

**STRATHERRICK & FOYERS COMMUNITY COUNCIL
MINUTES OF MEETING HELD ON 24th September 2013
AT THE STRATHERRICK HALL, GORTHLECK**

1. Present:

Iain Brown (IBR) (Chair) & Ian Bateman (IB)	Whitebridge,
Liam MacNally (LM) & Catriona Fraser (CF)	Gorthleck
Morag Cameron (MC) & Sally McGuire (SM)	Glen Lia, Foyers
Martin Donnelly (MDO)	Foyers
Roz Rowell (RR)	Torness
Margaret Davidson (MDA)	Highland Councillor

Apologies – None

Agenda	AP	WHO
<p>2. GORTHLECK HOUSING - HSCHT</p> <p>Apologies from Albyn Housing for not attending as the design drawings were not ready for public display and they did not want to raise false expectations. Ronnie MacRae from Highland Small Communities Housing Trust (HSCHT) gave a presentation on the different options for their Gorthleck plots. Over the last few years they with Albyn have developed householder options, shared equity, discounted plots (community input needed to take forward) and a Rent To Buy scheme where the first 5 years of rent is returned to the tenant to use as deposit for the house purchase for which a tenant can also get a Scottish Government loan for. HSCHT are currently building 14 houses using the above schemes. N.B. HSCHT has a right to buy if the property is sold, retains the housing stock to meet local need Any sale surplus is split proportionally between the tenant and HSCHT. Initial infrastructure costs need to be split with Albyn to make the HSCHT sites financially viable for them. The timescale for this development is difficult due to other reasons. This site would start on a small scale, Albyn 4-6 houses in 2014-2015 financial year</p> <p>Housing allocation -Albyn is tied to the Highland Housing Register points method which is now more flexible to local needs, HSCHT however will utilise an objective point's scheme agreed with the local CC.</p> <p>House Designs will be as Energy Efficient as possible including Renewable options design and costs indicate they are suitable. The designs will reflect the potential tenant's needs e.g. sheltered housing, no. of bed rooms, disabilities.</p> <p>HSCHT must be confident that there is demand, so locals need to get in touch all CC members to raise awareness with anyone they think would be interested. ASAP please contact either HSCHT directly or through the CC Secretary.</p> <p>Sally Maguire – 01456 486606 HSCHT – 01463 233549 Ronnie MacRae –</p> <p>Advert to be placed in next BB</p> <p>It is noted that Councillor Davidson and Community councillors were disappointed Albyn Housing did not attend this meeting.</p>	75	ALL
<p>Sally Maguire – 01456 486606 HSCHT – 01463 233549 Ronnie MacRae –</p> <p>Advert to be placed in next BB</p> <p>It is noted that Councillor Davidson and Community councillors were disappointed Albyn Housing did not attend this meeting.</p>	76	Sally
<p>3. ADOPTION OF MINUTES</p> <p>Adoption of the previous meetings minutes was deferred to October 29th meeting, 7:30 Foyers School.</p>		
<p>4. MATTERS ARISING</p>		
<p>Foyers Shinty pitch – Deferred to meeting to form Foyers Projects sub group</p>	69	MDA
<p>Gorthleck Play Park</p> <p>A site meeting has been arranged with the HC officer by MDA, LM and MC to attend.</p>	23 35	MDA

