

DORNIE & DISTRICT COMMUNITY COUNCIL

MINUTES OF MEETING IN DORNIE HALL 31st January 2011

Present: Mike Fordyce, Kenny Fraser, Graham Hewitt, Angus MacDonald, Fay MacKenzie, Shona MacLennan, Suzanne Meikle, Janice Nixon, Angus Peterkin, Nina Shanks

In Attendance: Cllr Biz Campbell

The minutes of the previous meeting were adopted as true and fair. (Proposer: Suzanne; Secondor: Nina)

Treasurer's Report: Suzanne reported a balance of £1232.70.

The following two items were chaired by the secretary, as Shona felt she had an interest in the issues.

Matters Arising – Carr Brae Road: The secretary had nothing further to report on this matter. Council officials would be contacting the crofter for discussions on the drainage issue. Meanwhile, the road had been tarred and a slight ramp incorporated into the entrance to the new house to deflect water. Suzanne felt this was satisfactory and pointed out that the previous problem was a result of unusually heavy rainfall which may not be repeated.

Planning Application Upper Ardelve: An application for Planning Permission in Principle (PIP) had been submitted to HC for the building of 4 houses in Upper Ardelve, to be sited above the existing houses and to the south west of Creag Mhor. The secy. provided members with details of the application, a map of the Settlement Development Area and a summary of the Local Plan objectives and relevant planning considerations.

After considerable discussion it was agreed to submit an objection to the application. Members felt the proposal was inappropriate in terms of scale, siting and the existing settlement pattern. There were also concerns about drainage and access and that a PIP could not indicate how the development would demonstrate exceptional design qualities. It was also noted that a number of trees had been felled prior to submission while the Application stated that there were no trees on or adjacent to the application site.

Dornie Children's Xmas Party: The CC to donated £120 towards this event.

Lucky2Bhere – defibrillator offer: Lucky2Bhere, a Skye-based charity is all about saving lives. They do this by raising funds to place defibrillators in rural areas and train local people to use them. The CC thought the offer was worth taking up and asked Fay to follow this up with Ross Cowie. It was noted that the CC would specifically ask for info about the legal implications of the machine.

Correspondence: Highland Wide Fair Trade Zone – HC is supporting an initiative to make the Highlands a Fair Trade Zone and as a first step is setting up a directory of Fair Trade activities. The CC hopes the Council will put Fair Trade into practice itself.

HC Supplementary Guidance to the Local Development Plan. [The] “new Sustainable Design Guide is intended to encourage the development of high quality and sustainably-designed buildings which will minimise impacts on the natural environment, help counter the effects of climate change and also promote greater use of local and renewable materials.” The guide on Trees, Woodland and Development “sets down the key considerations to take in to account when considering a planning application.” CC members felt these guides should be supported.

AOCB: Lighting - Several members mentioned that the street lighting at the new Carr Brae development was intrusive, especially since the units were not fully occupied as yet. In times of financial difficulty it is inappropriate that there is so much street and other lighting, and while some areas are striving towards

Dark Skies status it is disappointing that our area continues to be over lit. The secy will write to the Housing Association.

Road at Lagg – The condition of the road beyond the shop towards Lagg is in poor condition. Biz will take this up at the Council.

Highland Council Budget Cuts – the CC was concerned to learn that HC Budget cuts would lead to the closure of the traditional music school of excellence at Plockton High School and to the loss of more than 300 classroom assistants in primary schools.

Secretary: Graham Hewitt, Ar Dachaidh 555363. secydorniecc@btinternet.com (these minutes are available by email)

Website: The Dornie CC website carries news of meetings, issues, consultations etc as well as the minutes of CC meetings. Log on to <http://www.dornie.org.uk/> for all the latest news.

Submission to Planning Authority

Application: 11/00127/PIP

The Dornie CC discussed the above application last evening and unanimously agreed to object to the development.

The CC felt the proposal was inappropriate in terms of scale, siting and the existing settlement pattern. Four additional houses in a small settlement were considered to be too many and would have a considerable impact on the community. The siting, being on a hillside, would be highly prominent and it would be difficult to minimise the visual impact. The existing settlement pattern, going back many years, closely follows the shoreline. The proposed development departs significantly from this pattern and would destroy the symmetry and proportion of the existing settlement. It would also set an undesirable precedent.

There were also concerns about loss of croftland, drainage and access. The hillside is not well drained and development would exacerbate drainage problems. The CC also felt there were issues with the access to and from the site. The proposed access is very close to access to an existing property and may be contrary to guidance. Also, since it is so close to the bend in the road it will create problems for visibility and access for emergency services.

The Local Plan calls for high quality design, but the application, being a PIP, does not indicate how the development would demonstrate the exceptional design qualities which would be essential to such a sensitive site.

It was also noted that a number of trees had been felled prior to submission while Section 12 of the Application stated that there were no trees on or adjacent to the application site. It seemed to us that this is a flaw in the application process and it may be appropriate to incorporate an additional question asking whether any trees have been removed prior to submission.