

## **Minutes of Morvern Community Development Company**

### **Board Meeting held in public**

**Thursday, 11<sup>th</sup> August, Lochaline Primary Community Room, 7.00pm**

**MCDC/MCTC Directors:** Clare Holohan, Malcolm Burge, Angus Robertson, Lesley Jones, Mike Foulis, John Hodgson, Jenni Hodgson, Chris French (Harbour Master), Lilia Dobrokhodova (Dev Officer).

**Members of the public:** Annie Tordoff, Kay Nuttal.

**Apologies:** Jane Stuart – Smith, Susan Taylor, Jim Bolton.

#### **Agenda:**

1. Minutes of last board meeting, 12<sup>th</sup> May 2016
2. Matters arising
3. Projects update
  - Marina
  - Housing
  - Community building
  - Hydro
  - Fire station
  - Fiunary forest
4. AOB
5. Next public meeting, AGM 10<sup>th</sup> November 2016, Lochaline Primary School Community Room, 7.30pm

The meeting started at 7pm. Annie Tordoff of Morvern Sailing Club presented the board with a proposal for a building at Lochaline Harbour for a skiff build and storage, plans attached to the minutes. Annie informed the board that MSC have 100 members, 30 of whom are children. The club have been successful in securing £3K grant from Scottish Seas Farms for the skiff building project. A discussion took place about the proposal; MCDC directors who are not also on the MSC board have agreed that a MSC building at Lochaline Harbour will enhance the whole facility. The following needs to happen as a result:

- Lilia to write to Ardtornish Estate (the landowner MCDC leases Lochaline Harbour land from) with proposal plans to seek landowner's approval in accordance with lease conditions in time for Ardnish Board meeting on 5<sup>th</sup> September
- Decided to go for a higher standard larger building if funds could be raised through grant funding
- If grant funding is not available, a cheaper smaller building should be considered
- The Estate are likely to request a slate roof on the building
- Planning permission is likely to be required for the building. MCDC to put in a planning application once Ardnish agreed plans. It is unclear at this point if a building warrant would be required.

- It was agreed to plant a hedge around the MSC area of Lochaline Harbour and define an area for a dinghy park with a hedge as well. A possibility of a barrier with a padlock was discussed for a dinghy park area but no decision made. The hedge will be good for safety and clear parking arrangements.
- Skiff build will start in the meantime, several possibilities for the build – Old Fire Station, John Hodgson’s shed, a portable gazebo at Lochaline Harbour. The preference was for a portable large gazebo at Lochaline Harbour on condition that it will be taken down if any complaints from customers or the Estate.
- Lilia to apply for funds for MSC building through Coastal Communities Fund. If successful with funding, MCDC would need to charge MSC a commercial rent for the use of the building.
- It was agreed that both MCDC and MSC wanted to make this project work and would need to talk further in the future once funding is available etc to work out a structure.

1. **Minutes** – Mike proposed, Clare seconded.

## 2. **Matters arising**

**All Star** – Lilia to chase Tokheim again. Foreign cards are sometimes not accepted by the machine, this is to do with the bank people are with and restrictions on account when abroad, not something we could control.

**CAOLAS** – Lilia provided them with information required and got them in touch with Voluntary Action Lochaber who are able to help further.

## 3. **Projects Update**

**Marina expansion** – swinging moorings have now been installed and are well used. There is a long term boat on one of the moorings and several enquiries for winter moorings. A possibility of advertising winter moorings was discussed.

Lochaline Harbour is doing well – Angus presented to date accounts for MCDC and MCTC. MCTC accounts show that Lochaline Filling Station is making a very small profit, this is due to quite high outgoings and trying to keep price of fuel in the village as low as possible.

Lilia is completing an application for Coastal Communities Fund for pontoons expansion, 2 large swinging moorings, a MSC building and a work boat.

Lilia applied for Stage 1 LEADER funding for pontoons expansion, application successful and have been invited to apply for Stage 2.

There are no guarantees for successful funding with CCF and LEADER but if both successful, amount of funding required from one or the other would need to be reduced. CCF are aware of this. LEADER application did not include for large moorings, work boat and MSC building. LEADER is EU funding too so there is some uncertainty there. The current thinking is “business as usual” but the Highland Council will not be issuing any offer letters for funding until the Scottish Government confirms its position on EU funding.

**Housing** – there a couple of things still outstanding before planning permission is given for both developments - parking and flood risk. Malcolm and Angus completed the “in house” part of flood risk assessment and the architect forwarded

it on to the planners. Lilia working on parking arrangements with the architect to avoid the centre of the village becoming a large car park.

A member of the community enquired about an application for sheltered housing in Lochaline, another enquired about the self build plot.

MCDC have an agreement with HSCHT who have provided us with updated financial projections for housing. Also indicated that Lochaber Housing may be interested in some sort of cooperation with MCDC on developing housing.

The Directors agreed to hold a special meeting to discuss options for moving forward with the housing project once planning permission is in place.

Land swap with Malcolm Burge is progressing but slowly.

**Community Building** – The Big Lottery have just opened a new capital projects fund called Community Assets. Lilia has been in touch with them to discuss the community building project on the land of the Old Scout Hut. Big Lottery will come to see MCDC in September to talk about the project in detail before inviting MCDC to submit an application form.

**Hydro** – updated financial projections received from Hydroplan. Allt achadh Forsa payback is not looking good but looking at options. Barr still seems viable. Progressing with various ecological surveys and working towards obtaining planning permission. FITs may be changing in 2019 which will make the proposals more attractive. In the meantime, accepted SSE grid offer but were rejected as the offer was interactive, meaning that someone else accepted before us. SSE will issue us with another grid offer which may also be cheaper than the original one. Once planning is in place, there is value to it and there may be options for development on the ground.

**Fire Station** – the board have decided not to go ahead with the purchase as no solid plan was developed during the consultation stage.

**Fiunary Forest** – Mike reported on the meeting of the Morvern Community Forest Development Group on Monday 8 August. There were 4 main action areas following the meeting with the Forestry Commission in June:

1. Register of relevant forest skills in Morvern - Donald Kennedy will assemble a list of people he is aware of who are available and able to undertake work in Fiunary Forest for the FC. He'll also put a note in De tha Dol? to invite anyone else who is interested to get in touch.
2. Forest Crofts - it was agreed that MCW would pursue this direct with the FC
3. Community desire for increased involvement in managing the forest - Mike will seek funding from the FC's Community Fund to engage a consultant to set out the pros and cons of each of the options available to the community for involvement, and then to develop a business plan for negotiation with the FC on the community's favoured option.

4. FC consultee in Morvern - we agreed that it would make most sense for the MCC to be the principal, community consultation body for the FC, supported by MCW and MCDC. Mike will make that suggestion to the chair of MCC Jim Bolton.

#### **4. AOB**

**Morvern Booklet** – Lilia to apply to Ardtornish Community Fund.