



**BRIEF GENERAL MEETING OF  
DORNOCH AREA COMMUNITY COUNCIL (DACC)  
IN PERSON AT CARNEGIE BUILDING CHAMBER  
HELD ON WED 17<sup>th</sup> JANUARY 2024 – 7pm  
AGENDA**

Full Documentation: [HERE](#)

**PRELIMINARIES**

1. Apologies for absence
2. Declaration of interests
3. Adoption of Minutes of 20<sup>th</sup> December 2023 meeting – [Link](#)
4. Matters Arising (not otherwise covered in agenda below)

**VISITORS**

Jerry Bishop – Historylinks Museum – Correspondance [here](#).

**ITEMS FOR DECISION**

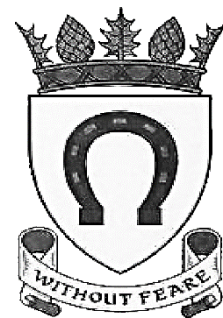
5. Planning & Licensing Applications
  - a. N/A
6. Funding Applications
  - a. Beinn Tharsuinn – [Embo Trust – Link](#)
    - i. Communications regarding the application: [here](#) and [here](#)

**ITEMS FOR NOTING &/or DISCUSSION**

7. Finance update
  - a. [Draft – Common Good - Budget](#)
8. Projects update –
  - a. DACC Maintenance Projects
  - b. Highland Council Projects
  - c. Development Projects
9. Roads & Pathways
  - a. [Allan Gardens Path](#)
10. Dornoch Burn
11. Town Taskforce
12. Parking in Dornoch
13. Dornoch Place Plan
  - a. Update
  - b. [Communication Here](#)
14. Planet Youth – Awaiting Information (Tuesday)
15. Police Report – Awaiting Information
16. Correspondence - One Drive Folder - [Link](#)
17. Any Other Competent Business

**Date of Next Meeting 14<sup>th</sup> February 2024**

**MINUTES OF A GENERAL MEETING OF  
DORNOCH AREA COMMUNITY COUNCIL (DACC)  
HELD ON WEDNESDAY 20<sup>TH</sup> DECEMBER 2023  
IN PERSON AT THE CARNEGIE BUILDING CHAMBER**



**PRESENT**

Angi Banks – AB  
Andrew Cameron – AC  
Chris Ferne – CF  
Fiona Fraser – FF  
Catherine Macangus – CM – Chair

**IN ATTENDANCE**

Lou Rollason – LR – Correspondence Secretary  
Jim McGillivray – Cllr – JMc  
Patrick Murray – PM – Previous Chair  
Mike Hanratty – MH – prospective co-opted DACC Member  
Eric DeVenny – EDV – prospective co-opted DACC Member

**VISITORS**

None

<b>PLEASE USE THE LINKS IN THE HEADINGS (WHERE APPLICABLE) TO ACCESS CORRESPONDING DOCUMENTATION.</b>		
<b>Introduction</b>	CM welcomed all to the meeting and moved immediately to Item 7 (Co-option of Members). She moved to co-opt Finlay Gibson from the previous Council, and new prospective members Michael Hanratty and Eric DeVenny. These co-optees were unanimously approved and took their places as members of the Council.	
<b>1.</b>	<b>APOLOGIES FOR ABSENCE</b> Antony Hope – AH; Finlay Gibson – FG	
<b>2.</b>	<b>DECLARATION OF INTEREST</b> JMc declared an interest in Item 6(a) as a Director of the applicant body. -	
<b>3.</b>	<b>ADOPTION &amp; ACCEPTANCE OF MINUTES OF LAST MEETING (15/11/23)</b> The minutes of the last meeting <a href="#">here</a> were then proposed by AC as an accurate account, and seconded by AB.	
<b>4.</b>	<b>MATTERS ARISING (NOT OTHERWISE COVERED IN AGENDA – (NUMBERS RELATE TO THE LAST MEETING POINT))</b>	
<b>a.</b>	Item 9 from the last minutes was raised. JMc indicated that this was not in effect a Council issue, but he was in regular communication with Deans Court residents and also the relevant Site Manager who had stated that he might be able to suggest a solution to the complaints which had not been resolved. EDV mentioned the unsatisfactory factoring situation and the need for a residents committee. AC focussed on the sewage issue and the gulley which drained the site to the sea. Munro Street seemed to have specific problems. EDV suggested a meeting be organised and that Janet Horne Square was also a problem area.	

