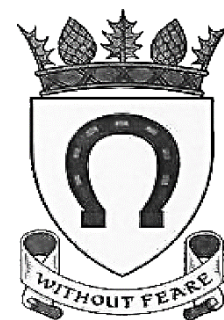


**MINUTES OF A GENERAL MEETING OF
DORNOCH AREA COMMUNITY COUNCIL (DACC)
HELD ON WEDNESDAY 17TH JUNE, 7PM
VIA ONLINE CONFERENCE CALL**



PRESENT

Patrick Murray – Chair - PM
Graeme Ross – Vice Chair – GR
Jerry Bishop – Treasurer - JB
David MacBeath – DM
Genevieve Duhigg – GD
Vonnie Macrae - VM

IN ATTENDANCE

Lou Rollason – Minutes – LR
Jim McGillivray – Cllr – JMc
Caroline McMorran – Northern Times
Claire Bruce – Member of the Public
Denise Ferne – Member of the Public

N/B: PLEASE USE THE LINKS IN THE HEADINGS (WHERE APPLICABLE) TO ACCESS CORRESPONDING DOCUMENTATION		
1.	APOLOGIES FOR ABSENCE Apologies were received from Jimmy Melville, Lucy Dixon and Lesley Strang.	
2.	DECLARATION OF INTEREST None were declared at the meeting.	
3.	ADOPTION & ACCEPTANCE OF MINUTES OF LAST MEETING (19/05/2021) GR wished to amend the statement in the previous guest speakers (Peter Wild) meeting to “It was suggested that this matter be passed to the trustees and GR agreed”. Approved & LR to update. 12 C - Changed to: “as it involved an area with very fast currents because the exit to Loch Fleet is very narrow”. Approved & LR to update. The minutes were then proposed by JB as a true account of the meeting and seconded by GD.	LR
4.	MATTERS ARISING (NOT OTHERWISE COVERED IN AGENDA – NUMBERS RELATE TO THE LAST MEETING POINT)	
a.	Guest Speakers: Following on from Peter Wild’s visit last month – The trustees were identified as Graeme Ross, Phil Tomalin, Susan Brown, Willie Mackay, Norman Ross (standing in for Tina Stone, Rector) and JMc. PM had written to the trustees asking what they were planning to do. Willie Mackay replied that the tidy up process is organised but had to be rescheduled due to illness and is now planned for this month. Given an apparent lack of information being shared with the Meadows Park Trustees, JB asked that the two in attendance (GR & JMc) present a progress report for the next DACC meeting. AGREED	GR/ JMC

b.	4b – Charles Minall is now looking at a temporary site at the Meadows.	
c.	4c – John o’ Groats Trail – matter in hand with GD.	
d.	5a – PM requested the status of the objection. JB informed that DACC was so far the only one to object & there were three supporters. JB will be updated with the decision as he made the objection.	JB
e.	5b – GD will update when the outcome is known.	
f.	6 – PM reported they are happy with the letter from DACC.	
g.	10 – PM had invited Susan Brown to attend the meeting. Had not yet heard back from her.	
h.	11 – PM had invited the new head of the college and they will attend when possible.	
i.	12a – Not yet had a reply from planning regarding planting the trees. JB stated he was under the impression that this would be dropped due to the tree planting for the ‘Tree-bilee’. PM suggested to follow up regardless. JB agreed and would contact the planning department again.	JB
j.	12b - JMc stated this was a work in progress. The current budget is £2.50 per playpark per annum but there is money from Covid relief funds. JMc continued he would be interested in Camore Park as well, albeit it is outside the Dornoch Common Good area. JMc will keep DACC updated.	JMC
	ITEMS FOR DECISION	
5.		
	PLANNING & LICENSING APPLICATIONS	
a.	<p>21/02349/PAN: RESIDENTIAL DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE – NORTH OF GLENBURN STATION ROAD DORNOCH – LINK HERE</p> <p>JMc explained that the developers have planned to conduct a webinar on what they will be doing to help the community. GD recommended that the consultation be advertised on social media and GR stated that this should include notices in the shops too. GR believed this was in a completely different area. There was discussion about what area it was referring to as no current plans were available. Originally it was for 300 houses in a different area and he believed they were supposed to be built above the Dornoch Burn.</p> <p style="text-align: center;">GD RECOMMENDED THAT SOME MEMBERS OF DACC ATTEND IN AN OFFICIAL CAPACITY (AT LEAST 2) – AGREED.</p>	JB
b.	<p>21/02641/FUL: EARLY IMPLEMENTATION OF DETAILED LANDSCAPING PROPOSALS WITHIN THE APPROVED SITE BOUNDARY, INCORPORATING THE RE-USE OF SOILS - LAND NORTH OF STATION SQUARE DORNOCH – LINK HERE</p> <p style="text-align: center;">NO COMMENTS</p>	
c.	<p>21/02523/S75D: DISCHARGE OF PLANNING OBLIGATION IN RELATION TO PLANNING PERMISSION</p> <p style="text-align: center;">NO COMMENTS & NO FURTHER S75D’S TO BE INCLUDED IN AGENDA.</p>	
d.	<p>13/04028/PIP - ELHANAN LEDNABIRICHEN DORNOCH IV25 3NE – LINK HERE</p> <p style="text-align: center;">NO COMMENTS</p>	

