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| Agenda Item | 8 |
| Report no | SCC/09/18 |

HIGHLAND COUNCIL

Committee: Sutherland County Committee

Date: 23 May 2018

Report Title: **Dornoch Common Good Leases**

Report By: Depute Chief Executive and Director of Corporate Resources
Head of Policy and Reform

1. **Purpose/Executive Summary**

1.1 The purpose of this report is to homologate approval for leases for the following Dornoch Common Good properties:

- Dornoch Beach playpark
- Ground at Dornoch airfield for hangar

2. **Recommendations**

2.1 Members are asked to:

- i. Homologate approval of lease of Dornoch Beach playpark to Dornoch Community Council for £1pa (if asked) for 19 years and otherwise on terms and conditions agreed by the Director of Development and Infrastructure.
- ii. Homologate approval of the lease of 2,000 sq.m. of Dornoch Common Good Land to Mid- America (UK) for £1,500 pa for 30 years and otherwise on terms and conditions agreed by the Director of Development and Infrastructure.

3. Background

3.1 Beach Playpark

Dornoch Beach playpark is on Dornoch Common Good land. A community group, Dornoch Beach Regeneration Improvement Group (BRIG) aims to enhance the facilities and the appearance of the beach vicinity for locals and tourists. As part of this enhancement, they plan to improve the existing playpark for children in the local community and those visiting. The proposed playpark will have greatly improved equipment, be accessible to all and be in keeping with the local environment. BRIG has already raised funds and implemented small projects including new benches and signs. They have now turned their attention to the playpark and have raised funds for new equipment to be installed. Funders require security of tenure to be in place and in this case, following discussion between BRIG and Dornoch Community Council, the two parties agreed the best approach was for the Community Council to lead the funding application and lease the playpark, ensuring the long term sustainability of the playpark. The terms of the lease commit the tenant to maintain and repair any play equipment installed and to remedy any defect identified during the Council's annual health and safety inspection.

3.2 Hangar

Dornoch Airfield is located on Dornoch Common Good land and is operated by Highland Council's Development and Infrastructure service. The airfield comprises a grass runway and is used by light aircraft for flights as well as light planes transporting guests to and from local hotels and golf courses. Mid-America (UK) has approached Highland Council requesting a lease for ground at Dornoch Airfield to build a hangar to accommodate up to two aircraft. The hangar would also be used to store ancillary equipment including grass cutter, small aircraft tug etc. Mid- America (UK) has secured full planning permission for the proposed hangar.

4. Proposal

4.1 Beach Playpark

Lease of Dornoch Beach playpark to Dornoch Community Council for £1pa (if asked) for 19 years and otherwise on terms and conditions agreed by the Director of Development and Infrastructure. The lease date of entry was 2 March 2018. See Appendix for plan of area.

4.2 Hangar

Lease of 2,000 sq. m. of Dornoch Common Good land to Mid- America (UK) for £1,500 pa for 30 years and otherwise on terms and conditions agreed by the Director of Development and Infrastructure. The lease date of entry was 23 February 2018. See Appendix for plan of area.

4.3 Both these leases now require homologation as they were not reported to Sutherland County Committee during the transition between Ward Managers.

5. Consultation

5.1 Beach Playpark

- Dornoch Community Council agreed to take on the lease on 20 September 2017.
- Ward 4 Members indicated their agreement to the lease at Ward Business Meeting held on 14 November 2016.

5.2 Hangar

- Dornoch Community Council confirmed their agreement to the proposed lease at their meeting on 21 September 2017.
- Ward 4 Members indicated their agreement to the lease at the Ward Business Meeting held on 13th November 2017.

6. Implications

6.1 Resource-

- Any costs incurred will be met by the applicants.
- The lease for the hangar will yield income for the Common Good for at least the next 30 years. After this a new lease can be negotiated or the building will become the property of the Dornoch Common Good fund.
- The lease for the playpark yields no income for Dornoch Common Good (rent is £1), but it does place responsibility on the tenant to maintain and repair the equipment.

6.2 Legal- None

6.3 Community (Equality, Poverty and Rural)-None

6.4 Climate Change / Carbon Clever- None

6.5 Risk- None

6.6 Gaelic- None

Designation: Depute Chief Executive and Director of Corporate Resources
Head of Policy and Reform

Date: 11 May 2018

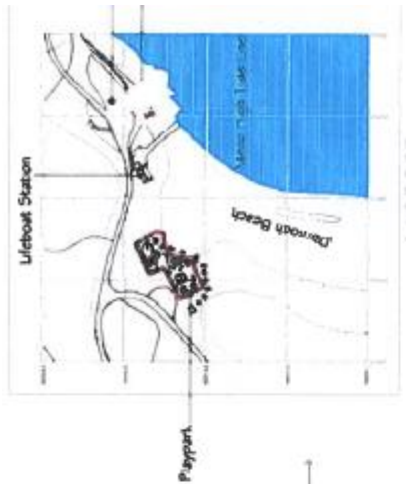
Author: Phil Tomalin, Ward Manager Sutherland

Background Papers:

