

STRATHPEFFER COMMUNITY COUNCIL

Notes of meeting held on
15 April 2021 at 7:30 pm by Zoom
video call

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| Date: | Thursday 15 April 2021 |
| Time: | 19:30 |
| Location: | Zoom video call |
| Present (members): | Ron McAulay, Neil Moscrop, Val Macgregor, Ali Wood and Archie Macnab |
| Present (public, officials and HC members): | None |
| Apologies: | Gail Maclean and Peter Maclellan |
| Declaration of interest: | None. |
| Appointment of Minute Secretary: | Ron McAulay |

| Agenda items | | Actions |
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| 1. | Minutes of last meeting: Approved. | |
| 2. | Matters arising if not covered elsewhere on agenda: Representative from HC Community Services team to attend a meeting of the CC Ron had yet to organise for someone to attend. Phone Box No action yet taken to buy the paint. Otherwise all items were noted as either closed or were covered by items on the agenda. | Ron Ron |
| | Inner Moray Firth Development Plan This meeting had been called to discuss the response the Community Council would make to the draft Inner Moray Firth Development Plan consultation. The previously scheduled meeting of the CC on the 7/4/21 had been used to allow members of the community to express their views on the plan. This meeting tonight allowed the CC members the opportunity to discuss the issue alongside the comments they had heard at that previous meeting and any other comments they had received from the community. | |

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| 3. | <p>The discussion amongst the members of the CC considered the following matters:</p> <ul style="list-style-type: none"> • The need for local people to be able to get housing within the community. The CC was keen to make sure that local people who want to stay in the village are able to do so and to make it easy for local families to come back. The CC firmly believe that greater priority should be given to those who have strong or close family or work ties with the village. • The need for various issues with the infrastructure of the community to be addressed such as public transport capacity, capacity of the primary school, the capacity of the drainage system, issues around traffic calming and providing improvements to pavements/footpaths around the village to provide safer routes to school. <p>To address the demand that appears to exist, the CC would wish to see greater emphasis placed on filling brownfield sites within the village before exploiting greenfield sites. An example given was that of the remaining upper section of Ulladale Crescent.</p> <p>Turning to the individual sites identified for potential housing within the plan, it was agreed that Ron would draft a response which emphasised the following points:</p> <p>SP01 site – now nearing completion so no comment required.</p> <p>SP02 site – this is a new addition to the plan and concerns were expressed about its impact on extending the boundary of the village further west. However, concerns were also expressed about the proposed plans for a community garden in this area and the creation of allotments under community ownership. It was suggested that this may compete with the land already under ownership of the SRA (and therefore the community) and resourcing its upkeep may become an issue. If development were to proceed on this site, it should be limited with the preference being for higher quality housing, designed with the Victorian heritage of the village in mind and a significant buffer strip should be left for screening planting. The creation of a footpath alongside the road to Kinellan loch and passing laybys should also be provided.</p> <p>SP03 site – this site has been in the plan for many years. It involves building on a steep slope and all agreed that any building within this site must be designed so that the highest point of any house or building will be kept lower than the height of the access road that serves the properties at Kinloch. This will inevitably sterilise a section of the field towards the higher parts of the slope and the boundary of the “development” site should be redrawn in the IMFDP to reflect this change.</p> <p>SP04 site – it is understood that this site has outline planning permission and if the developer wishes they could progress at any time once they have satisfied any planning conditions. The CC did not believe this site required any further comment.</p> <p>Finally, the CC discussed the need for the response to comment on wider issues within the Inner Moray Firth area such as improved transport links, green energy and hinterland issues. Archie agreed to draft a few paragraphs to cover these points.</p> <p>Action: Ron to draft a response and share it for comment. Archie to draft a few paras on wider issues which will be included in the response.</p> | Ron and Archie |
| 4. | <p>Proposed works by Scottish Water</p> <p>Ron reported on advice he had received from the HC Roads team that Scottish Water were planning on returning to the village to carry out major works on the main road during July/August. This would involve the main road being closed to through traffic as happened a few years previously. Ron had made contact with Scottish Water and had been assured that this work would not happen during the height of the tourist season. A Darren Pointer had been in contact with him. He hoped to get the work rescheduled to a much later date. He also confirmed that we would be consulted prior to any dates being set.</p> | |

