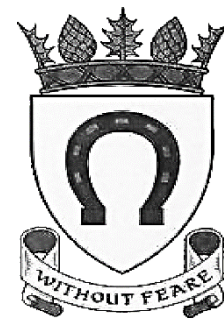


**MINUTES OF A GENERAL MEETING OF
DORNOCH AREA COMMUNITY COUNCIL (DACC)
HELD ON WEDNESDAY 21ST DECEMBER 2022
IN PERSON AT DORNOCH HUB & VIA ZOOM**



PRESENT

Patrick Murray – PM
Jerry Bishop – JB
Genevieve Duhigg – GD
Davie Macbeath – DM
Jimmy Melville – JM
Graeme Ross – GR (Zoom)
Lesley Strang – LS

IN ATTENDANCE

Jim McGillivray – Cllr – JMc
Helen Cameron – HC Housing Development – HCN (Zoom)
John McHardy – HC Housing Development – JMH (Zoom)

**PLEASE USE THE LINKS IN THE HEADINGS (WHERE APPLICABLE) TO ACCESS CORRESPONDING DOCUMENTATION.
FULL DOCUMENTATION IS AVAILABLE [here](#)**

1.	APOLOGIES FOR ABSENCE Under this heading PM noted the resignation of Yvonne Macrae from the Community Council due to pressure of work. He recorded his appreciation of her significant contribution to the Council during her time in office as a co-opted Community Councillor.	
2.	DECLARATION OF INTEREST GD indicated that she had an interest in Item 19 (Rangers Report) arising from another of her community offices.	
3.	ADOPTION & ACCEPTANCE OF MINUTES OF LAST MEETING (21/9/22) The minutes of the last meeting here were proposed by LS as an accurate account of the meeting and seconded by GD. Prior to this, the meeting moved to cover Item 5 (Visitors)	
4.	MATTERS ARISING (NOT OTHERWISE COVERED IN AGENDA – (NUMBERS RELATE TO THE LAST MEETING POINT))	
a.	Item 8; Provost's Robes and Chain – PM indicated that since there had been no response yet to his correspondence, this matter could be held over into the New Year.	PM
b.	Item 14(b) from September minutes – the fate of the Free Parking sign at the Eagle. PM indicated that in his opinion this sign detracted from the visitor income which could accrue to the Dornoch South Park and should not be reinstated. GR resisted this vigorously. After discussion, the decision of the meeting was to write to the HC Parking Officer and ask for this sign to be re-erected.	PM
c.	New Xmas Lights – these are now in place.	

5.	VISITORS	
a.	<p>HCN introduced this item relevant to application 22/04560/FUL, the Highland Council application for the Phase 2 housing at Croft Pedde, and apologised that local Housing Officer Marina Grant was unable to attend.</p> <p>JB asked her if she could direct her comments to 5 main issues – the mix of housing, how the CC could influence scale and design, the provision for the elderly in an ageing community, the allocation policies followed by Highland Council, and what preference is allocated to local applicants.</p> <p>HCN replied that Croft Pedde community consultation was undertaken 3 years ago when 3-bed family housing and units for the elderly were favoured – and this influenced the design for Phase 1. She added that flats are less expensive to construct than bungalows and that ground-floor flats in these buildings are well suited to the elderly. She also stated that full attention is given to Housing Register statistics, that points are allocated by individual circumstances, that need to reside is interpreted widely and accrues 20 points, and that DACC should encourage all parties in need of housing to sign up to the Register.</p> <p>JMH stated that there was a perceived need for 3 bed family units available at low-cost mortgage. HCN added that the tenure at Phase 2 had still to be decided, and that shared equity with mortgage at 60% was being considered. GD asked how often the consultation process is carried out, and did HCN take into account the private housing market. HCN replied that they are fully informed of the activities of partner agencies such as Albyn, and that there had been full consultation on the Croft Pedde development.</p> <p>GD referred to the possible Dornoch Place Plan and should DACC undertake consultation on housing need. JMH replied that any data would be helpful, especially views on low-cost home ownership and tenure mix, and also size, access and type of housing required. GD stated that there seemed to be a lack of mid-range long-term rental options.</p> <p>There followed discussion on the points system for allocation of social housing tenancies.</p> <p>Referring directly to 22/04650/FUL, JB stated that there had been 3 objections, mainly about height of the proposed new builds. He asked what scope there might be to reduce houses 3 to 8 to 1 ¾ storey. HCN replied that the variation in ridge height would be minimal and would require a larger footprint bringing everything closer to the site boundaries. The distances from existing properties were already more than required by planning standards. She also made the point that the 1 ¾ storey option would be more costly than the 2 storey buildings in the planning application.</p> <p>With no further questions, PM thanked HCN and JMH for their attendance and contribution to meeting.</p>	
	ITEMS FOR DECISION	
6.	PLANNING & LICENSING APPLICATIONS here	
a.	<p>22/04650/FUL Erection of 12 units at Croft Pedde</p> <p>In view of the extended discussion under Item 5, the unanimous decision of the meeting was that no comment be made to this application.</p>	JB
b.	<p>22/04488/FUL Change of use in Wallace Street</p> <p>After some discussion, the majority decision of the meeting was to object to this application, with JM taking the different view that the change into a residential dwelling might improve the existing design.</p> <p>GD agreed to contact the owner to inform them that there are businesses in Dornoch looking for a commercial base.</p>	JB, GD