<p>e.</p>	<p>21/02261/FUL: ERECTION OF HOUSE AND GARAGE - LAND 445M SOUTH OF THE OLD CROFTHOUSE 301 HILTON DORNOCH – LINK HERE</p> <p>PM opened the floor to Claire Bruce (CB) who informed DACC that there were at least 8 objectors and no supporters of the application. She believed there is an overwhelming feeling that the area should be a no build area.</p> <p>JB questioned GR about the presumption of not developing on the South side of Embo Street. GR replied that it is similar to not crossing the Dornoch Burn and it is the same idea of keeping the hinterland around the area. GD expressed concern that if the house were to gain planning permission, one single house might soon become a row of housing.</p> <p>CB stated in her research Highland Council (HC) was supposed to be specifically against building on the hinterland. CB continued that there is a burden within the title deeds preventing further building on the land. The burden exists to maintain the views which would be destroyed if the planning application were to go ahead. CB knew this as her own property had its own burden preventing her from extending her house to the west.</p> <p>PM stated there would be three reasons to object:</p> <ul style="list-style-type: none"> • Appears to be a no build area. • In contravention of hinterland policy. • Long term impact and could set a precedent that may be undesirable. <p>JB raised a concern with the use of deed burdens in an objection but he supported an objection due to the location, the precedent it sets and the traffic issues it would raise.</p> <p>VM wanted to state that the Embo road and the island is horrific (CB & GD nodded in agreement), the area is dangerous – agreed by several members.</p> <p style="text-align: center;">DACC UNANIMOUSLY OBJECTED – JB TO PEN THE OBJECTION</p>	<p style="text-align: center;">JB</p>
<p>f.</p>	<p>21/02289/FUL: ERECTION OF HOUSE - LAND 65M SW OF WHIN COTTAGE ACHINCHANTER DORNOCH – LINK HERE</p> <p>GD questioned if there are no comments forthcoming, then would that not be hypocritical due to the past discussion? JB responded that it was a completely different area with 4 houses all already with outline planning permission and no issues with traffic. JMc stated that the overriding policy is the hinterland policy, and that the policy can be overruled by a group of houses.</p> <p>GR asserted that the planned house was not of traditional design. GD pointed out that none of the others were either, however GR continued that these were not as visible whilst the property in contention is on the side of the road, clearly visible.</p> <p>VM pointed out that there was no path and although she had no objection to the house, she raised concerns regarding the safety of the area and the road – for cyclists, children, and walkers.</p> <p>JB suggested submitting a comment about the concern of the traffic to include consideration for safe walking routes and provision of cyclists.</p>	<p style="text-align: center;">JB</p>

