the planning application was out as nothing is yet concrete. JB continued that it was a pre-application notice and that there were slides of layouts with much more detail about the plans that were not shown on the Highland Council (HC) website.</p> <p style="text-align: center;">DACC AGREE.</p>	
e.	5e – JB put in the objection and the applicant subsequently withdrew the application.	
f.	6 – PM reported there were two lengthy conference calls, and another planned for 10 th August on which he would report back if there were any action points.	
g.	8b – GR reported that the back of the library car park had been cleared.	
h.	<p>8b cont. – JMc reported that the widening of the junction at the Dornoch Hotel was progressing to allow for improved access and would be fast tracked into a budget line by HC.</p> <p>Regarding the development of the grounds of the hotel; JMc had suggested that they contact DACC and JMc would discuss with his contact to arrange for the Dornoch Hotel to attend a DACC meeting.</p>	JMC
i.	8b cont.: DM reported that people appear to be following PPE and using the correct roads.	
j.	<p>12 – JMc spoke to Brian Fraser regarding this and stated that unfortunately it is not a priority. However, they have surface dressed the area from Dornoch boundary to Embo street.</p> <p>DM questioned if there was any chance of putting some subbase or binding at the side for verge strengthening.</p>	
	ITEMS FOR DECISION	
5.		
	<p>PLANNING & LICENSING APPLICATIONS</p> <p><i>There had an unofficial pre-planning meeting between members of DACC to help alleviate the amount of time planning was discussed at the official DACC meeting.</i></p>	
	<p><u>21/02289/FUL ERECTION OF HOUSE LAND 65M SW OF WHIN COTTAGE ACHINCHANTER DORNOCH</u></p> <p>The house at Achinchanter was discussed at some length. JB's recommendation was to submit a comment rather than an objection. The comment would be to express concern regarding the scale and mass of the building so close to the road and thus request if they could use some soft landscaping.</p> <p style="text-align: center;">PM & JB TO SUBMIT THE COMMENT– AGREED.</p>	PM & JB
	<p><u>21/02644/FUL: ERECTION OF FOUR LODGES, RECEPTION BUILDING, MEETING HUT, GARDENERS SHED AND LANDSCAPED GARDEN</u></p> <p>There have been six public comments of which three were objections. One of the objections was raised by Not Coul and another by Plantlife Scotland. JB continued that this was a complex objection and that it would</p>	

	<p>undoubtedly go to planning committee and believed the best response would be 'no comment' at this stage.</p> <p>The QC had stated that the application was depended on and was in tandem with a golf course and it was impossible to determine the application for the Eco Hotel without looking at the side of the Golf Course. PM refreshed DACC memory by stating several months ago that until a full application was seen, DACC would not comment. Individuals could comment, but not on behalf of DACC.</p> <p style="text-align: center;">NO COMMENT</p>	
a.	<p><u>21/02984/FUL ALTERATIONS TO FENESTRATION, DOORS, ROOFLIGHT INSTALLATION, RENDERING OF WET HARL ST MUNGO SCHOOL BRAE DORNOCH IV25 3PF</u></p> <p>JB updated DACC that the property lay within a conservation area and should be looked at carefully due to its status. The planning was for moving the front door and making the main entrance at the side, as part of the extension that was being built. The reasoning was that it is prone to flooding – the applicants could not raise the doorstep due to the ceilings being too low. The space where the front door is currently would be replaced by a window to create three windows along the front. The applicant also wanted to update their windows and replace a cement based harl on top of the stone with a breathable lime render and lime harl which was more in line with the neighbours as well.</p> <p>GR commented that the problem is the curb, not the door and to speak to HC to get the curb raised - DM agreed and added that it could be more about making the property more accessible.</p> <p>JB mentioned Rose Cottage that was in a similar situation, but they replaced their main front door with an artificial door.</p> <p style="text-align: center;">MAJORITY AGREEMENT THAT DACC WILL OBJECT AND SUGGEST AN ARTIFICIAL DOOR BE PUT IN SO THERE WOULD BE CHANGE TO THE ASPECT OF THE FRONTAGE AND THAT IF SO, THE DOOR MUST BE ABLE TO BE RETURNED TO ITS ORIGINAL CONDITION.</p>	JB
b.	<p><u>21/03186/FUL ERECTION OF EXTENSION TO HOUSE BRIARGLEN EARLS CROSS ROAD DORNOCH IV25 3PJ</u></p> <p style="text-align: center;">NO COMMENT</p>	
c.	<p><u>21/03315/ADV INSTALLATION OF 12 ADVERTISEMENT SIGNS FORMER DORNOCH POLICE STATION ARGYLE STREET DORNOCH - LINK HERE</u></p> <p>PM declared an interest and did not comment.</p> <p style="text-align: center;">NO COMMENT</p>	