d.	22/05297/PNO Extension to Car Park in Camore Woods No comment to be made	
e.	22/05641/FUL Oil tanks at Dornoch Station Hotel No comment to be made	
7.	FUNDING APPLICATIONS None had been received	
ITEMS FOR DISCUSSION		
8.	<p>FINANCE UPDATE</p> <p>JB stated that there was little to report and that the update here should be taken as read.</p> <p>PM raised the issue of the Common Good Fund and its depreciation in value in the face of 10% inflation. In his opinion, DACC should take a more proactive interest in the management of the fund.</p> <p>GR stated that this was none of the business of the Community Council and responsibility lay entirely with Highland Councillors, and that the present value of the fund had taken years to raise. PM rejected this point of view and JB pointed out to GR that DACC members had been asked for their comments on the proposed budget by the Ward Manager.</p> <p>GD suggested that money should be spent on projects on individual merit. JB accepted PM's point, that there was still no new Community Centre and the fund was losing significant value every year as there was no perceptible investment strategy.</p> <p>PM put forward a proposal that DACC accept the Ward Manager's budget but wish to have flexibility to explore the funding of suitable projects over the coming year. This was accepted by a majority of those present with GR dissenting.</p>	JB,PM
9.	PROJECTS UPDATE	
a	<p>DACC MAINTENANCE PROJECTS</p> <p>here</p> <p>JB stated that these projects were ongoing but nothing new to report</p>	JB
b	<p>HIGHLAND COUNCIL PROJECTS</p> <p>JMc spoke to the attached report here which updated the situation as regards Council projects which still needed attention. He has had a walk through with the Roads Officer and the outcomes of this are in the report.</p> <p>Notification was made of a problem with the surface beside the bins in the Beach Car Park and this would be followed up. A further comment was made about a traffic cone in the Burn and this also would be attended to.</p>	JMC
c	<p>DEVELOPMENT PROJECTS</p> <p>here</p> <p>The issue of seagulls was raised under this heading, and LS referred to the contacts she had been asked to make about Seagull Management in other communities here and here .</p> <p>PM proposed that DACC go a for a new quote for management with a view to proceed.</p>	LS

	<p>JB stated that there did not seem to have been as much nuisance as previous years, and that it would be useful to identify exact locations and get a price accordingly.</p> <p>LS suggested that the contractor be invited back to provide a detailed strategy but with no immediate commitment.</p> <p>PM's proposal was carried by 6 votes to 1.</p>	
10.	<p>COST OF LIVING CRISIS</p> <p>PM stated that Dornoch was doing well with support spread across all main Dornoch organisations, but with perhaps only a few people turning up to use the service.</p> <p>LS enquired if there was a client group set up in Facebook. GD responded that it was widely advertised, and from her knowledge of Sutherland Resilience, the Dornoch experience was being replicated across the county, with the dignity of the recipient being very important. Highland Council have produced a good guide on this issue.</p>	GD
11.	<p>ROADS AND PATHWAYS</p>	
a.	GR asked that the Council check all culverts after the recent icy spell	
b.	Under this item, the vacant area of land between Elizabeth Court and Morrison Court was discussed. The opinion of the Community Council was that this should not be reserved for more housing but should instead be identified for mixed business and parking, with a need for a retail outlet preferred.	
12.	<p>DORNOCH PLACE PLAN</p> <p>here</p> <p>GD spoke to her presentation on this item. She had been in contact with Scott Dalgarno of Highland Council Planning who encouraged communities to do their own Place Plans. The Highland Council had also shared formal advice on this topic to all local communities. This however would be a major piece of work being a rigorous process with much consultation. An estimated cost would be in the region of £40K, with HIE being a possible funder but having limited resources at present.</p> <p>She produced summary slides of previous plans, achievements to date, with a further slide showing the previously agreed next set of aspirations, projects underway in the community and possible workstreams. GD asked the committee what they felt should be prioritised.</p> <p>A wide-ranging discussion followed, including;</p> <p>JB stated that Dornoch could be said to have done its bit for housing with large numbers of new homes in the past few years.</p> <p>DM and PM both suggested signage and provision for walkers and cyclists was a priority.</p> <p>GR emphasised the need for community consultation.</p> <p>GD summarised the discussions</p> <p>1) Jobs & the Economy - the BID is under way with a full local consultation process planned for January & February and so should act as an effective way to communicate with local businesses to agree priorities and strategies for the future. This will also be discussed at the next Dornoch Focus Group.</p> <p>2) Recreation - various community plans are in flight including the new MUGA, the Trust ownership of the Woodlands, developments at the golf club</p>	GD

