

**DRAFT MINUTES OF MEETING**  
**DUNVEGAN PRIMARY STAKEHOLDER MEETING - 20**  
**06 Nov 2024 at 4.15pm Via Microsoft Teams**

<b>Attendees:</b>	<p><b><u>Parent Council Representatives</u></b></p> <p><b><u>Highland Councillor</u></b> John Finlayson</p> <p><b><u>Community Representatives</u></b> Tim Wallis, Dunvegan Community Council Mali MacLennan, Dunvegan Community Trust</p> <p><b><u>Highland Council Officials</u></b> Robert Campbell, Estate Strategy Manager Dorothy Gibb, Estate Team Leader Jenny MacRae, Estates Co-Ordinator Samantha Muir, Head Teacher</p> <p><b><u>External Officials</u></b> Ian Hall, Dualchas James Swinnerton, LSHA</p>	<p>JF</p> <p>TW MMcL</p> <p>RC DG JMR SM</p> <p>IH JS</p>
<b>Apologies:</b>	<p>John Laing- Dunvegan Community Council Finlay MacDonald, Chief Officer, Property and Assets Anne MacPherson, Head of Support Services Kenna MacInnes - NWSFC Catherine Matheson- Dunvegan Show Committee Cllr Drew Millar Cllr Callum Munro</p>	

1.	<b>Welcome &amp; Apologies</b>	<b>Action</b>
	<p>Apologies as above.  Minutes approved – James Swinnerton.  Seconded – Samantha Muir.  No matters arising.</p>	
2.	<b>Enabling Works Update</b>	
	<ul style="list-style-type: none"> <li>• JS shared some aerial photos of the site and progress of road improvement works to date.</li> <li>• Drainage works are 90% complete and currently working on deep drainage on the housing site to form the SuDS area.</li> <li>• One part of the loop road is formed and in the coming weeks, kerbing team will be on site.</li> <li>• Some utility works to be done in preparation for SSEN and SW connections.</li> <li>• Next stage will be to progress the works at the junction with the main road and beside Mr MacLeod's property entrance. Some maintenance manhole work to be done in this area and some setting out work required.</li> <li>• Tentative completion date of the enabling works is end of January 2025.</li> <li>• SM – Implemented some measures for safeguarding of pupils. Currently cars are coming up the original road and going down the first loop road. Have altered bus and taxi pick up times at the end of the day. Presume the access via the original road is temporary?</li> <li>• MM – Education Scotland will be due a revisit and they will pick up on this issue.</li> <li>• DG – Suggest you contact Gordon MacDonald and explain situation. Appreciate these works happened quickly and school and school transport has had to adapt to new layout.</li> <li>• JF – Gordon to speak to Sam on any further improvements required.</li> <li>• SM – Measures in place just now are working well and better than what we had before.</li> <li>• IH – Have some fencing issues and will have a catch up with SM and JMR on loop road issues.</li> </ul>	<b>IH/SM/JMR</b>
3.	<b>Highland Council Update</b>	
	<ul style="list-style-type: none"> <li>• RC – Approval to take Dunvegan Project to tender stage but at some point, Council will need to approve the Capital Funding to build the new school.</li> <li>• Would be ideal to take this project forward with Broadford new primary school.</li> <li>• Currently asking for expressions of interest for Broadford and have indicated that Dunvegan could also be another tender project.</li> <li>• Projects will have a two-to-three-month gap between them with Broadford starting first.</li> <li>• Operational date for Broadford is scheduled for October 2026 and Dunvegan January 2027.</li> <li>• Design Team appointed for Dunvegan and same team as working on Broadford.</li> <li>• DG – Shared design layout and explained the set up of rooms and zones in the school.</li> <li>• JF – Once plans are finalised, we will arrange for a fly through video of the building similar to that done for Broadford.</li> </ul>	

