

**Draft Minutes of Meeting 8**  
**Dunvegan Primary Stakeholder Group**  
**8 June 2022 at 3:30pm**  
**Via Microsoft Teams**

<b>Attendees</b>	<b>Initials</b>
<b>Parent Council Representatives</b>	
Anna Campbell (Chair)	AC
<b>Highland Councillor</b>	
John Finlayson	JF
Ruraidh Stewart	RS
<b>Community Representatives</b>	
John Laing Dunvegan Community Council	JL
Mali Miller, Dunvegan Community Trust	MM
Kenna MacInnes, Football Club	KM
Catherine Matheson, Dunvegan Show	CM
Maressa Munro, Football Club	MM
<b>Dunvegan Primary School</b>	
Samantha Muir, Head Teacher	SM
<b>Highland Council Officials</b>	
Robert Campbell, Estate Strategy Manager	RC
Dorothy Gibb, Principal Estates Officer	DG
Dafydd Jones, Area Planning Manager, North Area	DJ
Jenny MacRae, Estates Co-Ordinator	JMR
Samantha Muir, Head Teacher	SM
Gordon Stewart, Education Advisor to Estates	GS
Ryan Sutherland, Architectural Technician	RS
<b>External Officials</b>	
Finlay Black, Robertson Construction- Operational Manager	FB
Mark Boyle, WSP – Project Management Team	MB
Ian Hall, Dualchas Architects	IH
Kate Kelly, WSP	KK
Sarah Kirk, WSP	SK
Iain McIvor, Lochalsh & Skye Housing Association	IMcI
Keith Nicolson, On behalf of Kate Forbes	KN
Chris Packham, Robertson Construction – Regional Bid Manager	CP
<b>Apologies</b>	
Cllr Andrew Millar	
Cllr Calum Munro	
Marion MacGregor, Teacher	
Don Esson, Area Education Manager	

<b>Item</b>	<b>Discussion and comment</b>	<b>Action</b>
<b>1.</b>	<b>Welcome and apologies</b>	
	<ul style="list-style-type: none"> <li>Apologies as above</li> </ul>	

Item	Discussion and comment	Action
2.	<b>Minutes of last meeting and actions</b>	
	<ul style="list-style-type: none"> <li>Approved</li> </ul>	
3.	<b>Planning approval and procedures</b>	
	<p>Overview from DJ</p> <ul style="list-style-type: none"> <li>North Planning Committee approved two applications on 26 April 2022 – Housing &amp; School applications.</li> <li>Conditions attached to the housing application are straight forward and what would normally apply.</li> <li>School application was a PIP (Planning in Principle) and lead officer is Simon Hindson</li> <li>Number of conditions attached to this application.</li> </ul> <p>Red Action Points</p> <ul style="list-style-type: none"> <li>Condition 1. - No development shall commence on the construction of the new school until the new sports pitch, or any other alternative temporary sports pitch provision which may be agreed with the planning authority, has been implemented and made available to for use</li> <li>DJ response: this is intended to ensure that no associated land with the school will be lost to pupils during the construction phases.</li> <li>JF – Is this a Sport Scotland request? They were not consulted, and the details are Highland Council can remove this clause. Don't want this to delay the project.</li> <li>DJ – No need to consult Sport Scotland. No ground is being removed and consultation only required if there is a temporary loss of land. As long as there are other areas available for pupils, Sport Scotland should be content with the process. If no other ground is available for pupils, this will need to be reviewed. A Section 42 will enable a variation/deletion of the condition and Sport Scotland would need to formally be consulted on this. Would advise exhausting all other avenues first and don't think there is a need for a Section 42.</li> <li>JF – Is this condition going to be an obstacle?</li> <li>RC- On initial review it looked as though it could be. Pitch is not available to play on at present due to condition. School has adequate space without the pitch. Upgrading facilities will be an enhancement to the site. Football club have alternative ground to play on presently.</li> <li>JF – Pupils have access to the same area of ground – no changes or loss of space.</li> <li>DJ – Land not used at present but available could be classed as a loss of ground by Sport Scotland. Will get Sport Scotland to clarify this. Sport Scotland may be persuaded if a supporting statement is submitted to them. Ground is unavailable for a limited time.</li> <li>JF – Creating a Muga, Pitch and Gym is better than what is on site now.</li> <li>DJ – A timeline would support any submission to Sport Scotland.</li> </ul>	DJ

