

STRATHPEFFER COMMUNITY COUNCIL

Notes of meeting held on
2 September 2020 at 7:30 pm by
Zoom video call

Date:	Wednesday 2 September 2020
Time:	19:30
Location:	Zoom video call
Present (members):	Archie Macnab, Ron McAulay, Neil Moscrop and Duncan Macphail for the first part. Present for the second part were the above minus Duncan Macphail due to IT issues.
Present (public, officials and HC members):	Cllr Ian Cockburn for both parts. Alasdair Adey of Energie Kontor, Mark Cummings and Eli Harji of Invicta PA for the first part only
Apologies:	Peter Maclellan, Gail Maclean and Val Macgregor
Declaration of interest:	None.
Appointment of Minute Secretary:	Ron McAulay

Agenda items		Actions
1.	The meeting was held in two parts. The first part involved a presentation from Energie Kontor, the developer of the proposed Strathroy Wind Farm. The second part was a regular meeting of the Community Council.	-
2.	<p>First Part – Presentation by Energie Kontor (EK).</p> <p>A presentation was given by Alasdair Adey of EK supported by Mark Cummings and Eli Harji of Invicta PA. A copy of the presentation will be forwarded by EK to Ron for onward circulation to the members of the CC.</p> <p>The scheme involves a 44.8MW scheme which could power 32,000 homes. The host CC will be Ardross. There are seven other neighbouring CC's. The height of the masts to the tips of the blades will be 180m.</p> <p>Various questions were asked around the issues of community benefit schemes (CBF) and shared ownership (SO) of the wind farm. It was agreed that the Strathpeffer CC would be happy to meet with the other neighbouring CC's to discuss how the sharing of a CBF might be applied. EK will arrange this meeting at the appropriate time. On SO, it was agreed that EK would send on more detail of what the scheme might look like.</p> <p>All agreed that the presentation had been very informative and useful and the representatives</p>	

	from EK and Invicta PA were thanked for joining the meeting.	
	Second Part – Regular meeting of the CC	
3.	Minutes of last meeting: Approved.	
4.	<p>Matters arising if not covered elsewhere on agenda:</p> <p>Strathpeffer Sign at east end of village Some progress made. Almost complete.</p> <p>Representative from HC Community Services team to attend a meeting of the CC Ron had yet to organise for someone to attend.</p> <p>Christmas Lights The work on the old “Seasons Greeting” light will be carried out later this year.</p> <p>Phone Box No action yet taken to buy the paint.</p> <p>Overgrown hedges Ron still to contact the owners. Otherwise all items were noted as either closed or were covered by items on the agenda.</p>	<p>Ron</p> <p>Ron</p> <p>Ron/ Archie</p> <p>Ron</p> <p>Ron</p>
5.	<p>Next Edition of the Strath Times There had been a slight delay to the publication of the next edition of the Strath Times and as a result some of the articles were being updated. It was hoped that the revised version would be ready for publication in the next week or so. It would be a Summer/Autumn edition. All were reminded that if there were any additional articles to be included they should be passed to Miranda Wharam as soon as possible.</p>	All
6.	<p>Kirkan Wind Farm – Proposed Shared Ownership It was noted that there had been no progress since the last meeting.</p>	Ron
7.	<p>Heritage Lottery fund – proposed joint village application Another meeting of this group had been held and progress was noted as follows:</p> <ul style="list-style-type: none"> • A document setting out the need for this funding was being prepared by the consultants who were working for the group. This would assist with the application. • Ron and Peter Walling were organising a special general meeting of the Strathpeffer Community Association Ltd to allow their constitution to be amended to include the operation of a Strathpeffer Development Trust. • It was also noted that the deadline for the HLF fund had been put back until 2021. 	-
8.	<p>Town Centre Fund (TCF) – Square Project A detailed update on progress with the various works in the Square <u>since the last meeting</u> of the CC was given as follows:</p> <ul style="list-style-type: none"> • The works to extend the pavement area outside the Deli and create the one way system were now almost complete. The one way system will not be introduced however, until the Highland Council promotes the traffic order to allow it to happen. • The steel frame for the gazebo has been manufactured and has been sent to the galvanisers. Once it has been returned, it will be erected and then the roof can be installed. • Some further works to the electrics controlling the fountain are planned and Ron is progressing these works. 	Ron.

9.	<p>Joint Bus Study with neighbouring Community Councils</p> <p>A copy of the report from the consultant employed on this work had been circulated previously by Ron. The main findings related to the possible ways of financing additional bus services and the introduction of a voluntary community car scheme involving volunteers driving a form of reduced cost taxi service. It was thought that the community car scheme seemed like the more likely option. Ron agreed to comment back to the Contin CC.</p>	Ron.
10.	<p>Kinellan Housing Development – update from most recent liaison meeting</p> <p>Ron updated all on the following points:</p> <ul style="list-style-type: none"> • The work on the site was now ramping back up to full production after the lockdown. Various Covid 19 measures were in place to ensure social distancing, etc. • The red kites had now fledged. • The overhead SSE cables would be diverted underground in the next week or two. There will be a short power cut during this work. SSE will notify those who will be affected. • The contractor believes it will take another 10 weeks to complete the groundworks. • The overall site completion date is now estimated to be March/April 2021. The four private units may follow on later depending on the demand for these units. • A number of issues with the proposed Safe Route to School had been raised with the Council and the Highland Housing Association by Ron after a member of the community had highlighted them to him. 	
11.	<p>Planning application for new house at Kinellan</p> <p>A member of the community had raised concerns over a recent planning application for a new house at Kinellan. The concerns relate to the safety of the road junction where the access road to Kinellan meets the A834. Concerns were also expressed about the lack of passing places along the access road. After some discussion it was agreed that Ron would write to the Council and ask them what steps they would be taking to make sure the junction did not become a bigger risk to road users given the recent increase in usage by traffic in recent years.</p>	Ron.
12.	<p>Christmas Lights – additional ones</p> <p>Archie confirmed that he had now received all the costings required for these additional lights. He confirmed that he would be preparing an application for funding from the EDF wind farm fund.</p>	Archie
13.	<p>Highland Hotel – Update</p> <p>Ron advised of a conversation he had held with staff from a company called Bespoke Hotels who have been asked by the owners of the hotel to manage it and hopefully bring it back into service. They are currently clearing out bits of the hotel and a caretaker will be resident in the hotel to watch over it. They hope to start welcoming guests again in March/April 2021.</p>	-
14.	<p>Financial Position of the CC</p> <p>Archie confirmed that the bank account remains in good shape with no change since the last meeting.</p>	
15.	<p>Any other business</p> <ul style="list-style-type: none"> • None raised. 	
16.	<p>Date of Next Meeting: Wednesday 7 October 2020 at 7:30pm by Zoom Video call</p>	All
Date: 3/9/20		