

## The Highland Council

### Tain 3-18 Campus Craighill - Stakeholder Group

**Minute of meeting No. 2 held on Tuesday 20 April 2021 at 7 pm**

### In Tain Royal Academy

Attendees	Initials
<b>Highland Council - Members</b>	
Derek Louden	DL
Alasdair Rhind	AR
<b>Highland Council - Officials</b>	
Robert Campbell, Estate Strategy Manager	RC
Susannah Holmes, Principal Estate Officer	SH
<b>Kier Construction</b>	
Gwenyth Blair, Corporate Social Responsibility Manager	GW
Stephen Muir, Framework Manager	SM
<b>Stallan- Brand</b>	
Ian Harper, Associate	IH
Paul Stallan, Design Director	PS
<b>High Life Highland</b>	
Julie Corcoran, Principal Libraries Manager	JC
Kattie Jeffs, Network Librarian	KJ
Rob Parks, Youth Development Officer	RP
<b>Education Representatives</b>	
Eileen Henderson, Head Teacher Craighill	EH
Jane MacKay, Head Teacher Knockbreck	JM
Kenny Murray, Education Lead	KM
Mark Jones, Head Teacher Tain Royal Academy	MJ
<b>Parent Council Representatives</b>	
Margo MacRae, Knockbreck Parent Council	MM
Alan Mohan, Tain Royal Academy Parent Council	AM
<b>Community Representatives</b>	
Graham Nutt, Tain Youth Cafe	GN
Chris	Chris
Lachie Stewart, Tain Civic Trust	LS
Neil Munro, Tain Community Council	NM
<b>Apologies</b>	
Fiona Robertson, Philip Shannon and Clare Whiteford	
<b>Minute</b>	
Susannah Holmes	

Item	Discussion and comment	Action
<b>1.</b>	<b>Welcome</b>	
<b>1.1</b>	RC welcomed everyone to the meeting.	<b>Note</b>
<b>1.2</b>	Apologies from Fiona Robertson, Philip Shannon and Clare	<b>Note</b>

Item	Discussion and comment	Action
	Whiteford.	
<b>2.</b>	<b>Introduction</b>	
<b>2.1</b>	<b>RC</b> Introduced <b>KM</b> and welcomed him to the project Team. <b>KM</b> will be the bridge between estates team for project delivery and education for education delivery for the campus.	<b>Note</b>
<b>3.</b>	<b>Progress to date</b>	
<b>3.1</b>	RIBA Stage 2 is progressing on programme and is due to complete by the end of the month. Followed by a month for THC to review the proposals in detail before signing up to proceed to Stage 3.	<b>Note</b>
<b>3.2</b>	A pre-planning consultation took place with statutory consultees providing an advice pack on the site and development proposals.	<b>Note</b>
<b>3.3</b>	<b>RC</b> confirmed site investigations were on going including archaeology and ecology. Results have been positive to date.	<b>Note</b>
<b>3.4</b>	<b>GN</b> asked if a programme could be shared with the group. Programme summary as follows;  <b>Site Investigations:</b> January- April 2021 <b>Stage 2 Submission:</b> End of April 2021 <b>Stage 2 Review and Sign off Period:</b> May 2021 <b>PAN Notice period:</b> May- September 2021 <b>Stage 3 Design Development:</b> June – September 2021 <b>Planning Application:</b> September 2021-January 2022 <b>Stage 4 Detailed Design:</b> September 2021– April 2022 <b>Stage 1 Building Warrant:</b> January – April 2022 <b>Construction Period:</b> April 2022-May 2024 <b>Decant:</b> June-July 2024 <b>Campus Opening:</b> August 2024	<b>Note</b>
<b>4.</b>	<b>Design presentation by design team</b>	
<b>4.1</b>	<b>IH</b> and <b>PS</b> presented the evolving design, a copy of this presentation has been circulated with this minute.	<b>Note</b>
<b>4.2</b>	<b>Chris</b> enquired about the capacity of the school. The design accounts for roll projections which are available to view at the below; <a href="https://www.highland.gov.uk/downloads/download/1955/school_roll_forecasts_february_2021">https://www.highland.gov.uk/downloads/download/1955/school_roll_forecasts_february_2021</a> The design accommodates: Secondary: 540 Primary: 448 Nursery: 72 ST Duthus: 30	<b>Note</b>
<b>4.3</b>	<b>NM</b> asked about future expansion. There is future expansion allowed for, a 3 classrooms bay has been designed in with an additional capacity of 75 pupils.	<b>Note</b>
<b>4.4</b>	<b>NM</b> enquired about site security. The security will vary depending on the vulnerability of each group. The nursery and St Duthus are the most secure. With the secondary pupils being treated as adults allowed to free flow around the rest of the building and site.	<b>Note</b>
<b>4.5</b>	<b>NM</b> asked what the plans are for the Craighill site post decant. The site will be given to THC's Housing Development team along with the TRA site for development in exchange for the Craighill Campus site which is currently on the Housing Revenue Account.	<b>Note</b>

<b>Item</b>	<b>Discussion and comment</b>	<b>Action</b>
<b>4.6</b>	<b>LS</b> enquired about the materiality of the building and structure. A decision is yet to be made on the most suitable frame, an options appraisal is currently being carried out.	<b>Note</b>
<b>4.7</b>	<b>LS</b> Asked about what thought has been given to urban design in terms of shared access road with the Health Centre and the proposed housing on Craighill Terrace. Stallan-Brand confirmed they see the health Centre road as the civic road with public frontage. Craighill Terrace is predominantly residential, the intention is to maintain this. The design allows for an opportunity to create a public garden and pedestrian route to the campus softening the junction between the housing and 3-18 development.	<b>Note</b>
<b>4.8</b>	<b>JC</b> asked about the positioning of the library and how open plan is the design? The detail of the design is yet to be developed and the design team will work with <b>JC</b> to develop the right balance depending on whether the community library relocates to the campus or not. The enhanced facilities of the school would be available to library users, there is a suite of meeting rooms and breakout spaces adjacent to the library area.	<b>Note</b>
<b>4.9</b>	<b>MJ</b> enquired about bus routes from the campus through the town. These are being developed with transport planners following the transport assessment. It was confirmed there would be no direct access / egress from the site onto the A9 and all traffic would enter and exit onto Craighill Terrace. With permeable routes across the site for pedestrians and cyclists.	<b>Note</b>
<b>4.10</b>	<b>MJ</b> raised a concern he had about the size of classrooms and that School staff would rather have larger classrooms and no breakout plazas. <b>RC</b> advised that classroom sizes were in line with other HC new builds, and larger than some elsewhere in Scotland. Breakout space and learning plazas were also consistent with the approach to new school builds but there was some discretion about how these are used and allocated.	<b>Note</b>
<b>5.</b>	<b>Community benefits presentation By Kier</b>	
<b>5.1</b>	<b>GB</b> gave an update on community benefits and welcomed any input from the group. Gwen's details for anyone with any community engagement queries: Gwen.Blair@kier.co.uk	<b>Note</b>
<b>6.</b>	<b>Next steps</b>	
<b>6.1</b>	PAN (Proposal of Application Notice) will be launched early May advertising the 12-week pre-planning consultation period.	<b>Note</b>
<b>6.2</b>	Working towards a full planning submission in September in line with the programme outlined above.	<b>Note</b>
<b>7.</b>	<b>AOCB</b>	
<b>7.1</b>	The next meeting will be held at 7PM on Tuesday 8 June 2021 via Teams.	<b>Note</b>