Item	Discussion and comment	Action
	<ul style="list-style-type: none"> <li>• IMcl – the aim is to create a better facility, would be a real shame if there was a delay in the school build.</li> <li>• DJ – A constructive case needs to be made so delays are prevented.</li> <li>• IH – Kilmuir Road Link has been agreed by Transport Planners. Path will be gravel and fenced. Site allocated within Housing site for a community garden. Operation and management of this to be decided.</li> <li>• Mali M – Can the Trust and community members meet on site to talk through? IMcl and IH to arrange</li> <li>• JF – What position is the football club in?</li> <li>• Maressa M – Can't apply for funding until the ground is transferred to us.</li> <li>• IH – Road Construction Consent is pending – need this to be approved before Enabling Works</li> <li>• DJ – will flag this up with colleagues</li> <li>• AC – Can a copy of the conditions be shared with the group? IH shared in chat bar</li> </ul>	<p><b>IMcl &amp; IH</b></p> <p><b>DJ</b></p>
<b>4.</b>	<b>Project update – Highland Council</b>	
	<ul style="list-style-type: none"> <li>• RC shared presentation on project update</li> <li>• IMcl – Land acquisitions still ongoing. Slow process with external party solicitors, de crofting procedures and Land Court. Process can take a while and need to keep pressure on legal parties involved. Housing aiming to develop 16 houses at same time but with Enabling Works running concurrently, may need consultation with Health and Safety.</li> <li>• JF – What name are the Football Club applying for funding under? – Northwest Skye Football or Dunvegan Community Trust?</li> <li>• Maressa M – NWFC. Both groups currently changing to charitable status and no formal discussions at present.</li> <li>• JL – with inflation costs, are we confident the project can be delivered?</li> <li>• JF – At this time, Capital Program includes Dunvegan Primary. Don't expect any changes to this commitment. Cost of project is now 40% higher than last year.</li> <li>• RC – Continue to develop design and keep pushing project forward. Current pressures in construction industry.</li> <li>• IMcl – Housing funding in place and if prices come in reasonable, will still progress.</li> <li>• Mali M – Enabling works postponed for a year?</li> <li>• RC – Yes</li> <li>• Mali M – School construction is for Aug 2024, delaying enabling works, has that affected the school build?</li> <li>• RC – No. Enabling works will start before summer term 2023 and conclude by school starting back in August 2023.</li> <li>• DG – All preparatory work being concluded, Enabling Works completed and straight into construction. Continue to work in background, push Legal forward and next design phase with Robertsons.</li> </ul>	

Item	Discussion and comment	Action
	<ul style="list-style-type: none"> <li>MB – Stage 3 design phase will look at building layout, positioning, car parking. Create a plan and develop further with the group. School staff and community will be involved and input from public.</li> </ul>	
<b>5.</b>	<b>School user groups</b>	
	<ul style="list-style-type: none"> <li>Continue to engage with pupils and staff, catering, and cleaning colleagues, ASN provision, accommodation schedules and suggestions from staff.</li> <li>Dunvegan Show can hold show on school site this year</li> <li>AC – can presentation be shared on School Facebook Page?</li> <li>RC – yes</li> <li>IH – to meet with Mali and Maressa to discuss pitch progress</li> </ul>	<b>IH/Maressa/Mali</b>
<b>6.</b>	<b>AOCB</b>	
	<ul style="list-style-type: none"> <li>JL – as project progresses, there will be more community interest. Thank you to everyone on the group for their input in making this project happen.</li> <li>JF – Press and Journal want to run an article on rural school provision. Reporter may be in touch with some of you for comment</li> <li>DG – Stakeholder Meetings are not held during the summer term. Estates Team can still be contacted at this time.</li> </ul>	
<b>7.</b>	<b>Date of next meeting</b>	
	Wednesday 7 September 2022 3.30pm Via Microsoft Teams.	