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| 5. | <p>Condition of the roads throughout Strathpeffer</p> <p>Cllr Ian Cockburn had been in touch with Ron about this issue and was able to advise as follows:</p> <ul style="list-style-type: none"> • The works to resurface the section of road at the bottom of Golf Course Road is now top priority with the HC. • A patching exercise will be carried out along the main road. • The grating and raised blocks around the tree beside the new sweetie shop in the Square at the bottom of Golf Course Road will be addressed urgently by the HC as it is considered to be a health and safety hazard – potentially leading to tripping, etc. | |
| 6. | <p>Strathroy Wind Farm</p> <p>Ron updated all present on the further discussions that had been held with the developer and the other community councils involved. So far there had been three different proposals made for how the community benefit fund might be shared and we are no closer to an agreement. Further discussions will follow.</p> | Ron |
| 7. | <p>Heritage Lottery fund – proposed joint village application and community development trust update</p> <p>An update on progress was given as follows:</p> <ul style="list-style-type: none"> • The Strathpeffer Community Development Trust Ltd has now been established and a new membership application form has been prepared and is available on the www.strathpeffer.org website. All are encouraged to join up as members and to encourage others within the community to do so. It is free. • The trust will require new directors to supplement the existing ones who already manage and operate the community centre. Ron confirmed that he had put forward both his own and Archie's names to become directors. They would represent the CC and the Pavilion respectively on the trust. Neil advised that he would speak to his fellow trustees at the Museum and put a name forward. It was emphasised that anyone living within the community could put their name forward to become a director. The trust would welcome new ideas and thinking. • The application process for the HLF is nearing the point where we submit our Expression of Interest. | |
| 8. | <p>Town Centre Fund (TCF) 2020 – Square Project</p> <ul style="list-style-type: none"> • Ron confirmed that this project was now complete and that all of the grant funds had been used, claimed for and been paid. Matter now closed. | - |
| 9. | <p>Town Centre Fund (TCF) – 2021</p> <p>Ron reported on progress with this fund as follows:</p> <ul style="list-style-type: none"> • Replacement pump for the fountain/waterfall cascade has been delivered • Wiring of the gazebo roof – Now complete. • Drainage for the Play Park is being progressed by the Strathpeffer Residents Association, and • On the signage within the village and the “brown tourist” signs at Contin and on the Dingwall side of the village, Ron advised as follows: <ul style="list-style-type: none"> ○ A replacement for the old brown Strathpeffer tourist sign at the Dingwall end of the village has been ordered. ○ Transport Scotland has agreed to the erection of Strathpeffer signs at Contin on the A835 and they have agreed to provide them as part of their programme of work free of charge to the CC. ○ Highland Council has agreed that we can erect the fingerpost signs within the village using their permitted development rights which means we do not need | |

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| | <p>to apply for planning permission. The fingerpost signs have been ordered. Ron is hoping to use volunteer labour to erect the signs which may mean that there could be some funding left over for additional items. However, Ron would need to get permission from the TCF team for any additional works. Ron will continue to progress these works as quickly as possible.</p> | Ron. |
| 10. | <p>Monitoring speed around and through the village Val raised the issue again of reducing the speed limit along the Achterneed road and between Fodderly/Blairninich and Strathpeffer to 40mph. This was supported by the CC and Ron agreed to write again to the Roads team at HC and the ward members.</p> | Ron |
| 11. | <p>Proposed Food Larder Neil and Alison have been discussing this matter. The Community Centre has confirmed that it would be happy to host this Larder and there are a few folk showing an interest in helping get it started.</p> | Neil and Alison |
| 12. | <p>Financial Position of the CC Archie confirmed that we had now received the annual grant from the HC and that the bank balance was looking comfortable.</p> | Archie |
| 13. | <p>Any other business</p> <ul style="list-style-type: none"> • Strath Times The latest edition of the Strath Times is now available on the website – www.strathpeffer.org. Hard copies will be available soon in the RS McColls shop. | - |
| 14. | <p>Date of Next Meeting: Wednesday 5 May 2021 at 7:30pm by Zoom Video call</p> | All |
| Date: 18/4/21 | | |