	<b>ITEMS FOR DECISION</b>	
<b>5.</b>	<b>PLANNING &amp; LICENSING APPLICATIONS</b>	
<b>a.</b>	Licensing – None	
<b>b.</b>	Planning – 23/04775/FUL. Members agreed unanimously to support this application.	
<b>6.</b>	<b>FUNDING APPLICATIONS</b>	
<b>(a)</b>	<p>Beinn Tharsuinn – Embo Community Centre Heating Improvement Project B  JMc left the room, and the discussion was opened with LR taking the minutes in his absence. A recap on the previous funding application for the Embo Community Centre was had with AC asking if the community had fundraised for the project at all. It was agreed to ask JMc upon his return as the answer was unknown. It was pointed out by CF that DACC had already supported the project with £2500. EDV questioned if the windfarm funding was more applicable for Embo, but CM stated that it wasn't the case for Embo and that Embo cannot access the Common Good Fund – which is only for Dornoch. CF stated that many foundations and funding bodies would likely support the project due to the environmental aspects and listed several. He wished to know if they had applied for these and if not, if they could before receiving funding from DACC. CF also raised concerns with the business plan and worried it would be a 'white elephant' – with the building getting the work but no tenancy agreed, potentially lying empty and would like to see a business plan if possible. Upon his return, CM asked JMc if they had been elsewhere for funding, JMc stated they had not due to being either ineligible or the process taking too long. CF read off several sources to which JMc had already applied to with no luck.</p> <p>A vote was not taken due to further pending enquiries about the application.</p>	
<b>(b)</b>	<p>Common Good Application – Bradbury Centre  The option for the Dornoch Community Car was raised. AC pointed out there were now 39 volunteer drivers for this vehicle but it mainly for access to medical treatment. FF pointed out that this did not have wheelchair access. CF had it confirmed that there was around £4,500 in the DACC account. PM stated that there was soon to be the sum of nearly £100,000 coming annually into the Common Good account and that the CC faced the issue of spending or saving. CF stated that the Aberdeen Common Good had around £65 million in capital funds.</p> <p>CM proposed the application be accepted and this was seconded by CF. There was no counter amendment, and the application was approved.</p>	
<b>(c)</b>	<p>Common Good Application – Dornoch Hogmanay Street Party  This had been retracted before the meeting.</p>	
	<b>ITEMS FOR DISCUSSION</b>	
<b>7.</b>	<b>CO-OPTING OF NEW MEMBERS</b>	
	This was dealt with at the start of the meeting.	

8.	<b>FINANCE UPDATE</b> AH not present to provide an update.	
9.	<b>PROJECTS UPDATE</b>	
(a)	<b>DACC MAINTENANCE PROJECTS</b> No action arising from this item.	
(b)	<b>HIGHLAND COUNCIL PROJECTS</b> The matter of road flooding at the entrance to Embo was raised. JMc replied that Roads Officers were aware of this and were looking for a solution.	
(c)	<b>DEVELOPMENT PROJECTS</b> No action arising from this item.	
10.	<b>ROADS &amp; PATHWAYS</b> Deferred to January meeting.	
11.	<b>TOWN TASK FORCE</b> Deferred to January meeting.	
12.	<b>PARKING IN DORNOCH</b> Deferred to January meeting.	
13.	<b>DORNOCH PLACE PLAN</b> Deferred to January meeting.	
14.	<b>PLANET YOUTH</b> JMc reported that he had met with the Planet Youth (PY) officers at the Social Club and had discussed their objectives and offered the Embo Community Centre as an outreach site for their purposes. MH raised the issues of alcohol versus sugar content and also vapes and cigarettes. Action: invite the PY team to the January meeting or subsequent if not available.	LR
15.	<b>POLICE REPORT</b> None. LR to follow up.	LR
16.	<b>CORRESPONDENCE</b> Relevant correspondence can be found <a href="#">here</a> . There were no actions arising.	
19.	<b>AOCB</b>	
(a)	EDV asked about the availability of the new MUGA facility and whether the surface was suitable for 5-a-side football and similar activities.	