<p>Woodland Ownership – Crofts The opportunity for community woodland ownership and potential for woodland crofts was discussed, it was agreed to write FCS seeking identification of any areas on the National Forest Estate suitable for woodland crofts and that they would be willing to sell to the community. Also agreed to put a notice in the BB to check community interest for these options</p>	<p>43 77</p>	<p>IBR SM</p>
<p>Foyers Falls Viewing Platform A brief discussion on this proposal showed there was interest for such a tourist attraction, To be included in Foyers meeting.</p>		
<p>Loch Ness Road Side Trees A request from the floor was discussed on the potential for all trees between the public road and Loch Ness to be felled to allow tourists to see the loch. The chair indicated that there may be no formal designations along the shore line but due to EU priority habitats, clearance of trees is highly unlikely as the competent authority (SNH) would resist such a plan. He also indicated he had been in discussion with FCS on the clearance of the existing view point. It was agreed to write to FCS and Destination Loch Ness, to seek information on likely hood of this happening. Catriona indicate Loch Mor would also benefit from some tree felling.</p>	<p>78</p>	<p>SM</p>
<p>Foyers School House Chair had discussed access with the FCS Land Agent and confirmed that FCS did not reject previous interest just asked that all other possible options be considered first which THC officer must have taken to mean no. Also that any access agreement would likely include a claw back clause should the house be sold To be included in Foyers meeting.</p>	<p>69</p>	<p>MDA</p>
<p>CC Elected Trust Directors They all indicated they were happy to continue on the basis the trust operates as promised, moving forward to provide and the requirements place on them by the survey results. Required to minute that Ros and Sally were now CC nominated directors. Motion moved by Martin, Seconded by Catriona, approved unanimously.</p>		
<p>CB Negotiators Alex Sutherland stated contrary to the CC understanding he was a Trust CB negotiator.</p>		
<p>Japanese Knott Weed This has been identified in various locations around the area. Foyers, Calanour, Whitebridge, Glenlia, Chapel bridge and along the SW works This has been added list for the TECS letter</p>	<p>79</p>	<p>SM</p>
<p>BB Supplement Proposal for this to be more of a newsletter approach with short summaries of each set of Minutes, full set of minutes being posted on the web site and posted or emailed to those who request it from the Secretary. It was decided to full minutes in until minute taker is appointed at which time this could be looked at again. It was also agreed to use councillor’s names rather than initials.</p>		
<p>E.on Moriston Wind Farm Latest design means our community will not be able to see any turbines; Martin attended the Community Liaison Group meeting where Invermoriston protestors attended. Martin will attend future meetings and provide update reports. Margaret indicated that Kiltarlity fought off a proposed Wind Farm application which shows it can be done.</p>		
<p>Webcast of CC meetings After discussion it was agreed to leave this suggestion in abeyance until the internet connection speeds are suitable in this area.</p>		

<p>IRA School Bus Service The new timetable and service has settled down and appears to be working well. Catriona identified that gritting priority routes now need to be amended to tie in with the new timetable. She agreed to take this forward with the Council</p>	80	CF
<p>Notice Boards Foyers school are progressing with installing theirs. Stratherrick Parents Association will discuss the offer at their next meeting Costs for other boards still being sourced It was agreed stronger magnets need to be ordered</p>	55 56	IBR LM
<p>Audibility of CC meetings Liam to meet with Hugh Nicol to look at existing system</p>	53	LM
<p>Glen Lia Garden Fences Following input from the CC and Margaret Davidson a Senior Planning Officer met with Margaret and residents. It was agreed to make some minor modifications to the existing fences and to facilitate any future new fences, the Planning Officer would advise on the preparation of a single planning application to cover all previous and proposed fences.</p>		
<p>Forestry Commission FCS tree health presentation and images have been sourced and it is hoped to put them on the web site soon. FCS has requested that we all report any unhealthy looking trees to them as we all need to keep these infections under control to protect our scenery.</p>	57	Dis-charge d
<p>Minute Secretary Applicants advised interviews planned. Two applications received , appointment prior to next meeting</p>	59 60	Dis-charge d IBR
<p>Access to Loch at Lower Foyers Margaret has supplied contact details for SSE land agent, response awaited</p>	72	IBR
<p>Road Issues Letter to be sent to Tec Services with a list of all action points Automated speeding signs as in Dores were requested for Foyers, Morag agreed to see if Safer Routes to School would be able to fund this. Loch Kicklish Bin and rubbish, Ros Rowell agreed to keep an eye on this issue Foyers Bailey Bridge, Margaret confirmed it was in the Councils Capital Budget</p>	70 81	SM MC
<p>5.2 FIRE BRIGADE REPORT Defibrillator & FIRST AID TRAINING These two sessions were well attended by community members. Further courses are planned for the future. The defibrillator will be located outside Stratherick hall.</p>		
<p>5.3 TREASURERS REPORT £1,170.53 in the ordinary account, £2,000 in the project account. Liam agreed to source information on what the balance is for and to arrange verification of the CC accounts by an independent person. Forwarding completed audit and minutes to Highland Council with Invoice to draw down the annual payment Foyers Toilet Cleaning Contractor has received an interim payment from Highland Council, Treasurer is to raise an invoice to Comfort scheme Still awaiting new cheque books from the bank, once received all outstanding payments including the Data Protection payment to Liz Merther will be paid. Liam to chase the Bank for an update.</p>	82 3-6	LM LM
<p>6. PLANNING MATTERS Farrline House Listed building, application to remove old porches and renew front porch. Inverfarigaig garage, this was already consented by the time of this meeting. Balnabearan/Torness application for new house.</p>		
<p>7. CORRESPONDENCE Corriegarth Wind Farm Planning Application information received</p>		