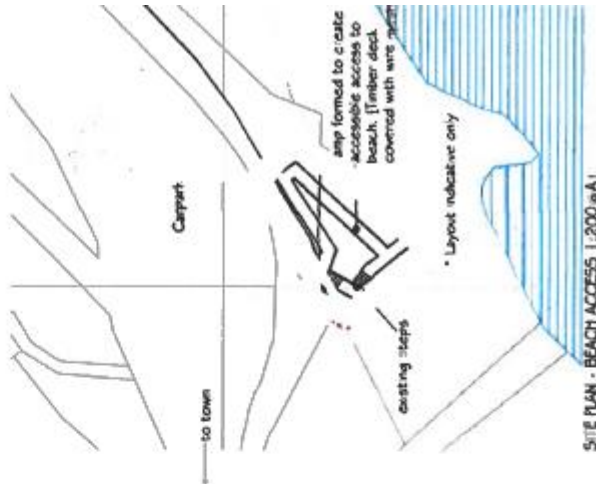
Beach Playpark



SITE PLAN - PLAYPARK 1:200 @A1

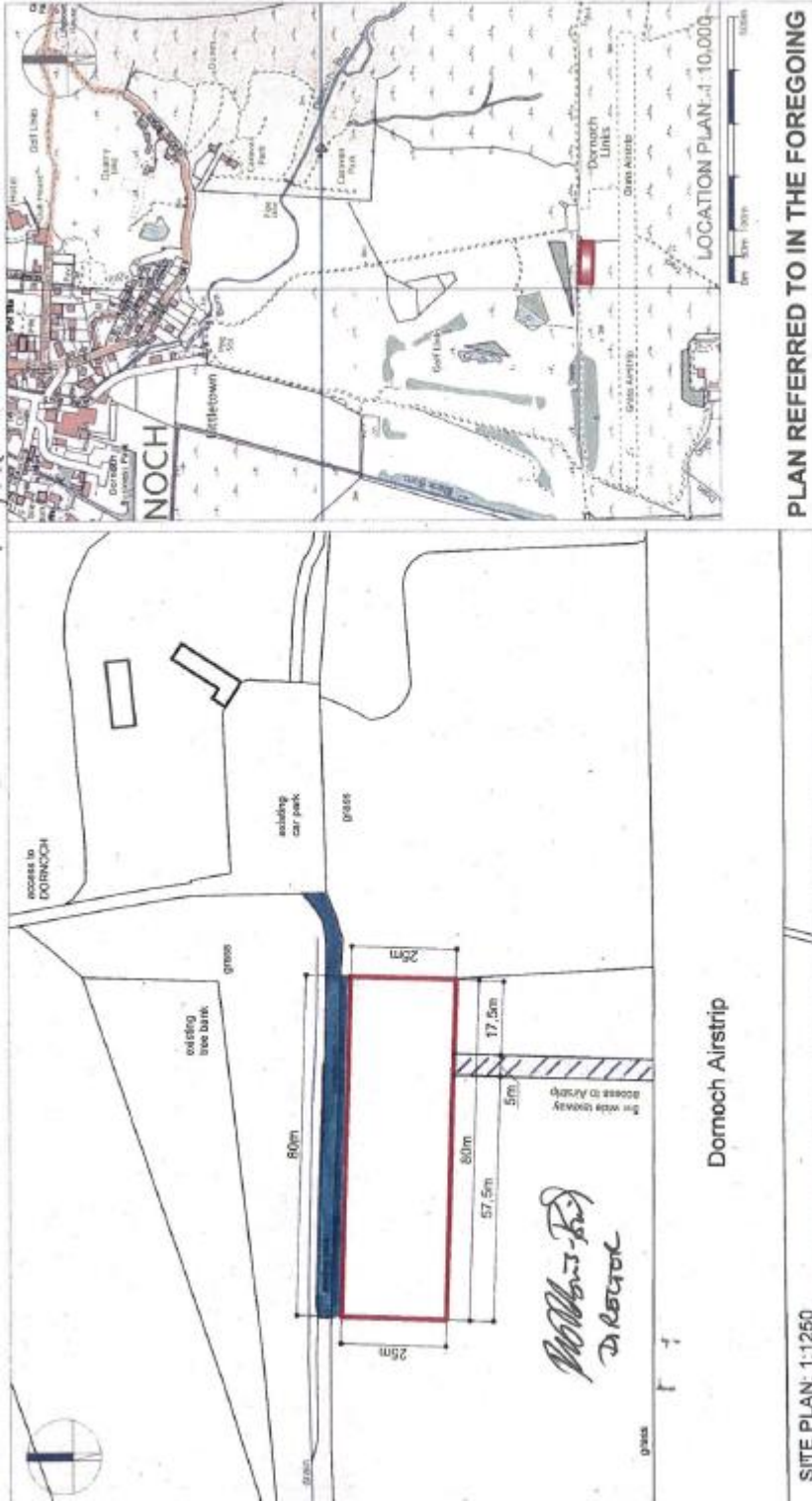


LOCATION PLAN 1:1250 @A1



SITE PLAN - BEACH ACCESS 1:200 @A1

Hangar



PLAN REFERRED TO IN THE FOREGOING

SITE PLAN: 1:1260