	<ul style="list-style-type: none"> <li>• JF- When is Planning expected to be submitted?</li> <li>• RC – Planning submission would be around January/February 2025.</li> <li>• DG – Pre-planning review for February and Planning Submission February/March 2025. As this project was approved as part of a Masterplan, hoping that Planning review for the new school will be smoother.</li> <li>• RC – Will hold a Drop-In Session for the community to see the plans and layouts and make any comments.</li> </ul> <p><b>Highland Council POD (Point of Delivery) Update</b></p> <ul style="list-style-type: none"> <li>• JF- Highland Council is moving forward with the Highland Investment Plan (HIP) which aims to have as many services as possible in one location to benefit communities. Representation from Dunvegan Community Council and Cllr Millar, regarding the Police Station and house in Dunvegan. The Police Station is still serviceable, but the Police House is in poor condition and needs investment. It looks as though the new school may be able to accommodate other services such as the Police.</li> <li>• DG – There are several multipurpose rooms which could accommodate other services for meetings/training.</li> </ul>	
4.	<p><b>Dunvegan Trust/Community Update</b></p>	
	<ul style="list-style-type: none"> <li>• MMcL – Conveyancing for Trust to take over the Gael Tech building is ongoing and hope to conclude by year end.</li> <li>• This building will be able to provide various rooms and areas for community, workshop and business use but will be careful not to compete with anything already in the area. Expressions of interest from small businesses have been received.</li> <li>• Will be launching a program next week to discuss various topics with the first one being sport and leisure. Local sports groups and football club have been invited so we can determine what everyone’s needs are.</li> <li>• Have received a quote for a feasibility study of the pitch area but the Trust have been busy with other projects and have decided to wait till the new financial year to progress this. Financial year ends in December.</li> <li>• Also launching a housing needs study next week. There are potentially some buildings in the village that could qualify for a Community Asset Transfer (CAT).</li> </ul> <p><b>Post Meeting Note:</b> Highland Council do not own any properties in Dunvegan that could be identified for a CAT transfer – there are only two sites on Map Room identified as Council ownership – Dunvegan car park and Dunvegan Cemetery.</p> <ul style="list-style-type: none"> <li>• JF – In terms of the amount of excess soil from the enabling works, is this still being stockpiled?</li> <li>• JS – Yes. Excess would have been good to level off the pitch area if there was a finalised design.</li> <li>• MMcL – Can the soil remain where it is for a while?</li> <li>• JS – Yes as house building is not imminent.</li> </ul>	

	<ul style="list-style-type: none"> <li>• DG – Ground on the right-hand side approaching the school is in Highland Council ownership. The ground on the left is the tenant croft with MacLeod Estate as landlord. The resumption order needed to allow transfer of MacLeod Estate ground to the Council is a lengthy process and is continuing. All the agreements are in place, but Land Court need to advise the compensation and approve resumption before we can access that area.</li> <li>• JF – if we wanted to move the soil onto the pitch site, would we need permission from the tenant crofter or MacLeod Estate?</li> <li>• DG – I don't see an issue with crofter or Estate, but the hold-up would be with crofter's legal representation, and we want to ensure we are following processes correctly.</li> <li>• MMcL – Is there drainage works that need to cross the pitch site?</li> <li>• JS – A water drainage does cross the pitch site.</li> <li>• MMcL – Do any new services for the school or housing need to cross the pitch site?</li> <li>• JS – No.</li> <li>• MMcL – Could we get permission for trial pits on the pitch site if we contact the crofter / MacLeod Estate?</li> <li>• JS – Will be meeting with the crofter (John MacLeod) so will ask his opinion.</li> <li>• JF – The tenant crofter has always said he is supportive of the whole project.</li> <li>• DG – Just keep HC up to date on the outcome as we need to keep MacLeod Estate updated.</li> </ul>	
<b>5.</b>	<b>Sport Scotland Update</b>	
	<ul style="list-style-type: none"> <li>• JF – In contact with Forbes Dunlop, CEX of Sport Scotland. Has indicated he will visit Skye very soon and will meet with him at Broadford and Dunvegan project sites with key representatives. Will update the group with further details as I receive them.</li> </ul>	
<b>6.</b>	<b>LSHA Update</b>	
	<ul style="list-style-type: none"> <li>• JS – continuing with the enabling works.</li> <li>• SSEN connection quote received but with a 36-month timeline for connection.</li> <li>• JF – Reasonable quote received from them?</li> <li>• JS – Yes, quote is reduced and more in line. SSEN have removed the wider infrastructure costs.</li> <li>• JF – Will we have the same connection timeline problems for the school?</li> <li>• DG – Depends what works are done first – if housing is first, infrastructure will be already in place. We have the same issue at Broadford – feel the 36-month timeline from SSEN is their standard response.</li> </ul>	
<b>6.</b>	<b>AOCB</b>	
	<ul style="list-style-type: none"> <li>• TW - Has consideration been given to using solar panels on the new school and new housing?</li> </ul>	

	<ul style="list-style-type: none"> <li>• DG – the new school will be Passivhaus Design – it will be a mechanical ventilation heat recovery (MVHR) system and therefore no need or benefit for solar panels. When operational there will not be high energy demand on this building.</li> <li>• JS – No plans for solar on the new housing.</li> <li>• IH – Building Control compliance is heating recovery pumps.</li> <li>• JS – Heat pump is the go-to technology at the moment, but wider discussions are ongoing within the Housing Association regarding solar.</li> </ul>	
<b>7.</b>	<b>Date of Next Meeting</b>	
	<ul style="list-style-type: none"> <li>• Wednesday 12 February 2025 at 4.15pm via Microsoft Teams.</li> </ul>	