<b>THE MEETING CLOSED AT: 19:47</b>		
<b>WITH NO FURTHER BUSINESS TO DISCUSS, THE CHAIR EXTENDED HER THANKS TO THOSE WHO ATTENDED AND CLOSED THE MEETING.</b>		
<b>THE DATE OF THE NEXT MEETING IS STATED BELOW.</b>		
<b>DATE OF NEXT MEETING – 17<sup>TH</sup> JANUARY 2024</b>		
<b>LOCATION: TO BE DETERMINED</b>		

## RE: DACC meeting Wednesday 17th Jan

Catherine MacAngus (Customer & Registration Services)

<Catherine.Macangus@highland.gov.uk>

Wed 03/01/2024 15:24

To: Jerry Bishop <jerry.bishop@outlook.com>

Cc: James McGillivray (Councillor) <Jim.McGillivray.cllr@highland.gov.uk>; DACC Secretary <dornochareacommunitycouncil@hotmail.co.uk>

That sounds great Jerry,

Lou will get you on the Agenda for the 17<sup>th</sup>.

Many thanks

Cath

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**From:** Jerry Bishop <jerry.bishop@outlook.com>

**Sent:** Tuesday, January 2, 2024 5:13 PM

**To:** Catherine MacAngus (Customer & Registration Services) <Catherine.Macangus@highland.gov.uk>

**Cc:** James McGillivray (Councillor) <Jim.McGillivray.cllr@highland.gov.uk>; DACC Secretary <dornochareacommunitycouncil@hotmail.co.uk>

**Subject:** DACC meeting Wednesday 17th Jan

**CAUTION:** This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Cath,

Would it be possible to find a slot for me to attend the next DACC meeting wearing my Historylinks hat?

I would like to update members on the progress of our extension project, which has been part funded by the Common Good Fund (c. £70k in total), outline our plans to display the Royal Burgh Charter (a Common Good asset) and the Provost's Robes & Chain of office (owned by the Community Council) and also ask permission to submit a planning application in DACC's name (thus saving £150) for a new permanent interpretation panel at the beach car park to mark the leaving of the ship the Nancy from Dornoch in 1773.

It should only take 5-10 minutes maximum and just to be clear, I am **not** looking for any money! 😊

Thanks and a Happy New Year to you and yours!

Jerry

Unless related to the business of The Highland Council, the views or opinions expressed within this e-mail are those of the sender and do not necessarily reflect those of The Highland Council, or associated bodies, nor does this e-mail form part of any contract unless so stated.

Mura h-eil na beachdan a tha air an cur an cèill sa phost-d seo a' buntainn ri gnothachas Chomhairle na Gàidhealtachd, 's ann leis an neach fhèin a chuir air falbh e a tha iad, is chan eil iad an-còmhnaidh a' riochdachadh beachdan na Comhairle, no buidhnean buntainneach, agus chan eil am post-d seo na phàirt de chunradh sam bith mura h-eil sin air innse.

