

5 April 2019

10.30am – Scott Dalgarno (SD) and Douglas Chisholm (DC) – Inner Moray Firth Development Plan

- Plans are to be reviewed. Legislation states that this must be done every 5 years; however the planning bill talks about moving it to 10 yearly reviews. SD feels that due to the areas in the development plan, a 5 year review is required. There are some sites that are not being delivered as per the plan, including Nairn. The landowners that are not delivering on their site will be contacted to find out why.
- There are 3 main issues to be addressed: 1. Delivery and viability of sites, 2. Transport and Infrastructure and 3. Optimise and maximise energy provision.
- If there is no need to update sections of the plan, they will be rolled forward.

- LM – Could a housing development on Sandown include photovoltaic panels on site? SD – The IMFDP would look to impose standards on any future developments.
- SD – The perception locally is that Nairn is thought to be a hostile area for developers.
- Nairn South site – the onus is on the HC to do something about this site, to meet the requirements of the LDP and complete a revised Transport assessment.
- LC – Sandown is a site that Members are keen to develop, but the issue is how that is perceived by the local community.
- SD – There will be community engagement with a collaborative approach. Workshops will be held in June with Members and it is proposed for a report to go to Area Committee. Workshops will then be held with the community in September and the housing demand statistics for the local community will be a point of reference at these workshops.
- LM – There has been no developments with the Delnies site? SD – in the plan, Sandown will be developed first, then move on from there. Not developing Sandown is holding up the rest.
- PS – Would like to see the NCG/HC controlling the design of what is developed at Sandown. SD – There will be detailed design specifications for the site. Allan Maguire may be in a position to commission feasibility work for detailed designs. Particular instructions could be given to reflect what is wanted on behalf of the NCG.
- LF – concerned that this has been tried before and it didn't work.
- TH – Allan Maguire already has an outline plan for a Sandown housing development in the south field.
- SD is happy to work with Alan on the Sandown development.
- Community Councils have been given an e-mail briefing and been advised that there will be further updates. Planning will email all Community Councils advising they will be coming to Nairn to talk with them around September time.
- LM – Will all individual remaining Members of NRCC be contacted? LC – This is already in hand, SD and DC have been given all the relevant contact details.
- LF – Will there be industrial / business park type development? SD – some sites in the plan are mixed use and Nairn currently has Balmakeith.
- LF – The Sawmill is a vital part of Nairn and is a major employer in Nairn, is this included for development? SD – There is land allocated in the current plan for expansion of the Sawmill.
- LF – Granny Barbour Road – will there be a new bridge over the bypass to allow wagons access to the industrial units without having to detour through Auldearn and into Nairn? SD – This would likely have been raised by Richard Gerring in the comments of the road plan, but not as an objection.
- TH – Lochloy foot and cycle bridge? SD – There is a pot of developer contributions for this work, which continues to be added too. Feasibility work will be commissioned to draw up designs on behalf of the transport team. Still on the plans to be done.

8 November 2019

<ul style="list-style-type: none"> ◦ Sandown Lands – 2020 agricultural agreement 	<ul style="list-style-type: none"> ◦ As per discussions with Ricky Marwick – 10am. ◦ Members raised the matter of selling Sandown Lands and whether to proceed. Two options were discussed: - <ol style="list-style-type: none"> 1. Market the lands and find out the value of them. 2. Market the lands and specify what housing should be made available. ◦ Members asked for a ballpark figure to be provided for marketing costs and whether this figure would change depending on the options above. <p>Action</p> <ul style="list-style-type: none"> ◦ WM to contact Allan Maguire for marketing costs. 	<p>WM</p>	<p>Next WBM</p>
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10.00am – Ricky Marwick (RM), SAC – Sandown Lands

- RM gave a background update on the fields.
- There has been a request from the tenant to extend the let from January to November instead of February to November.
- The tenant has also asked for approval to use cattle dung to fertilise the fields. RM advised that there was nothing in the lease to stop the tenant using this, but the tenant was looking for Members approval before using it.
- Members in agreement to let the Sandown Fields for a further year and are content with letting it from January to November.
- Members also content with the tenant using cattle dung on the fields.
- RM to contact the tenant and offer the let for next year at the same charge. RM to also advise that 2021 would be the last year he could have the let, if it was to go ahead.
- If all ok with the terms, RM will issue a draft lease for signing by WM along with the SAC contract.