	<p>JMc mentioned that there would be a development contribution which normally went towards education, however, it could be requested that it was used for footpath & cycle path for the children to safely get to school. VM later suggested that the path/pavement could go up to Embo Street.</p> <p>PM ASKED IF ANYONE WOULD LIKE TO OBJECT: FOUR OBJECTIONS WERE FORTHCOMING.</p> <p>JB asked for clarification, it was given as: OBJECTION IS ON THE GROUNDS OF ROAD TRAFFIC, THE LACK OF PROVISION FOR SAFE WALKING AND CYCLING AND IF THERE WAS ANY DEVELOPER CONTRIBUTION THEN IT SHOULD BE PUT TOWARDS SAFE WALKING AND CYCLING.</p> <p>JB was asked to pen the objection, but he did not agree to this</p>	
g.	<p>21/02235/FUL: ALTERATION TO PLOTS 18-19 FROM 2 HOUSES TO 1 HOUSE - 1 CROFT PEDDE COURT DORNOCH – LINK HERE</p> <p>PM explained this was to create more space and allow more access for wheelchair users. JB stated that he had reservations about losing two 1-bedroom houses for young people/families to create one. He understood the need for accessible, liveable properties for families of wheelchair users but believed that DACC should have been consulted and that one of the existing detached houses could have been used instead.</p> <p>NO COMMENTS TO BE SUBMITTED</p>	
6.	<p>PM PROPOSED TO ARRANGE ON BEHALF OF DACC A MEETING WITH ANOTHER COMMUNITY COUNCIL WHICH HAS EXPRESSED CONCERNS TO US ABOUT THE WAY ITS COMMON GOOD IS MANAGED BY HIGHLAND COUNCIL (HC)</p> <p>PM would like support in arranging a meeting with another Community Council and to do so in his official capacity as Chair of DACC.</p> <p>SUPPORTED</p>	PM
ITEMS FOR NOTING & DISCUSSION		
7.	<p>FINANCIAL UPDATE – LINK TO PDF</p> <p>JB stated there were some minor changes this month. The biggest thing to note was the voluntary donations for the public toilets which at this level enabled DACC just about to cover all the costs. GR was delighted to hear how much the toilets were getting via voluntary donations.</p>	
8.	<p>PROJECT PROGRESS REPORTS & UPDATES</p> <p>a. DACC MAINTENANCE PROJECTS (JB) – LINK TO WEBPAGE & PDF</p> <p>The new signage for the beach award would be going up next Monday; it had been approved by 'Keep Scotland Beautiful'. The signage for the overflow carpark was now up and encouraged people to use it. JB's feeling was that it had been a success and had encouraged people to use the overflow rather than the top carpark.</p> <p>A new sign for the Commonwealth War Graves had been put in position – Kenny needed to give it a touch up of paint.</p> <p>The picnic benches were out of stock but should be in place by the time of the next meeting.</p>	JB

<p>b.</p>	<p>AWAITING HC ACTIONS (JMC) – LINK TO PDF</p> <p>JMc stated that the back of the library was still an issue.</p> <p>Voluntary pay and display – JMc would like clear approval to have it at the beach carpark, overflow carpark and the airfield. JMc stated this worked in Nairn and although it would not reduce the number of campervans/caravaners, it would generate revenue. The first payments would go to the capital cost of the equipment and then it would be a 50/50 split. JB clarified that this was not mandatory, it was an invitation to pay. Locals would likely not pay, but visitors would – this was what happened in Nairn. PM stated he was in favour of this. GR wanted to make sure that it was clear that it was voluntary and PM clarified that it was. Clear approval was given for this initiative.</p> <p>JMc also met with the owners of the Dornoch Hotel and they were happy to clear the land at the corner of the resort. He continued that they were planning improvements to the hotel and JMc had suggested they speak to DACC so there were no surprises. The meeting agreed.</p> <p>Brian Fraser was working on a sign to redirect the traffic around Elizabeth Court. PM added that he spoke to the project managers who liaise between HC and O’Brien’s, and who have promised to be compliant with regulations going forward. PM informed DACC that he had told them that they had had ‘two strikes’ and although they did not want to close the site, they were on their last chance. PM was in favour of taking them at their word for the next week or so, and if this did not improve then he would look to get the authorities involved.</p> <p>VM envisaged another nine months of problems, especially with parking. VM continued that most of the residents had never received a leaflet that a few residents apparently had. It appeared the access to some of the new houses would be through the ‘back’ car park and questioned if this were even possible. DM replied that he did not know, but though not.</p> <p>JB suggested inviting Fiona Munro to a meeting to discuss this matter and he believed that it was ridiculous that the Trust produced a newsletter and did not distribute it to the residents. The ‘back’ carpark was likely to be out of order for 6 months which was unacceptable. A meeting preferably on-site with the Community Trust and members of DACC to be organised by PM within the next 10 days. PM to put together an agenda for this and distribute to VM, DM, JB, JMc & JR.</p>	<p>JMC</p> <p>PM</p>
<p>c.</p>	<p>DEVELOPMENT PROJECTS (PM) – LINK TO PDF</p> <p>Not discussed</p>	
<p>d.</p>	<p>VISITOR MANAGEMENT PLAN (VMP) (GD, LD) – LINK TO PDF & UPDATED PLAN LINK</p> <p>In the absence of any comprehensive HC plan for Dornoch, GD suggested that DACC take the bull by the horns and create its own.</p> <p>This would include seeking three consultancy companies to write proposals including cost estimate to create a Dornoch Master Plan for traffic management and parking.</p> <p>GD said that she was not requesting any money from DACC or Common Good Fund, but would seek funding from other sources. She would be happy to engage with anybody who would like to be part of this project. That group would then revert to DACC with a fully worked proposal.</p> <p>GR mentioned that the traffic in Dornoch was fluid. GD agreed but stated that if DACC did not do anything then it would not get done. GD’s main point was: how do we come up with a way to creatively engage with HC</p>	<p>GD</p>