<p>SW Chloramination – deferred for consideration</p> <p>Energy Saving Trust drop in day, Ros Rowell and Sally McGuire agreed to attend Renewable Heat Incentive Grants Announcement, this is aimed at hard to heat houses and will help with costs with up to 100% grants which can be in combination with Council grants.</p> <p>Invitation to HSCHT open day and AGM, Ros Rowell agreed to attend</p> <p>Invitation to meet the SNH executive Board, IB to attend if time.</p> <p>Copy of SSE Contract to Trust, It was thought this was too restrictive, the CC Trust directors confirmed negotiations were ongoing regarding this contract offer.</p> <p>Email from Liz Merther – Previously unrecorded items were added to the TECS letter list. It was agreed that Planning Application site visits will be carried out when and if the CC deem them necessary</p> <p>Camp Site Visit By Sally McGuire – It was confirmed she was acting as a private individual, she advised that as a result of the police investigation they advised her to take a witness with her if she were ever going to visit the site again.</p> <p>The chair emphasised to all CC members that unless requested to act on the CC behalf, they are acting as private individuals and should make that clear to others, this includes correspondence where only the Secretary or Chair should respond to correspondence addressed to CC members.</p>		
8. AOCB		
<p>Road Issues</p> <p>It was agreed this will be a standard agenda item resulting in a letter listing issues.</p>		
<p>Whitebridge Planning Application - Myrtle cottage</p> <p>The planning department have been pushed by both the CC and Councillor Davidson for a decision, we await a response</p>		
<p>Community Trust - Articles Working Group</p> <p>3 none Trust directors were needed, Liam, Martin and Ian Bateman agreed to be nominated by unanimous agreement.</p>	83	LM / MDO / IB
<p>Foyers Toilets</p> <p>Morag advised the costs for this were – £3,400/annum, cleaner cost of £1,400 presently paid by the Comfort Scheme unfortunately Councillor Davidson could not confirm this will always be paid over the life of the 25 years lease. So keeping the toilets open from April to October over the lease period would be in the region of £85K plus inflation and any additional repair or maintenance costs incurred.</p> <p>It was agreed this should be reviewed over the winter in consultation with the Trust due to the size of the financial outlay required.</p> <p>Morag will prepare a short report for both the CC and Trust for review and consideration over the winter period</p>	84	ALL
	85	MC
<p>Local Development Plan</p> <p>Councillor Davidson advised this would soon be circulated by Highland Council for comment to Community Councils. She advised the CC to look at this, especially with reference to Housing and local services.</p>		
<p>Fireworks Night</p> <p>The Fire Brigade have generously agreed to organise this event for the community, much appreciated by all. Catriona Fraser and Iain Brown will attend as CC members so the CC insurance can provide cover for the event.</p> <p>Catriona will check if they wish any additional help needed on the night.</p>	74	CF, IBR
	86	CF
Next Meeting Foyers School 29 th October 7:30pm		