6 December 2019

<ul style="list-style-type: none"> ◦ Sandown Lands 	<ul style="list-style-type: none"> ◦ As per discussion with Allan Maguire – 9.30am ◦ Independent marketing agent to be obtained for proceeding to a sale. This then needs approval by members (Nairn Common Good). ◦ This would require following the CEA process; offers, then planning etc. <p>Action</p> <ul style="list-style-type: none"> ◦ Alison Clark/Pablo Mascarenhas to be invited to meet Members for way forward. WM to invite to meet on 22/01/20, following Car Parking Chagres meeting 	<p>WM</p>	<p>Immediately</p>
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Sandown Fields

- AM – recommends appointing an independent marketing agent and put the site on the market to sell. This will need to be instructed by Members. Time is critical now, there have been several enquiries from developers about the land and now is the right time to market. Actively marketing the site shows that something is being done with the site with regards to the IMFLDP. Most marketing agents will take payment once the site has been sold so there may not be any upfront payments. This is the cleanest way to deal with the site – the independent body makes the recommendations.

The full CEA process would have to be carried out. Time scales - approx. 8 weeks to complete the consultation. A few weeks to go through the tender process. Then approx. 6 months for the marketing process and possibly another year for the Planning process and sale to go through.

PS – The developer contributions are likely to go up which will decrease the value of the site.

Members to further discuss and make a final decision at the January WBM. Alison and Pablo to be invited to attend to discuss the Community Engagement aspect.

Members content with discussions and the proposed way forward.

23 January 2020

<ul style="list-style-type: none"> ◦ Sandown Lands – discussions with Alison Clark 22.01.19 	<ul style="list-style-type: none"> ◦ Members objective is to put Sandown on the open market, but clarity is needed on the process. Sara Murdoch to be liaised with to work on a presentation for taking to the community. In principle the Members feel the whole area, except the allotments, should be marketed as a whole. Action ◦ Ongoing 		
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21 February 2020

<ul style="list-style-type: none"> ◦ Sandown Lands – update 	<ul style="list-style-type: none"> Action ◦ Meeting with Alison Clark to be arranged to discuss how to progress with marketing the lands for sale. <u>Early March if possible.</u> 	<p>WM</p>	<p>March</p>
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3 July 2020

<ul style="list-style-type: none"> ◦ Sandown 	<ul style="list-style-type: none"> ◦ PS spoke with [REDACTED] who raised their interest, past and present, in the Sandown land. PS suggests passing this information to Alan McGuire. ◦ Members content with the information being passed on. ◦ Action – PS to contact Alan McGuire 	<p>PS</p>	
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15 July 2020

<ul style="list-style-type: none"> ◦ Sandown 	<ul style="list-style-type: none"> ◦ Process for consultation and to prepare for marketing could take up to 2 years. ◦ Members agreed to raise this with Alison Clark at the meeting on 31st July. 		
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18 September 2020

<ul style="list-style-type: none"> ◦ Sandown 	<ul style="list-style-type: none"> ◦ AC joined the meeting. ◦ AC is seeking Member's formal consideration to go to consultation for the disposal of the Sandown Fields and will come back to a future WBM with the draft consultation documents for approval. 		
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<ul style="list-style-type: none"> ◦ Sandown Cont'd 	<ul style="list-style-type: none"> ◦ Members in agreement that they have no objections to the Officers proceeding with drafting the consultation documents for the disposal of the Sandown Fields. <p>Action</p> <ul style="list-style-type: none"> ◦ WM to contact LF to clarify his approval. ◦ Draft consultation to be brought to the Members at the WBM on 16th October. 	<p>WM AC</p>	<p>Immediately Oct WBM</p>
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23 October 2020

<p>Sandown</p>	<ul style="list-style-type: none"> ◦ SM discussed the draft consultation document with Members and confirmed the process timings – 8 weeks for proposal, 8 weeks consultation period and 8-week period to respond to any representations. The consultation period may be extended due to it running over the Christmas period, although it is felt it should not be longer than 12 weeks. <p>Action</p> <ul style="list-style-type: none"> ◦ Members in agreement they are content for SM and AC to make the minor amendments to the consultation document and circulate to Members for final approval. ◦ WM, AC and SM to liaise with Corporate Comms and prepare a press statement to advise the public that the process is underway. 	<p>SM / AC</p>	<p>WM/AC/ SM</p>
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6 November 2020

<ul style="list-style-type: none"> ◦ Sandown Consultation 	<p>Action</p> <ul style="list-style-type: none"> ◦ WM to seek clarification from Sara Murdoch and David Haas regarding the practicalities of providing information to the local press. 	<p>WM</p>	<p>Immediately</p>
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