

The Highland Council

Minutes of Meeting of the **Dingwall and Seaforth Area Committee** held remotely on 14 November 2022 at 11.35 am.

Present:

Mrs A MacLean
Mr G Mackenzie

Mrs M Paterson
Mr S Kennedy

In attendance:

Mr M Rodgers, Executive Chief Officer, Property and Housing
Mrs D Ferguson, Senior Ward Manager (Ross, Skye and Lochaber), Communities and Place
Mr T Stott, Principal Planner, Infrastructure, Environment and Economy
Ms J Bain, Planner, Infrastructure, Environment and Economy
Miss J MacLennan, Principal Administrator, Corporate Governance

Also in attendance:

Group Manager R Dibble, Scottish Fire and Rescue Service

An asterisk in the margin denotes a recommendation to the Council. All decisions with no marking in the margin are delegated to the Committee.

Mr G MacKenzie in the Chair**Business****1. Apologies for Absence
Leisgeulans**

There were no apologies for absence.

**2. Declarations of Interest
Foillseachaidhean Com-pàirt**

There were no declarations of interest.

**3. Scottish Fire and Rescue Service
Seirbheis Smàlaidh is Teasairginn**

There had been circulated Report No DSA/13/22 dated 21 October 2022 together with the Ross and Cromarty Performance Report by the Local Group Manager for the Scottish Fire and Rescue Service.

During the discussion the following issues were raised:-

- Members expressed their appreciation to all staff, having commented on the excellent report;
- the increase in appliances available was welcomed;

- previously there had been suggestions of setting up a creche at Dingwall Fire Station and this had evolved into a proposal for a Family Centre. However, this had fallen by the wayside, possibly due to the lack of support from the Council, but Members expressed concern as it had been understood that money had been allocated for this;
- there were recruitment difficulties with some areas being harder hit than others. This was a national problem and this compounded the difficulties in attracting personnel to Highland;
- there were a number of Station Managers who had/were about to retire and Local Members would be kept informed of changes;
- the Fire Brigade Union was in the middle of balloting its members about Industrial Action and Members were assured that arrangements were in place should a strike be called;
- it was reassuring that a proactive approach was being taking with regard to Home Safety checks with vulnerable individuals being prioritised; and
- the Fire Service had been keen to be involved with the Tele-Care Service but the Fire Brigade Union had rejected this proposal as it was not part of their terms and conditions.

Having scrutinised the report, the Committee:-

- NOTED** the Ross and Cromarty Area Performance Report; and
- AGREED** that officers investigate the current position regarding using Dingwall Fire Station as a Family Centre.

4. Inner Moray Firth Proposed Local Development Plan 2 Plana Leasachaidh Ionadail ga Mholadh airson Linne Mhoireibh A-staigh 2

There had been circulated Report No DSA/14/22 dated 28 October 2022 by the Executive Chief Officer Infrastructure, Environment & Economy.

During the discussion the following issues were raised:-

- Businesses moving into the area would undoubtedly wish to comment on the Plan;
- the Council had consulted well and it was good to see the responses generated;
- since the Draft Plan had first begun there had been a number of changes which would impact on it. In particular Climate Change was a serious issue and information was sought, and provided, as to how the Plan had taken this in to consideration;
- ideally there should be no more housing development until the necessary infrastructure was in place, bearing in mind the 20 minute neighbourhood approach, and this therefore had a bearing on developer contributions. It was important that communities and Local Members were involved;
- if the Opportunity Cromarty Firth bid was successful it would have a huge impact on the Plan;
- calls were made for a charette for the Ward which would take into account infrastructure;
- there would be concerns about further housing developments in Conon Bridge due to the accident blackspot at the A835 junction; and

- improvements to infrastructure were necessary elsewhere in the Ward, Muir of Ord being cited as one example and it was pointed out that it was not possible to keep building houses if facilities weren't there. This could be addressed if Community Planning Partnerships were included.