	<p>and the school and community consultations have or will take place. All are well co-ordinated.</p> <p>3) Visitor Management was an item which merited attention but could probably be addressed through normal course of business at DACC especially if the parking consultation ever materialised following the return to work of Shane Manning and formal Highland Council consultations.</p> <p>4) Net-Zero and Sustainable Tourism were much wider topics and would need Highland Council direction and owners within the town.</p> <p>5) Housing continued to be an issue locally and although there were new houses and housing provision this often fell short of local need. Especially for mid- and long-term rental options, it was felt a community consultation and project would be useful.</p> <p>The feeling of the meeting was that DACC seek to progress the issues of housing, walking and cycling provision and stay on top of the visitor management plans and work with the BID as currently planned.</p>	
13.	<p>SEAGULLS This was covered in item 9(c) above.</p>	
14.	<p>PARKING IN DORNOCH here GD reported that there had been no response yet from the Council Parking Manager.</p>	GD
15.	<p>DEMOLITION OF JANITOR'S HOUSE here JMc spoke to this item and provided a background to the Highland Council need to save £1 million on its Property & Estates budget, with savings required across all Council public buildings. DACC members agreed his proposal that the Janitor's House be approved for demolition but retained as part of the school campus. GD noted the situation and asked that HC should not sell-off any public buildings without full community consultation. JB pointed out that community groups could submit asset transfer request but taking on premises such as the Carnegie Building could be an onerous responsibility.</p>	
16.	<p>PINEHURST CONNECTION PM stated that there was interest from the prestigious Pinehurst Golf Course in North Carolina, through a mutual connection with Donald Ross, in developing a relationship with the Royal Dornoch Golf Club. It was agreed that DACC would encourage this as long as no costs would be incurred.</p>	
17.	<p>CORONATION PM indicated that he was happy to support any events surrounding this occasion but was not inclined to be a main organiser. GD replied that this might be a low-key celebration but would seek advice from the Scottish Equerry as regards the structure of any event.</p>	GD
18.	<p>POLICE REPORT here This was noted.</p>	
19.	<p>RANGERS REPORT here The contents of the report were noted.</p>	

	PM raised the issue of disposable barbecues, and that 12 locations were charging £10 for motorhome parking. The feeling of the meeting was that DACC would not encourage such a charge on Common Good Land. GD indicated that her business did not sell disposable barbecues to teenagers. JB observed that there seemed to have been fewer motorhomes during the last season.	
20.	CORRESPONDENCE	
	Relevant correspondence can be found here PM directed the meeting to the Resilience Report, and the link to Highland Council to report relevant issues of concern.	
21.	AOCB	
a.	DM raised the issue of parking at the school. JMc agreed that this was unsatisfactory, that there was no easy solution, but would follow up with the Roads Management.	
b.	DM also raised the issue of speeding traffic on Evelix Road, especially a bin lorry diving in excess of the speed limit. JMc agree to take this up with the relevant Council manager.	
THE MEETING CLOSED AT: 20:55 WITH NO FURTHER BUSINESS TO DISCUSS, THE CHAIR EXTENDED HIS THANKS TO THOSE WHO ATTENDED AND CLOSED THE MEETING. THE DATE OF THE NEXT MEETING IS STATED BELOW.		
DATE OF NEXT MEETING – 18TH JANUARY 2023 LOCATION: HYBRID: ZOOM & THE DORNOCH HUB		