# Beinn Tharsuinn Windfarm Community Limited

The Highland Council Offices,  
 Drummuie, Golspie,  
 Sutherland KW10 6TA  
 Tel: (01408) 635335,  
 Fax: (01408) 634041  
 Email: phil.tomalin@highland.gov.uk  
 Company Limited by Guarantee,  
 Registered in Scotland Number SC319675  
 Registered office as above

<u>For office use only</u>	v.9/09
<b>Application ref No.</b>	<b>CC confirmation</b>
	CC
	Ltr
<b>Amount awarded</b>	XL
_____	

## Community Council Area Covered by the Application

Dornoch Area Community Council

### APPLICANT DETAILS

*This form must ONLY be completed by the applying organisation. Please complete this as fully as you can. IF THIS APPLICATION IS NOT FULLY COMPLETED, IT MAY DELAY YOUR REQUEST. Further information may be asked for at a later date.*

#### 1. Full Name of organisation

EMBO TRUST (URRAS EURABOIL)

#### 2. Name of Project

Embo Community Centre Hybrid Heating System

#### 3. Contact for Correspondence

*(Please give name, address, phone and e-mail address)*

Name: Catriona Grigg

Address: 8School Street, Embo

Post code: IV25 3PZ

Tel No: 01862-810812

e-mail: catrionagrigg@gmail.com

**Unless otherwise requested, Beinn Tharsuinn Windfarm benefit will be paid direct into an organisation's Bank Account. Please complete the section below with your bank details.**

*Would you prefer to receive a cheque direct?*

**YES/NO** (please delete as necessary)

Bank or Building Society Name:

The Embo Trust (Urras Euraboil)

Bank Sort Code:

8	0	-	0	6	-	3	6
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Account Name:

Account Number:

0	0	1	1	4	1	0	3
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#### 4. What does your organisation do?

*(In 3 – 4 sentences, summarise the aims and main activities of the organisation.)*

Social and economic development of the village of Embo and immediately surrounding area, including the provision, maintenance and enhancement of village amenities and facilities.

Company Number: SC330264

Charity number: SC41360

The Community Centre is also the core resilience hub for the village and provides shelter and support in times of emergency to those who need it. The Winter/Spring schedule of warm hubs is also available to those who require social activity to enhance quality of life.

The Community Centre is also co-operating with the NHS Planet Youth Project to provide an “Icelandic Model” outreach facility for local young people.



## PROJECT DETAILS

### 5. What will the money be used for?

*(In 3-4 sentences, give details of the project, where and when it will take place and any other relevant information. Use a separate sheet if required)*

The Hybrid Heating Project seeks to address the exorbitant electricity costs of operating the air source heating system with which we were afflicted in 2017. This is all the more pressing when considering the run of severe frosts this winter so far. Professional Heating Engineers have been consulted and can readily integrate an oil boiler to supplement the buffer heat store which feeds kitchen & toilet water supply, radiators, and the underfloor system, and will put heat rather than warmth into the building at a much lower cost. This project can get under way once all funding confirmed with a consequent early completion. The approximate split of costs is £3,000 for a 35kW oil boiler, £3,000 for secure oil tank and £3,000 for plumbing & electrical labour.

Hybrid heating systems such as proposed are becoming increasingly popular and represent the current state of the art technology for the heating of community buildings. It is the view of the applicants that Dornoch Community Council would not refuse an application by DADCA for funding from the Dornoch Common Good Fund for a similar project at the Dornoch Social Club, and Embo Projects have always in the past been given priority for Beinn Tharsuinn money as Embo has limited access to other similar funds.

Note: the Trust owns 40 acres of growing woodland against which any increase in emissions will be off-set.

## FUNDING DETAILS

What are the total project costs?

