

STRATHPEFFER COMMUNITY COUNCIL

Notes of meeting held on
7 November 2018 at 7:30 pm in
Strathpeffer Community Centre

Date:	Wednesday 7 November 2018
Time:	19:30
Location:	Community Centre
Present (members):	Brian Mackenzie, William Deas, Gail Maclean, Val McGregor and Ron McAulay
Present (public):	Several members of the community
Apologies:	Archie Macnab and Peter Maclellan
Declaration of interest:	None
Appointment of Minute Secretary:	Ron McAulay

Agenda items		Actions
1.	<p>Minutes of last meeting:</p> <p>Approved.</p>	None.
2.	<p>Matters arising:</p> <p>All actions covered by agenda items.</p>	-
3.	<p>Proposed Housing Development on Land to the west of Kinellan Drive, Strathpeffer</p> <p>The developers proposing to build a mix of housing on this land had been invited to the meeting to present on their proposals. In attendance were:</p> <ul style="list-style-type: none"> • John McHardy – Highland Council • Freda Dyer – Highland Council • Emma Mickelthwaite – Highland Council • Gail Matheson – Highland Housing Alliance • John Douglas – Stuart Burke and Kiloh Associates • Amanda MacRitchie – Bracewell Stirling. <p>A short presentation on the proposals was given and was then followed by a question and answer session.</p>	

	<p>While the Community Council and most of those present recognised the need and importance of affordable housing within the community, there were a number of concerns raised that remained unresolved at the end of the discussion. These include:</p> <ul style="list-style-type: none"> • Lack of capacity within the surface water drainage system in the village as a whole causing localised flooding. The developers will be installing facilities to minimise the impact of run off from the site into the village drainage system. However, the developers have been asked by SEPA to carry out a flood risk assessment on the site itself – not the surrounding village. The suggestion made at the meeting was that that assessment should be extended to the whole village. • The impact on capacity at the local primary school. • The need to give proper weighting to the allocation of the housing to members of the local community (i.e. those with a close connection to Strathpeffer). <p>The Community Council agreed to write to the planners highlighting these concerns and seeking assurances or answers to each.</p> <p>Other points of note from the discussion with the developers included:</p> <ul style="list-style-type: none"> • The land in question is owned by Highland Council who are working in partnership with Highland Housing Alliance to develop the site. • This particular piece of land is part of a larger parcel of land which has already been identified within the Council’s Local Plan for housing. • Confirmation was given that the phasing of the works will be done as one phase (not two as shown on the plans) over a period of 60 weeks. • There will be 43 houses made up of the following mix of tenures: <ul style="list-style-type: none"> ○ 6 to 8 for sale ○ 6 to 8 for low cost ownership ○ 8 to 10 for mid-market rental ○ The remainder for low cost rental. • If all goes to plan, they hope to tender the work of building all the houses in late 2018/early 2019 with the contractors being on site in March/April 2019. • The houses will either be single storey or one and three-quarters storey. • There are no proposals to amend the road junction with the main A834. <p>While concerns were expressed about technical issues relating to this development (as listed above), the overall view of those present was that they did not object in principle to the development.</p>	Ron.
4.	<p>Consulting the CC on significant planning applications</p> <p>Ron advised all present that he had been contacted by the planning department within Highland Council to obtain contact details so that they can consult us on significant planning applications going forward.</p>	-
5.	<p>Police Report</p> <p>A copy of the latest Police report was circulated. There was nothing of any concern requiring any action by the CC and the report was noted.</p>	-
	<p>Village Community Plan</p> <p>Ron provided an update as follows:</p>	

6.	<p>Community Survey</p> <p>The survey has been sent to all houses within the community. So far the response levels have been quite low. Ron asked all to remind as many people as possible to respond as quickly as possible.</p> <p>Meeting with Strathpeffer Coordinating Group</p> <p>A meeting of this group was held on the 1/11/18. The discussion was very useful and will help to inform the plan.</p> <p>Next Consultation event</p> <p>The next consultation event will be a drop in session at the Pavilion on Thursday 15/11/18 between the hours of 2:30pm to 4:30pm and 5:30pm to 7:30pm. All were asked to encourage as many folk as possible to come along.</p>	<p>All.</p> <p>All.</p>
7.	<p>Christmas Lights</p> <p>Val provided details of the costs of the proposed Christmas lights. These details will be passed to Archie to allow him to process an application for funding.</p> <p>Gail produced a very welcome £135 in cash collected at the local shop towards the cost of new Christmas lights. It was agreed this cash could be used to address the electrical installation repairs required to feed electricity to the lights.</p>	<p>Val and Archie</p> <p>Archie</p>
8.	<p>Gardening Group</p> <p>Ron reported the good news that Alison Munro-White had agreed to continue running the gardening group for at least another year. The plan was to meet on a Friday afternoon once a month and all volunteers to assist would be welcome.</p> <p>Ron had circulated an email previously proposing that the CC donate £250 to the gardening group as in past years. This was agreed and Archie had agreed to send Alison a form so that the money could be taken from the micro grant fund.</p> <p>Alison had asked the CC to advise on any areas on which they might wish the group to concentrate. The only suggestion made over and above the work already being done by the group, was the sign at the entrance to the village. At this point, Ron confirmed that he had spoken to a local tree feller who had agreed to drop surplus wood chippings on the approach area to the sign. It was agreed that Ron should purchase a roll of geotextile matting to put down first to kill the weeds. The chippings could then be placed on top of the matting as and when they became available.</p>	<p>Archie</p> <p>Ron.</p>
9.	<p>Public Toilets</p> <p>The recent issues with the local public toilets were discussed. Contractors working on behalf of the HC had placed padlocks on the doors effectively closing them for the winter despite the fact that the toilets were opened and closed by volunteers and had been over previous winter periods.</p> <p>After some discussion, it was agreed that Cllr Ian Cockburn would raise the matter at a meeting he was due to attend on this issue with HC.</p>	

	The CC made it clear that they wished the toilets to remain open over the winter period. A volunteer system is in place to open and close the toilets and to monitor weather forecasts to close them down should the temperature drop dramatically. Cllr Cockburn will make it clear that the CC is willing to continue this volunteer system providing the HC maintain the other overheads of public liability insurance, water and electricity costs, etc.	
10.	<p>Scottish Water</p> <p>Ron reported that he had received feedback from Peter that Scottish Water had completed all the promises they had made at the time of the sewer works in the village. Those present thought there were other promises made by Scottish Water and Ron agreed to discuss them with Peter.</p>	Ron
11.	<p>Financial Position of the CC</p> <p>Although Archie was not present, it was noted the current bank balance had only changed since the last meeting to reflect the payment to Sandra Fleming.</p>	-
12.	<p>Meeting regarding EDF Corriemoille Fund Panel – Monday 12/11/18 at 7pm in the CC</p> <p>The importance of attending this meeting was emphasised. All understood.</p>	All.
13.	<p>Any other business</p> <ul style="list-style-type: none"> • It was noted that Bob Irvine had been asked to purchase a wreath and would attend the cenotaph on Sunday. • Ron gave his apologies for the next meeting. He will be on holiday. 	- -
14.	<p>Date of Next Meeting: Wednesday 5 December 2018 at 7:30pm.</p>	All
Date: 8/11/18		