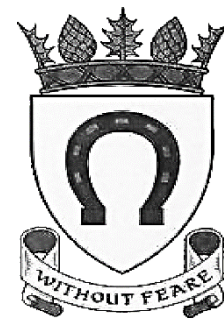


**MINUTES OF A GENERAL MEETING OF
DORNOCH AREA COMMUNITY COUNCIL (DACC)
HELD ON WEDNESDAY 15TH DECEMBER, 7 PM
VIA ONLINE CONFERENCE CALL**



PRESENT

Patrick Murray – Chair – PM
Jerry Bishop – Treasurer - JB
Jimmy Melville – JM
Genevieve Duhigg – GD
Lucy Dixon – LD

IN ATTENDANCE

Jim McGillivray – Cllr – JMc
Lou Rollason – Minutes – LR
Caroline McMorran – Northern Times

N/B: PLEASE USE THE LINKS IN THE HEADINGS (WHERE APPLICABLE) TO ACCESS CORRESPONDING DOCUMENTATION		
1.	APOLOGIES FOR ABSENCE Apologies were received from YM & LS. PM updated on GR's current condition and his progress.	
2.	DECLARATION OF INTEREST JB declared an interest in 5a as a member of Historylinks.	
3.	ADOPTION & ACCEPTANCE OF MINUTES OF LAST MEETING (20/10/21) – LINK HERE The minutes of the last meeting were proposed by JB as an accurate account of the meeting and seconded by GD.	
4.	MATTERS ARISING (NOT OTHERWISE COVERED IN AGENDA – NUMBERS RELATE TO THE LAST MEETING POINT)	
a.	Springfield Development - GD asked if PM was expecting a reply from a letter DACC sent to Springfield development regarding their project with many questions that require an answer. PM will follow up, and JM will find out what pot 170 is to clear the ambiguity.	PM & JMC
b.	ESRA funding request – ESRA will be present in January.	
c.	Dornoch Burn - PM and DM will address this next month.	PM & DM
d.	Bishopfield Site - Bishopfield Site – being monitored with a meeting with CHT in January, PM extended the invite to those who wish to attend.	PM
ITEMS FOR DECISION		
5.	PLANNING & LICENSING APPLICATIONS	
a.	21/05103/FUL - ERECTION OF 2 BUSINESS UNITS - UNIT 1A DORNOCH RETAIL PARK – LINK HERE GD updated on her conversation with John Murray, which included a complete walk-around of the site. The first point was to look at the governance of the business park as there were so many retail units. The second point was based on the heras fencing, which has unattractive banners and does not look appealing. In the same vein, the overgrown areas and litter were problematic whilst the intention would be to turn the area into a vibrant place. GD also reported that John Murray would have to	GD & LR

	<p>think about entrance and exit; however, he did not believe the units would be retail or fast food but small businesses. Already contact had been made by a chocolate maker and childcare provider.</p> <p>PM suggested dropping the objection with the addition of notes being made. GD continued that there may be a disruption to the neighbours, but the area could potentially be improved upon with the build.</p> <p>It was stressed that this would not be something that would be brought up with planning but instead in a personal capacity.</p> <p>LR to send through the minute section to GD for John Murray's agreement.</p>	
<p>b.</p>	<p>05-NOV 21/05231/FUL 10 FLATS - STAFFORD COURT – LINK HERE</p> <p>JB noted one objection from the Flood Risk Management Team due to a lack of information about flood management. VM & DM have both submitted comments to which JB suggested DACC submit an objection firstly on the basis of an adverse impact on neighbours' parking, and secondly based on there being no construction transportation plan.</p> <p>The proposed objections to put in:</p> <ol style="list-style-type: none"> 1. The loss of amenity of local on-street parking opposite new entrance. 2. A Construction Transport Plan (suggest planning committee site visit). <p>Comments to be presented:</p> <ul style="list-style-type: none"> • No electric charge points. • Inadequate parking provision on site (1.5 spaces per unit is not enough). • Clarification is needed on the number of 'affordable' houses. <p>JB pointed out there are only two ways into the site, one by the corner and the other by Woodlands, from the top of a hill. Following a suggestion by JMc, DACC would like to arrange a site visit so that the planners understand the area fully.</p> <p>GD also pointed out there were no electric charge points in the plan, and there were numerous comments on the lack of parking spaces.</p> <p>The other consideration was that the use of these properties is primarily for residential use and not homes being let out. However not all members agreed this so it was decided not to include this in any comment to the planners.</p> <p>JB wanted to clarify that there was no objection to the development going ahead; instead, the objection was to look at specific areas – electric charge and parking.</p> <p>JM stated that any area development would be beneficial and noted that parking would be no different from what is already in the area.</p> <p>GD added that this is a problematic situation regarding the secondary homes and does not believe the Highland Council (HC) would be surprised to see this as a comment as it is a national issue. PM questioned if GD was in favour of having a point in the objection, and GD agreed that in this specific situation – as they would be great starter homes –she would be in favour of including it.</p> <p>JB highlighted the premium on buying second homes introduced in legislation to stop people from buying up affordable homes for holiday lets. He continued that this should still be a point made to HC.</p> <p>GD added that DACC wanted the site to be developed as they would be great starter homes and affordable.</p>	<p>JB</p>