	<p>that would allow Dornoch as a community to have some influence on actions that affected it? Up to now working with HC has not been successful, because HC's answers have always been 'no', or limited to trying 'pay and display carparking'. As such Dornoch would never benefit from any other traffic management schemes such as speed limits, cycle lanes and walking paths.</p> <p>GR stated that there was no easy solution and many things had been tried. JB continued that he had been approached on several occasions in the last two weeks with photographic evidence of issues at the beach carpark and agreed that something should be done. JB also stated that DACIC had used the Dornoch Economic Master Plan to garner £2.5million in funding, and that reaching out and creating such a document could lead to funding of the project. JB wholeheartedly supported GD's plan and VM also supported.</p> <p>GR wished to inform the group that there had to be a full public consultation – not just online.</p>	
	DACC SUPPORT THIS PROPOSAL	
9.	<p>FIRE ENGINE SHED AT AIRFIELD CARPARK (DM) JMc & DM had cleared this out and would discuss the matter at the next meeting when there was more time.</p>	JMC & DM
10.	<p>DORNOCH COMMUNITY AWARD With over 250 votes counted, the winner was Willie Fraser. A date for the ceremony would be set shortly in line with Covid-19 restrictions.</p>	PM
11.	CORRESPONDENCE	
a.	<p>MR. WHELTON No update due to time constraints</p>	
b.	<p>MS. SADLER No update due to time constraints</p>	
c.	<p>ALASTAIR WALLACE – LINK TO EMAIL FROM MR WALLACE No update due to time constraints</p>	
d.	<p>FILES FROM ONLINE CORRESPONDENCE – LINK HERE N/A</p>	
e.	<p>PHIL TOMALIN VIA PM Copied verbatim:</p> <p>"PC – work delayed until Autumn, contractor has agreed to hold price.</p> <p>RDGC lease – Update from Common Good Officer, <i>"[Sutherland County] Committee recommendations will go before Council on 24 June as starred item – decision is that of [full Highland] Council due to value of asset against value of fund. Then we will need to apply to Court for approval. Once all that is done instructions can be given for the lease."</i></p> <p>NB Starred item is for a decision made locally that is outwith the power of that committee so has to be ratified by full Council. In this case it is a decision for full Council due to the value of the asset being let. So timescales are: full Council 24 June then several weeks to go through Sheriff Court then time for legal work before signing = autumn</p> <p>Beach Rd passing places – I do not yet have update, but my understanding was that it is likely to be towards end of the year before the passing places are extended, due to the weight of higher priority work elsewhere in the County. I'll let you know when I get firmer update."</p>	

12.	<p>ROADS AND PATHWAYS</p> <p>PM stated there had been an agreement with RDGC on the path that passes the second green of the golf course and they acknowledged it was a right of way. They cannot compel people to use a path closer to the houses, but they can encourage people by building such a path and they intend to do so. They have also agreed to maintain the beyond the second green which is on land that they lease from the Common Good Fund.</p> <p>DM stated he wished to discuss the potential of double tracking of the road at Heatherwood Park. JMc stated he would see what he could do.</p>	DM
13.	<p>AOCB</p> <p>None</p>	
<p style="text-align: center;">MEETING CLOSED AT: 21:18</p> <p style="text-align: center;">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 style="text-align: center;">DATE OF NEXT MEETING – 21ST JULY, 2021, AT 7PM</p> <p style="text-align: center;">VIA ZOOM</p>		