d.	<p><u>21/03240/FUL CHANGE OF USE OF SHOP TO PART OF HOUSE. ERECT EXTENSION. INSTALL AIRSOURCE HEAT PUMP. INSTALL SATELLITE DISH, ADJUST GATE PILLAR AND REPLACE GATES TIGH NA FURAN CASTLE STREET DORNOCH IV25 3SN – LINK HERE</u></p> <p>The recommendation reached by the subcommittee for planning was to submit an objection on its change of use from commercial to residential due to their being little retail space, as the minute one is listed it is snapped up. It would be relatively easy to make it retail-worthy again, and that consistency is important due to the lack of retail space.</p>	JB

	DACC TO RAISE AN OBJECTION ON ITS CHANGE OF USE – AGREED COMMENT TO BE RAISED: REQUEST ANY ALTERATIONS TO BE IN KEEPING WITH STATUS QUO	
e.	PRE-PLANNING MEETING PM questioned if DACC members agreed to continue holding pre-planning meetings. LD could not commit to attend. PM questioned if it was okay to continue to have these meetings with those who could attend, and the members agreed. LD suggested that a hybrid version of Zoom & in person would help attendance, and this was agreed.	
6.	PROPOSAL TO ADDRESS CAR AND MOTORHOME PARKING AT BEACH – LINK TO PDF GD stated this is the third time something like this has been submitted to HC so hopefully they will take note. She continued that there is now interesting and elegant signage at Loch Fleet – that she will distribute to the group – that made clear the parking charges were for tourists and not the residents. JB asked JMc for his opinion. JMc stated that HC would be guided by the officers and supervisors who will make their recommendations, but JMc thought they would support this. PM TO SUBMIT TO THE HC	PM
7.	DATE AND LOCATION FOR PRESENTATION OF DORNOCH COMMUNITY AWARD Due to Covid, a big presentation could still be difficult. However, JB pointed out that the First Minister’s announcement was due on the 9 th of August so there could be new guidelines which would allow for a proper celebration. DACC AGREED TO WAIT UNTIL THE AUGUST MEETING TO DECIDE	
ITEMS FOR NOTING &/OR DISCUSSION		
8.	FINANCIAL UPDATE – LINK TO PDF & BEACH TOILETS ACCOUNTS DACC accounts show that our cash balances are fine. Regarding the toilets: JB reported there was a break into the honesty boxes which were jimmed open, but thankfully they had been cleared by JB that morning. However, it cost £54 to buy new donation boxes which were put up the next day. The cleaning contractor had moved on, but Cath MacAngus and Lorraine Goodwin had agreed to take it on at a slightly higher rate. This will lead to a loss of c.£500 leaving the deficit of the year at about £1350. An application to the Common Good would be done later in the year and JB asked if DACC were happy with this. LD asked if the previously mentioned signage at Loch Fleet approach could be used at the toilets. JB agreed that once the Dornoch Trust is set up, this could be investigated properly. LD continued to ask about beach signage pointing out where the toilets were and JB stated there was already some signage to that effect and outlined his ideas for the future.	JB, GR & DM

	JB mentioned that there was still a problem with the manhole and the drains. Most days JB intervened to stop the drains backing up and asked for help when he was away. JB, GR & DM would discuss offline.	
9.	PROJECT PROGRESS REPORTS & UPDATES	
a.	DACC MAINTENANCE PROJECTS (JB) – LINK TO WEBPAGE & PDF Update was circulated. JB continued that basically it was on track but only one of the three picnic benches (at the Airfield) had arrived. JB would also trim the area once the picnic bench was installed. 2 new No Parking signs had arrived, but JR needed advice from PM on where to put them. JB proposed that one went on the grassy area by the beach carpark and another on the other side - The issue may be that this could be on Golf Club land. JMc could not remember the exact extent of the Common Good strip but knew Yvonne Ross would have made sure it was adequate	PM & JB
b.	AWAITING HC ACTIONS (JMC) – LINK TO PDF JMc stated that the cemetery extension was progressing, and contact had been made with SEPA. PM questioned the 20mph signs/smiley faces, JMc updated that the commitment was there but he was pressing them on this. He stated that if nothing else, he wanted the sets in those three places entering Dornoch.	JMc
c.	DEVELOPMENT PROJECTS (PM) – LINK TO PDF RDGC now agree that there is a public right of way past the 2 nd Green, so they have a duty to clear the path that runs from it Northwards and they are taking steps to do so. DM reminded that there were still other areas to discuss with RDGC.	