	<p>LD asked about the entry placement because it would appear to be opposite another junction. JB commented that a couple of roads were near but continued to be concerned about the two residents opposite the proposed site.</p> <p>JM was against DACC making any objection.</p> <p>PM & LD were against an objection on the primary residence front.</p> <p>OBJECT ON THE LOSS OF AMENITY OF LOCAL ON-STREET PARKING OPPOSITE NEW ENTRANCE & A CONSTRUCTION TRANSPORT PLAN (SUGGEST PLANNING COMMITTEE SITE VISIT).</p>	
c.	<p>21/04954/FUL ERECTION OF EXTENSION TO HOUSE, REPAINT WINDOWS, INSTALLATION OF ASHP AND SATELLITE DISH, TIGH NA FURAN CASTLE STREET – LINK HERE</p> <p>Previous historical objection, but no comment due to the change to the street-facing view.</p> <p>NO COMMENT</p>	
d.	<p>21/05449/LBC - CHANGE OF USE TO A HOUSE, BANK HOUSE, CASTLE STREET – LINK HERE & 21/05262/FUL LINK HERE</p> <p>No comment as it is not a change from retail to residential, but instead from B&B to residential which is a less fundamental change of use.</p> <p>NO COMMENT</p>	
e.	<p>21/05505/S42 SECTION 42 APPLICATION TO AMEND CONDITION 2 OF 19/03768/FUL THE DORNOCH HUB ARGYLE STREET DORNOCH IV25 3LA – LINK HERE</p> <p>JB explained that the hostel's original condition would be maximum use of 9 months of the year and that Dornoch Area Community Interest Company (DACIC) would now like to relax the condition so local hospitality businesses can maintain their staff year-round.</p> <p>LD asked about the conditions of use, and JB stated that the contract was with the employer and not the individual. LD asked if it was open to any employer, and JB confirmed that it was available to any local employer who needed to house workers.</p> <p>NO COMMENT</p>	
f.	<p>21/05600/FUL ERECTION OF EXTENSION TO HOUSE 24 ROWAN CRESCENT DORNOCH IV25 3QP – LINK HERE</p> <p>NO COMMENT</p>	
g.	<p>21/05680/FUL ERECTION OF HOUSE AND GREENHOUSE (ALTERED HOUSE POSITION AMENDMENT TO 21/00400/FUL) LAND 20M SE OF COORIE STRUIE ROAD DORNOCH – LINK HERE</p> <p>NO COMMENT</p>	
6.	<p>APPROVE 5% SHARE FOR DORNOCH AREA FOR COMMUNITY BENEFIT FROM GARVARY WINDFARM – LINK TO PDF</p> <p>PM summarised the document & the meeting with Garvary Windfarm. PM requested approval of the 5% share in principle.</p> <p>APPROVED</p>	PM
ITEMS FOR DISCUSSION		
7.	<p>FINANCE UPDATE (JB) – LINK TO PDF</p> <p>JB gave an overview of the above.</p> <p>PM reported that the Ward Manager Phil Tomalin (PT) sought comments on the Common Good budget for 2022-2023. PM read out the following from PT:</p> <p>"I am planning to propose the same budget as for the current year which includes £25K for community projects. I will also carry forward any unspent</p>	

allocations to Dornoch South, Historylinks and Dornoch Toilets. If there are any significant projects that come up during the year, then these can be considered over and above the £25K against available cash balance – again this reflects the arrangements agreed for the current year. For info the following has been agreed against the £25K allocation for community projects in the current year.

Organisation	Project	Amount
Dornoch Area CC	Asset Maintenance & Improvement Projects- Phase 2	£4,084
Dornoch Area CC	Asset Maintenance & Improvement Projects- Phase 3	£4,134
Dornoch Beach Wheelchairs	Platy Equipment	£3,000
Total		£11,218

For the three named projects over and above the £25K (i.e., Dornoch South, Historylinks extension and Dornoch Toilets) the following payments have been made to date

Organisation	Project	Amount
Dornoch Heritage Society	Museum Extension (payment 2 of 4)	£7,000
Dornoch Heritage Society	Museum Extension (payment 3 of 4)	£7,000
Total		£14,000

I know the CC meets tomorrow (Weds) and would be grateful for your feedback on the following:

- 1 Does the CC have any comments on the proposed budget?
- 2 Is the CC aware of any significant projects likely to come up 22/23 that may require funding out with the £25K allocated to community projects?"