**£9,000**

How much are you requesting from the Beinn Tharsuinn Windfarm Fund

**£2,500**

### 6. Please give details of other funding applied for

*(What will your own organisation contribute? For other sources please state amounts and whether or not confirmed)*

<i>Organisation applied to:</i>	<i>Amount applied for:</i>	<i>Confirmed YES/NO</i>
<i>Ward 4 Discretionary Fund</i>	<b>£999.99</b>	<b>YES</b>
<u><i>Own Funds</i></u>	<u><b>£4,500.01</b></u>	<u><b>YES</b></u>
<u><i>Sutherland Drug &amp; Alcohol Forum (Planet Youth)</i></u>	<u><b>£1,000.00</b></u>	<u><b>YES</b></u>

## Statement:

*To the best of my knowledge the information on this form gives a true and accurate account of this organisation's work and needs. I confirm I am authorised to complete this application and have read and agreed to the under noted terms and conditions:*

**1. The funding is not for any of the following purposes:**

- *political, religious, entertainment or hospitality purposes*
- *any purpose adverse to CRE Energy Ltd's interest in the Windfarm, CRE Energy Ltd or its parent company or companies*
- *to finance or replace any service that The Highland Council is obliged to provide*
- *the purposes of acquiring or assisting in the acquisition of any part of the windfarm site.*

**2. I acknowledge the right of Beinn Tharsuinn Windfarm Community Limited and/or member Community Councils to advertise details of the projects and applicants receiving support from the Fund**

Signature: *Catriona Grigg*

Position in Organisation:

Treasurer

Date: 03/01/24

This form should be returned as soon as possible to  
Company Secretary, Beinn Tharsuinn Windfarm Community Ltd  
Highland Council Offices, Drumbuie, Golspie, Sutherland, KW10 6TA  
E-mail: [phil.tomalin@highland.gov.uk](mailto:phil.tomalin@highland.gov.uk)

## EMBO hybrid heating

bryan jones <bryanjones01@outlook.com>

Tue 09/01/2024 12:46

To:dornochareacommunitycouncil@hotmail.co.uk <dornochareacommunitycouncil@hotmail.co.uk>

I wish to support Jim macgillivray in his application for funds to go towards the EMBO old school heating system. In the main hall there are two radiators and four wall electric heaters. The radiators never appear to work properly , they have been looked at by people who work in this area but to no avail. Wall heaters ok, but take some considerable time to warm area.

The cafe area and remainder of the building have underfloor heating which takes around 24 hours to be effective. There is a stove which burns wood ,but not that effective. These systems were fitted with what appeared to be without consultation with the previous boards

Jim had suggested oil heating which we believe will be more economical, also supply heating on a much speedier basis with more effective heat. Essential for our small village in effective use of the old school , at the moment the present systems are ineffective and very costly which is difficult for our small village to cover. We need this.

Regards , Bryan jones .

Sent from my iPhone ever appear to work

## Old School Embo funding application

George McCulloch <georgelizmadhouse@hotmail.co.uk>

Mon 15/01/2024 13:00

To:dornochareacommunitycouncil@hotmail.co.uk <dornochareacommunitycouncil@hotmail.co.uk>

Good afternoon

I am writing as a resident with regards to the second application for funding for the Old School to install an affordable type of heating system.

I understand that a previous application was refused which was very disappointing considering the vital role that the old School plays in bringing the community together in Embo.

I ask the community council to give serious thought to this second application as granting the funding to make the heating system more affordable to use for the residents of Embo and surrounding area is vital, especially for those who are isolated and solely rely on the local activities for social interaction.

May I remind the group that unlike other towns and villages in Sutherland Embo has no other means of offering support to local people than opening the Old School in the winter months and beyond.

Thank you for accepting this email.