d.	VISITOR MANAGEMENT PLAN (GD, LD) – UPDATED PLAN GD reminded that everything greyed out in the plan has been completed. For clarity if the smiley faces and the proposal for the beach go ahead then the only thing left is the suggested directional signage, and anything left after that would wait until after Dornoch South. JB asked that someone give Phil Tomalin a push on the laybys on the beach. JB brought it to the attention of DACC that there were some scathing retorts to a Northern Times article about the beach carpark which stemmed from some misconceptions. JB questioned if he should interact with these on Facebook to correct the misconceptions.	
10.	FIRE ENGINE SHED AT AIRFIELD CARPARK (DM) PM shared an email from Chris Holmes (Estates Management) which stated: (verbatim) “The Highland Council generally places property on the open market to enable everyone to have a fair opportunity to lease or purchase property. I have recently valued the building and I am of the view that the property should be marketed to let with an asking rent of £3,000 pa. As you will be aware the building is in poor state, and we can assess proposals on their merits. I suggest that we offer a one year rent free period to allow for the tenant to carry out essential repair works. I am currently working on the letting particulars.” PM questioned why there was a requirement for an area outside the shed to which DM stated that it was for working in the area, not for constructing anything outside. PM questioned if DACC should be thinking of using the area for community storage, DM reiterated that it can be restrictive, and it would be dependent	

	<p>on what items were stored. DM continued that what Chris Holmes was suggesting would not work as there were no services, but he was open to the idea of community storage.</p> <p>GR commented that the inside is structurally sound, and DM commented that the bars have been reinforced with steel.</p> <p>LD brought up the issue of insurance and liability with the community storage idea. PM stated this would be DM's problem.</p> <p>JB stated that it was a preposterous rate to ask for, but he knew it would have to go through the process set by the HC.</p> <p>PM added that the proposal by Chris Holmes was ambitious, and GD added that she would push the point of trying to help local businesses, GR said something similar.</p> <p>JMc added that the area around the hanger is on the Royal Dornoch Golf Club existing and future lease and had asked about borders.</p> <p>JMc did have success with a business in Golspie ignoring the HC rates.</p> <p>GR concluded with the fact that if it was left as is then it would deteriorate further.</p>	
11.	<p>LITTER PICK</p> <p>GD suggested to wait until the First Minister's announcement (9th August)</p>	
12.	<p>CORRESPONDENCE</p>	
a.	<p>FILES FROM ONLINE CORRESPONDENCE – LINK HERE</p> <p>N/A</p>	
b.	<p>MIKE & TINA HOOK</p> <p>The Hooks are looking at an alternative venue due to the airfield being an issue with aeroplanes.</p> <p>JB had responded & they had moved the venue.</p>	
13.	<p>ROADS AND PATHWAYS</p> <p>N/A</p>	
14.	<p>AOCB</p> <p>PM – Announced the resignation of the minutes secretary and suggested that DACC cast the net to find another one before advertising the position. PM questioned if everyone was happy to meet in person next meeting if it was allowed, and LD suggested a hybrid system which PM agreed with if the current rules on the date allowed for it.</p> <p>GR – Questioned the Service Point move to the Hub. JB informed him that Service Point had never moved to the Hub and that Cath was currently working from home before moving into the top floor of the library.</p> <p>JB – N/A</p> <p>DM – Questioned the white lining. JMc stated that it had gone no further.</p> <p>LD – N/A</p>	
<p>MEETING CLOSED AT: 21:07</p> <p>WITH NO FURTHER BUSINESS TO DISCUSS, THE CHAIR THANKED EVERYONE FOR ATTENDING AND CLOSED THE MEETING AT THE ABOVE TIME AND THE DATE OF NEXT MEETING IS STATED BELOW.</p>		
<p>DATE OF NEXT MEETING – 18TH AUGUST 2021, AT 7PM</p> <p>LOCATION: POTENTIALLY HYBRID – MIX OF ZOOM AND IN PERSON</p>		