PT's draft budget was agreed with no comments and no particular projects requiring substantial funding envisaged at present.

8.

PROJECT PROGRESS REPORTS & UPDATES

a.

DACC MAINTENANCE PROJECTS (JB) – [LINK HERE](#) AND [PDF HERE](#)

Phases 1, 2 & 3 are all signed off, bar what was discussed in the documentation.

JB continued that he will be planning phase 4 in January on matters discussed previously, looking at levelling the gradient of the playpark down by the beach, a new sewer system for the beach toilets and money to renew Christmas lighting.

JB reiterated if there were any other projects to contact him in early January to add to the list and look for funding.

JM questioned the state of repair of the notice board outside the library, and JB asked JM to get a quote, put in an application. It was noted that the items on the notice board in the square are out of date and LR agreed to update it.

JB

JM

LR

IN PROGRESS

b.

HIGHLAND COUNCIL PROJECTS (JMc)

JMc updated on the progress of the HC projects and commented on how many of them were slow-moving but highlighted that all areas are finding this.

The cemetery is in progress

Shane Manning (Traffic) projects lie with him and will go to public consultation because it is Common Good Land.

JMc

	<p>The plan to have a 20MPH limit throughout Dornoch has a consultation planned for the new year and Jim would like to invite the Parents Council to support the 20MPH plan and to extend it past the school.</p> <p>JB brought up the application for sale of land at Well Street and River Street. Well Street has been rejected to protect the sale of Common Good Land (a large piece of land) but the sale of the land at River Street will go ahead. Both of these accord with DACC's recommendations.</p> <p>JB also wanted to report a meeting with Kenny Martin (KM). KM had produced a quote of about £37k-£38k, i.e. significantly below the quote of HC's quote of £44K (with contingency). JB continued that although HC will not allow DACC to use our own contractors, if HC does not continue to do anything or find a contractor with a start date in the new year, DACC should investigate purchasing the building which would enable us to use our own contractors but there were significant issues which may make this too costly a burden.</p> <p style="text-align: center;">IN PROGRESS</p>	
c.	<p>DEVELOPMENT PROJECTS (PM) - LINK TO PDF</p> <p>Shown in the PDF above.</p> <p style="text-align: center;">IN PROGRESS</p>	
d.	<p>LOCAL PLACE PLAN (GD) – ORIGINAL OUTLINE HERE & NORTH WEST 45 DOCUMENT</p> <p>GD requested the GH Johnston plan to be removed from future circulations as it was no longer being considered – LR.</p> <p>GD was waiting to hear back from HC's Development Plans Manager Scott Delgarno with whom she had had helpful discussions.</p> <p>GD drew DACC's attention to the work done on the North West 45 (NW45) which was a good example of what should be included in a Place Plan.</p> <p>GD wanted someone to help her research into all Dornoch's plans past and present, to summarise what had and had not been done and to look at the amount of funding potentially needed.</p> <p>GD's third point was to draw attention to a gap in understanding of the stakeholders, as some wish for minor changes and some larger ones.</p> <p>PM requested a presentation on this when GD had the time, and although she agreed, she reiterated how this is a big piece of work and would aim for February.</p> <p style="text-align: center;">IN PROGRESS</p>	<p>LR</p> <p>GD</p>
e.	<p>TREES (LD)</p> <p>No update but in progress. PM asked if LD could get a hold of Paul Sharp for the next meeting to assess the viability of planting trees on the land between Little Town and the Beach toilets. Then both LD and PM would approach Neil Hampton to see if RDGC would support this for their part of this land. LD agreed.</p> <p style="text-align: center;">IN PROGRESS</p>	LD
f.	<p>PROPOSAL RE SEAGULLS (LS)</p> <p>LS had communicated the following: "I had a meeting with Joan Bishop last week, and the proposal has since gone to local businesses to touch base direct with me if they want to get on</p>	LS