George McCulloch

6 School Street

Embo [Outlook for Android](#)

## Dornoch Common Good Draft budget

Phil Tomalin (Community Support & Ward Management) <Phil.Tomalin@highland.gov.uk>

Mon 15/01/2024 13:16

To:Catherine MacAngus (Customer & Registration Services) <Catherine.Macangus@highland.gov.uk>;  
dornochareacommunitycouncil@hotmail.co.uk <dornochareacommunitycouncil@hotmail.co.uk>  
Cc:James McGillivray (Councillor) <Jim.McGillivray.cllr@highland.gov.uk>;Leslie-anne Niven (Councillor) <Leslie-anne.Niven.cllr@highland.gov.uk>;Richard Gale (Councillor) <Richard.Gale.cllr@highland.gov.uk>

Hi Cath

As discussed, I wanted to give the CC quick heads up on the 24/25 Common Good budget. This is a draft budget until agreed by the Highland Councillors at Sutherland County Committee (on 23 Jan), but I usually give the CC a chance to comment.

	<b>2024/25</b>
	<b>£</b>
<b>INCOME</b>	
Rents (1)	100,757
Invitation to pay income	4,500
Interest and investment income	4,800
<b>TOTAL INCOME</b>	<b>110,057</b>
<b>EXPENDITURE</b>	
Staff Costs (2)	3,000
Grants & contributions (3)	25,000
Miscellaneous Property costs (4)	15,000
Dornoch Beach Car Parks (5)	25,000
Contribution to works at Dornoch Burn (6)	10,000
<b>TOTAL EXPENDITURE</b>	<b>78,000</b>
<b>Income less Expenditure (7)</b>	<b>32,057</b>

### Notes

1. Includes full golf club rent, now clubhouse project has started.
2. Contribution to cost of Common Good Officer. All Common Good Funds contribute
3. Grants and contributions – funding available for community projects – £25K same as current year.
4. Misc Property costs - £15K for property maintenance – this is an annual allowance to cover various property costs and repairs
5. Car parks - one-off allowance £25K for carpark repairs (top beach car park may need the tar repaired this year)
6. £10K for the Burn project. – contribution required if funding bid is successful
7. Budget delivers a surplus of over £30K to partly restore reserves following estimated £70K deficit in current year.

The full report and Common Good Annual accounts will be available later next week before the Sutherland County Committee meeting on 23 Jan but unlikely to be published before the CC meeting on 17 Jan.

Please let me know if the CC has any comments etc at your 17 Jan meeting.

Thanks

Phil Tomalin  
Ward Manager - Sutherland  
Highland Council

Drummuie  
Golspie  
KW10 6TA  
[phil.tomalin@highland.gov.uk](mailto:phil.tomalin@highland.gov.uk)  
01408 635335  
07747 048776

*My normal working hours are 0830-1730 Mon-Thurs; 0900-1200 Fri*

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Mura h-eil na beachdan a tha air an cur an cèill sa phost-d seo a' buntainn ri gnothachas Chomhairle na Gàidhealtachd, 's ann leis an neach fhèin a chuir air falbh e a tha iad, is chan eil iad an-còmhnaidh a' riochdachadh beachdan na Comhairle, no buidhnean buntainneach, agus chan eil am post-d seo na phàirt de chunradh sam bith mura h-eil sin air innse.

## website Contact Us page / path sweeping

regalsnipe@aol.com <regalsnipe@aol.com>

Sun 14/01/2024 15:32

To:dornochareacommunitycouncil@hotmail.co.uk <dornochareacommunitycouncil@hotmail.co.uk>

Hi Community Council,

I filled the website form in, on the Highland Council back in November, regarding getting the path that runs from Allan Gardens to the town swept. The leaves are so thick and degraded they have become quite slippery and dangerous. I'm hoping you maybe able to help to put the request to the correct person at your next meeting.

Many Thanks

Debbie Turnbull

12 Sorley Avenue

Contact via DACC website Contact Us page

craigroyston11 <craigroyston11@outlook.com>

Wed 10/01/2024 09:54

To:dornochareacommunitycouncil@hotmail.co.uk <dornochareacommunitycouncil@hotmail.co.uk>

Dear Chairman,

When can we expect the new Dornoch Plan to be prepared and put out for consultation with the local community, as required by law. ?

Duncan Allan.