

Draft Minutes of Meeting 3

Dunvegan Primary Stakeholder Group

6 September 2021 at 4pm

Via Microsoft Teams

| Attendees | Initials |
|---|----------|
| Highland Councillor | |
| John Finlayson | JF |
| Stakeholders | |
| Iain MacIvor, Lochalsh and Skye Housing Association | IMI |
| Ian Hall, Dualchas Architects | IH |
| Maressa Munro, North West Skye FC | MM |
| Kenna MacInnes, North West Skye FC | KM |
| John Laing, Dunvegan CC | JL |
| Mali Messant, Parent Council & Dunvegan Trust | MMt |
| Anne Campbell, Parent Council | AC |
| Lucy Salter, Parent Council | LS |
| Highland Council Officials | |
| Don Esson, Area Education Manager | DE |
| Dorothy Gibb, Principal Estates Officer | DG |
| Fiona Sangster, Estates Co-ordinator | FS |
| Vicki Parfitt, Head Teacher | VP |
| Marion MacGregor, Teacher | MMG |
| Catherine Matheson, EYP/Dunvegan Show Rep | CM |
| Rory MacLeod, Housing Manager | RM |
| Apologies | |
| Robert Campbell, Estate Strategy Manager | |
| Kate Forbes, MSP | |
| Ian Blackford MP | |
| Iain Langlands, MacLeod Estate | |

| Item | Discussion and comment | Action |
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| 1. | Welcome and introductions | |
| | <ul style="list-style-type: none"> JF welcomed everyone to the meeting | |
| 2. | Minutes of last meeting | |
| | <ul style="list-style-type: none"> Approved. JF notified attendees that Dunvegan will be included in Item 12 of the Highland Council Committee Meeting on 9 September. Last consultation for the PAN took place on 23 June and was well attended. Good news – the old demountable units have now been demolished and removed from the school site. | |
| 3. | Terms of Reference | |
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|-----------|---|---------------------|
| | <ul style="list-style-type: none"> To note: the Terms of Reference refer to the school development only and not the housing development. Mali Messant to be added to the list representing both the Parent Council and Dunvegan Trust Kate Forbes MSP and Ian Blackford MP to be added to the list of Stakeholders. | <p>FS</p> <p>FS</p> |
| 4. | Appointment of Contractor | |
| | <ul style="list-style-type: none"> Robertson Construction Northern Ltd have been appointed as the contractor for the school building and will be represented by Martin Craig. This is a joint contract which includes Dunvegan, Beaully and Broadford Primary Schools, all of which are to be Passivhaus design. A press release will be issued for all three projects. DG to ensure that JF is informed of when the press release is being prepared. Please note that no contractor has been appointed for the Housing part of the development as yet. An External Project Manager has also been appointed – WSP who will be represented by Mark Boyle. WSP have worked with THC on a number of projects in the past. A joint press release will be issued for all three projects shortly. | <p>DG</p> |
| 5. | Project update and PAN (Proposal of Application Notice) | |
| | <ul style="list-style-type: none"> IH reported that we are in the final stages of pulling together the masterplan. The next stage is for the PIP (Planning in Principle) Application to be submitted. This will include plans for the major infrastructure to go in but will not include all of the details for school, housing and football pitch. That will be done under separate applications. Design Team have been working with Transport Planners Feedback has been received from the Football Club and there is now robust provision within the Masterplan for the sports pitch, accessible parking, supporters' area and changing rooms. There has been some consultation with the Dunvegan Show but it would be good to have another run through before submitting the planning application. IH to liaise with CM for the Masterplan application. | <p>IH/CM</p> |
| 6. | Design overview | |
| | <ul style="list-style-type: none"> IH shared and talked through the up to date plan. Sports pitch is now full size. An area has been allocated within school grounds for store/changing rooms/supporters area. | |

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| | <p>There is an accessible route from two accessible parking spaces. Designated parking not included but there are 31 spaces in total that can be used on match days.</p> <ul style="list-style-type: none"> Housing layout does not raise any concerns for transport planning. There will be a total of 16 Units. Phasing to be confirmed with potentially eight units constructed as first phase. An active travel link has been added. IH explained drainage connections to adjacent offsite area at the football field, and also across the main road at the bottom of the site. IMI asked the group if anyone had the name of the new owner of the land across the road. MMt asked if there was scope for a polytunnel as well as raised beds for the Community Garden with an accessible path and parking spaces. IMI to discuss options for this with IH. DG noted that Edinbane Primary were currently involved in a project for a Community Garden with a polytunnel. VP could share information if necessary. THC have member of staff in The Energy Team who is working with communities on food growing schemes etc. DG to provide details to MMt. IH commented that Planners will only consent to this if there is proof that there is an organisation responsible for maintenance etc. SLHA, MMt and CM to work together to formalise a group possibly linked to the Dunvegan Show. Housing phases will depend on demand. Four plots are under consideration for plots for sale or for rent to buy – discussions and decision to be made. HSCHT in discussions with SLHA. De-crofting still to take place. THC will be acquiring all the required ground and then transfer housing land to SLHA. Crofters Commission does not usually consider de-crofting until planning permission has been granted but IMI has spoken to the Crofters Commission and they are prepared to work in tandem on this particular project. It is a long process so there is still time to get the housing/phasing etc. right. MM requested a copy of the plan to pass to surveyors – IH to send. JF noted that Steve Walsh of HLH was hoping to have a meeting with Sports Scotland soon regarding investment in the Highlands. JF to liaise with MM regarding a site visit in near future. | <p>IMI/IH</p> <p>DG</p> <p>SLHA/MMt/CM</p> <p>IH</p> <p>JF/MM</p> |
| 7. | Transition | |
| | <ul style="list-style-type: none"> To be discussed at a later stage in the project. | |
| 8. | AOCB | |
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| | <ul style="list-style-type: none"> • It is hoped to begin enabling works on the site after the PIP application has been granted. This could mean works would be taking place during the summer break next year which would have an impact on the Dunvegan Show. • CM to look at option of relocating the Show to an alternative site, or holding it early in July before works begin. • Enabling works will take longer than the summer holidays so discussions need to take place on what should be done first, and what can happen whilst school is open. • IMI noted that the length of time to obtain planning permission and de-crofting could affect the overall programme. • IMI to keep JF informed and he can consult with Kate Forbes if necessary. • All agreed on good progress being made and all very positive. Important to keep momentum going. • DG suggested that Stakeholders are notified of when the Planning Application has been submitted for them to comment directly on the portal. IH to inform the group. | <p>CM</p> <p>IMI</p> <p>IH</p> |
| 9. | Date of next meeting | |
| | <ul style="list-style-type: none"> • 1 November 2021 at 4 pm via Microsoft Teams | |