The Committee:-

- i. **AGREED** the recommended Council response to the place-specific issues relevant to this Committee area raised in representations received on the Proposed Plan as set out in Appendix 1 of the report;
 - ii. **NOTED** the issues raised in representations as they related to strategic matters that might have implications for this Committee area and **NOTED** the working draft response to these issues as set out in Appendix 2 of the report;
 - iii. **AGREED** to authorise officers to undertake the statutory and other procedures required to submit the Plan to Scottish Ministers and to progress the Plan through its examination up to but excluding the Plan's adoption; and
 - iv. **AGREED** to authorise the Executive Chief Officer Infrastructure, Environment & Economy, in consultation with the chair of this Committee, to make any necessary Habitats Regulations Appraisal, factual or other non-material changes to Appendix 1 of the report prior to its submission to Scottish Government.
- 5. Dingwall and Seaforth Ward Discretionary budget applications approved since last meeting**
Iarrtasan buidseat fo Ùghdarras Uàrd Inbhir Pheofharain agus Shìophort air an aontachadh bho choinneamh mu dheireadh

The Committee **NOTED** that the following Dingwall and Seaforth Ward Discretionary Budget applications had been approved since its last meeting:-

- i. Ben Wyvis Primary School – Supporting Health and Wellbeing £500;
 - ii. Community Support and Information – Sheila's Café, community event space and garden £1,500;
 - iii. Killearnan Public Hall – Electrical Wiring - £500;
 - iv. Dingwall Players – Word on Street Festival - £2,500; and
 - v. Dingwall Community Council – Community Events and Resilience - £2,500.
- 6. Common Good Fund - Dingwall**
Maoin Maith Coitcheann - Inbhir Pheofharain

There had been circulated Report No DSA/15/22 dated 20 October 2022 by the Executive Chief Officer Communities and Place and the Head of Corporate Finance and Commercialism.

During the discussion the following issues were raised:-

- clarification was sought as to the expenditure costs incurred for telephone rental;
- Members welcomed the completion of the community hub/meeting room in Dingwall but did ask when it was to be opened, how the facility could be booked and the level of charges proposed; and

- Members were pleased to see that essential works at Dingwall Town Hall had commenced. However £800,000 was required and it was queried if this would all be available.

Officers having undertaken to respond to Members queries, the Committee **NOTED** and scrutinised the position of Dingwall Common Good Fund as shown in the 2022/23 Quarter Two monitoring statement.

7. Ward Capital Projects – Update Pròiseactan Calpa Uàrdan – Ùrachadh

There had been circulated Report No DSA/16/22 by the Executive Chief Officer Housing and Property.

During the discussion the following issues were raised regarding the planned replacement building for St. Clements:-

- discussion took place surrounding the date of the Special Council which had been agreed to concentrate on the Council's Capital Programme. Although initially proposed to be in December, it was now thought to be in January as the outcome of the Scottish Government's LEIP funding would then be known;
- looking to Aberdeenshire Council's proposed new Special School building would offer an opportunity to follow best practice
- it was important that there were regular stakeholder meetings;
- it was understood design and building consultants had been appointed; and
- High Life Highland had vacated the Old Library building, adjacent to the current St Clement's building. This building was in a good state of repair. Once the new school was built it would be necessary to look at the whole site strategically and to consult with users as to its future. It would also be dependent on what SEPA would allow and it was understood that a previous proposal for flats had not met with community support. A Master Plan had been drawn up but this was now well out of date. In this regard, a site visit for Members was proposed with a detailed options appraisal.

The Committee:-

- NOTED** the progress made in taking forward the St. Clement's School project; and
- AGREED** a Members' site visit, with a detailed options appraisal, be arranged.

8. Community Asset Transfer – Lease of Land at Muir of Ord Industrial Estate to Muir of Ord Development Trust (Men's Shed Project) Maoin Coimhearsnachd a ghluasad - Fearann air mhàl aig Oighreachd Ghnìomhachais a' Am Bhlàr Dhubh gu Urras Leasachaidh a' Bhlàr Dhubh (Pròiseact Seada nam Fir)

There had been circulated Report No DSA/17/22 dated 31 October 2022 by the Executive Chief Officer Communities and Place.

Members welcomed the proposal, highlighting the success of the Dingwall Men's Shed and it would undoubtedly be replicated here. In response to a question, it was

confirmed that after the 20 year lease lapsed it was probable that it would simply be renewed.

The Committee **AGREED** the Community Asset Transfer request from Muir of Ord Development Trust to lease approximately 343 sqm of vacant land at Muir of Ord Industrial Estate for 20 years at £1 pa on the terms of transfer as detailed in the report.

9. Minutes
Geàrr-chunntas

There was circulated for **NOTING** Minutes of Meeting of the Dingwall and Seaforth Committee held on 22 August 2022 which were approved by the Council on September 2022.

The meeting concluded at 1.15 pm