

**MINUTES of the SPECIAL MEETING
of GRAEMSAY, HOY & WALLS
COMMUNITY COUNCIL held at
NORTH WALLS SCHOOL on FRIDAY
13th APRIL 2012 at 5p.m.**

Present: M Groat (Chair), M Webster, R Sinclair & M Thomson

In Attendance: Mrs T Avis, Clerk
Mr J Hardcastle, Island of Hoy Development Trust
1 member of the public

1. APOLOGIES

RESOLVED to note that apologies for absence had been intimated on behalf of I Mathieson, S Thomas, N Mowat & Cllr J Stockan.

2. CORRESPONDENCE

(a) Guidelines to Community Councils for Commenting on Planning Applications

M Groat welcomed everyone to the meeting and reminded members that if there were to be any objections raised to the planning application then it should be on planning issues as outlined in the guidelines and should reflect the community's view rather than members' own personal views, and it was:-

RESOLVED to note the contents of the correspondence.

(b) Planning application objection letter - Planning application 12/127/PP | Erect a bus garage and multi-activity area for community use | Community Hall Longhope Hoy Orkney KW16 3PA

M Groat asked members for comments about the planning application.

- M Thomson noted that he had been approached by several members of the community not so much objecting about the development but raising concerns about exactly what the building would be & what it would be used for. There appeared to be a misconception that there was to be a small garage.
- R Sinclair said that the objection wasn't to having the building but the siting of it, on the shoreside of the road and opposite the kirk. He also thought that many folk thought it was to be a garage & not a building two thirds the size of the YM. Also there may be a fire risk for 2 wooden buildings so close together with only a 4 metre gap between. There were also questions being raised about a building being sited on the shoreside of the road & opposite the Kirk.
- M Webster said that he had been surprised to learn the extent of the building & plans at the last Community Council meeting and felt that the Community Council could have been approached by the Development Trust earlier on in the process. He added that looking at the petition it appears that a number of folk have raised concerns regarding traffic issues & safety being the main ones.

M Groat reminded members that only valid planning grounds could be cited in an objection and noted that if the application didn't go forward to the next planning committee then the community would have more time to consider the application.

M Groat asked J Hardcastle if he could address some of members' concerns.

J Hardcastle reported the following to members:-

- In the proposed development there would be a further 20 car spaces provided at the western end
- Regarding fire risk the local fire service had been consulted and there was a fire hydrant adjacent to the building.
- The building would be horizontal clad building trying to match the YM as closely as possible, the ridge will be lower than the YM. The manufacturer of the building is an agricultural building supplier. R Sinclair queried how an agricultural building could be matched to the YM.
- The siting of the building was to tie in with the YM & the land was for sale. M Thomson asked if any other sites had been considered. None had because of the tie in with YM.
- The plan to run community buses & house them were in response to the questionnaire that the Development Trust had undertaken 2 years ago.

M Groat asked if the Development Trust had not considered displaying the plans in public places as the Community Council had done with the plans for the lengthening of the Hoy Head. J Hardcastle said the Development Trust were trying to be open but there was difficulty in communicating with everyone in the community. Members discussed in further detail and asked when the application would be likely to go to committee.

J Hardcastle said that he had been told that day that the application would not go to the meeting on 23rd April, there were no committees in May due to the elections therefore it wouldn't go forward until June. M Thomson noted that that would give the Community Council time to put up notices about the application so folk have a better chance to consider the application and then feed their thoughts back to members. J Hardcastle also informed members that the Development Trust had decided to call an open day on Wednesday 25th April so members of the public could see plans & ask questions.

M Webster noted that this development is one of the biggest on the island since the Gable End redevelopment & the Development Trust should be giving the community more information so that everyone was in a better position to make a decision. J Hardcastle said that he could supply 3 copies of plans so the Community Council could display them.

M Groat asked the member of the public if they had any comments, they asked how the Development Trust would gauge the feeling of the community from the open meeting. J Hardcastle said that it would be hard to get a consensus.

Members agreed that as long as the application wasn't going to committee in April then members attend the Development Trust Open day & then discuss further at the next full Community Council meeting on 4th May, and it was:-

RESOLVED that:-

- i. the Clerk would confirm with Democratic Services that the application would not go to committee in April; and
- ii. when plans received from J Hardcastle, arrange to display in public places; and
- iii. the application to be discussed at the full Community Council meeting on 4th May.

3. DATE OF NEXT MEETING

After consideration of a date for the next meeting, it was:-

RESOLVED that the date for the next meeting would be Friday 4th May 2012.

4. CONCLUSION OF MEETING

There being no further business, the Chairman declared the meeting concluded at 5:50p.m.