	<p>board with the scheme. So far, 2 responses. I am hopeful of a meeting with the pest management company tomorrow. If that happens I'll update ahead of next week. Once we have a better idea of the problem and costs then we can look at if we wish to make a request to draw on some common good funds for communal areas."</p> <p style="text-align: center;">IN PROGRESS</p>	
9.	<p>HOW DO WE RESPOND TO HIGHLAND COUNCIL ENCOURAGING COMMUNITY COUNCILS TO INVOLVE YOUNG PEOPLE? – LINK TO PDF</p> <p>PM felt that it was not the best time due to Covid but would like to encourage this and find two young community members. JB suggested speaking to Cara Cameron to find out if anybody was interested. DACC agreed to look at this in the new year.</p> <p style="text-align: center;">DEFERRED TO NEXT MEETING</p>	
10.	<p>GRITTING</p> <p>GD wanted to note that she had not received a reply from an email to the HC regarding why many areas were not gritted when the ice first appeared despite the advanced warning of the weather.</p> <p>LD commented that the gritting of pavements was not adequate and highlighted that this is not a luxury but a safety concern. PM questioned JMc as to whether this fell under the authority of HC, and he confirmed it did. JMc will chase up again.</p> <p>JB brought up that it could be due to HGV driver losses. He noted that Sutherland Road (down to the Dornoch Bridge) had not been gritted, which it previously had been, and GD confirmed this road had been taken off the schedule.</p> <p style="text-align: center;">IN PROGRESS</p>	JMC
11.	CORRESPONDENCE	
a.	<p>FILES FROM ONLINE CORRESPONDENCE – LINK HERE Discussed above.</p>	
12.	<p>AOCB</p> <p>JM mentioned that he a local woman from Larachan (near Spinningdale) had drawn his attention to a lack of drainage there resulting in flooding. JMc stated that it was done several years ago and that it will need doing again. He will follow up.</p> <p>PM reported that the Highland Larder would like to gravel the area under the truck and to keep the fence around all year around for security. They are looking to renew their lease, which was initially a 1-year lease on a trial-and-error basis and now would like a 5-year lease. PM asked for comments.</p> <p>GD asked how the rent would be determined for it. PM stated the HC would decide this. PM said that would be up to Highland Council to suggest but his own concern was more that if things go wrong after three years and for example litter piles up, what would happen?</p> <p>GD continued that it was a successful business and great for the town, but she was worried about structures and changing what was initially agreed upon and stated that by the end of the season, it did look rather unsightly. She also expressed scepticism about the proposal to put up stretch tenting.</p>	

	<p>GD suggested that a 3-year lease with an annual break clause would be more mutually beneficial for both parties.</p> <p>LD agreed that it was a valid point and stated that DACC should have a clear idea of what 'success' meant. LD decided that it had been left in a less than aesthetically pleasing state at the end of the season. LD agreed that five years would be too long, and three years should be the maximum.</p> <p>JB stated that it had been great for the community and that it created no litter problem because the Highland Larder regularly cleared up the area. He continued that it has been great for the top car park and had heard positive comments from members of the public. JB agreed that it needed to be managed but thought there was a good case for further investment (especially for electricity) as, without the investment, they potentially could not manage the area as well. He continued that a 3 – 5-year lease would allow the team to go for investment and feel comfortable doing so, although they would require a proper planning application which JB would in-principle support.</p> <p>JM questioned what happened to the tender after three years. JM also agreed with JB that it was an asset to the beach.</p> <p>PM clarified that the measures of success were no negative impact on parking nor litter. In PM's view, this had been a success on both counts. PM again echoed members' comments about how the community had responded to the Highland Larder.</p> <p>GD & LD wanted to clarify that they were not being negative with the business; they both think it is fantastic with excellent food and service and a great addition to the town that they have both personally enjoyed, but as it grows, it would require management. They are both incredibly supportive and recognise that the owner is trying to rectify any potential for issues to arise with this proposal.</p> <p>PM asked for approval in principle of a five-year lease with an annual review – Approved.</p> <p>GD & LD added that they were unaware that a five-year lease was the original agreement if the first year was successful and wished to honour that.</p> <p>PM will create a draft and send it to DACC for approval.</p> <p>PM wished to thank everyone for their help with the Christmas lights and would like help taking the lights down on the 7th.</p> <p>LD wished to bring up the previous point of reusable Christmas trees and asked if DACC could look at them for January (sales) and PM mentioned that most of them are not robust enough for outside but if robust ones could be found then that would be fantastic.</p>	<p>PM</p>
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THE MEETING CLOSED AT: 20:49
WITH NO FURTHER BUSINESS TO DISCUSS, ALL MEMBERS OF DACC EXTENDED THEIR CHRISTMAS WISHES TO EACH OTHER, AND THE CHAIR, PM, CLOSED THE MEETING.
THE DATE OF THE NEXT MEETING IS STATED BELOW.

DATE OF NEXT MEETING – 19TH JANUARY 2022, AT 7 PM
LOCATION: POTENTIALLY HYBRID DEPENDING ON COVID RESTRICTIONS