

Minutes of Morvern Community Development Company

Board Meeting held in public

Thursday, 12th May 2016, Lochaline Primary School, 7.30pm

Directors: Clare Holohan, Malcolm Burge, Angus Robertson, Lesley Jones, Mike Foulis, Jim Bolton, Lilia Dobrokhodova (Dev Officer).

Members of the public: Bob Brown, Kay Nuttal, Veronique Walraven, Alasdair Firth.

Apologies: John Hodgson, Jenni Hodgson, Jane Stuart – Smith.

Agenda:

1. Minutes of last board meeting held in public, 11th February 2016
2. Matters arising
3. Projects update
 - Marina
 - Housing
 - Hydro
 - Fire station
 - Fiunary forest
4. AOB
5. Next public meeting, 11th August 2016, Lochaline Primary School, 7.30pm

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

2. **Matters arising**

3G signal – now also live at Lochaline Harbour. 3 sites altogether providing 3G signal in the village- Lochaline Primary School, Lochaline Stores and Lochaline Harbour.

Broadband – Jim Bolton thanked MCDC for the work they have done so far in order to ensure a reliable service in the area and informed the meeting that the newly formed Morvern Community Council will be dealing with the broadband issue. The Council are pushing for a meeting with head of BT Scotland Brendon Dick in Strontian. BT are looking for people to submit individual complaints.

3. **Projects Update**

Marina expansion – Marine license is in place for both pontoons expansion and swinging moorings. Heads of terms agreed with The Crown Estate. MCDC are considering whether to involve solicitors in lease agreement, may do it ourselves to save finance. MCDC would be required to pay the fees of The Crown solicitors. The marina project is now split into two phases, due to funding restrictions. Phase One – installation of swinging moorings (to be completed in the next couple of weeks). MCDC received £8K from HIE and £5K from MCT towards this installation.

MCDC are extending the land lease area with Ardtornish Estate to allow the Morvern Sailing Club to have a presence at Lochaline Harbour. The annual fee would increase to £450.00 Angus to check with the Estate if MCDC could have a “rental holiday” until SSF building is to go up, if this is still on the cards for SSF. MCDC have not heard from SSF since winter 2016 with regard to a possible base at Lochaline Harbour so it is unclear if they wish to go ahead. Planning has been obtained for the proposed building and SSF paid the expenses incurred in connection with this.

Morvern Sailing Club presented MCDC with plans for proposed 3000 tonnes sand infill at Lochaline Harbour to allow for launch of dinghies, additional car parking and potential building for skiff storage and club house. MCDC and Ardtornish are happy for the works to go ahead. Drainage pipes needs to be purchased in order to take surface water away. Malcolm obtained a quotation for 30m of pipe from Travis Perkins (£387.75 + VAT). If Angus does not find the required pipes elsewhere, it was agreed that MCDC would pay for the pipes. MSC is to organise a beach clearing weekend.

The board of MCTC had a meeting, appraisals to be carried out for Harbour Masters. HMs reported a slow start to the season, due to Easter being so early, other marinas are reporting a quiet start too. There are changes happening at Kerrera (reports that it is for sale) and at Marine Resource Centre in Barcaldine (becoming a Marine Harvest fish farm)

Member of the public thanked MCTC for providing a rubbish bin at the pontoons car park.

Housing – planning application for both sites has been submitted in February 2016. Consultation period is now over. Planners require MCDC to carry out a flood risk assessment of both sites. After some negotiation, the planners have reduced the scope of the assessment required. The quotation for the work is £1,800.00 + VAT. It is not a requirement that flood risk assessment is carried out by a specialist contractor, Malcolm and Angus will look into doing the assessment in house. Lilia to email all relevant documentation to both. If M and A decide that it is too complex to do in house, then external specialist would be used.

MCDC now purchased the land from Forestry, Ardtornish and private individual. MCDC are still to complete the “land swap” with the neighbouring property at the former forestry site in order to make gardens for affordable houses bigger and allow the neighbouring property to have their rodding point and drains on their land.

Lilia sent a press release to The Oban Times in order to inform the readers on the progress with the housing project. The press release was heavily edited and focused on seeking finance for realisation of the project rather than the benefit to the community. This is disappointing. Lilia will send the same press release to De tha Dol? for better local coverage.

Lilia to look into Heritage Lottery Funding for heritage centre bit of the community building on the site of the Old Scout Hut.

Jim Bolton requested a copy of drawings for MCC and noted that there were no objections from MCC. Lilia to print off a copy for MCC. A copy of the planning applications and drawings for both sites is also available at Morvern Post Office.

Hydro – SSE grid connection quotes received. Allt achadh Forsa is not looking good at the moment. Barr still seems viable. Lilia is awaiting financial projections from Hydroplan before MCDC commits to spending any more money on the project.

Fire Station – Lilia met with Scottish Fire and Rescue at Lochaline old fire station. The building is in a good condition; it is dry and has power and water. Scottish Fire and Rescue are willing to sell the building to the community. Lilia applied to Stage 1 Scottish Land Fund for funding to purchase the building. A community consultation needs to be organised to gauge community's opinion on long – term use of the building. Lilia to organise the consultation during a Saturday or a Sunday at the Fire Station if possible. Short term use for the building is proposed to be for a skiff building project by Morvern Sailing Club. A discussion took place with regard to possible use for the building – there are several things to consider like noise, lack of parking and neighbouring residential properties when considering long term use, change of use is likely to be required too from the Highland Council Planning Department.

Fiunary Forest – a group of MCDC and MCW directors and members of the community formed a steering group with an interest to explore the potential of forests in Morvern. Mike Foulis is the chair of the group; Angus Robertson and Donald Kennedy are Vice Chairs. Next step is the meeting with the Forestry Commission. It is unclear what changes are happening within the Forestry Commission and Forestry Enterprise but if at any point the forest went on sale, the community would hopefully be prepared. There are several key people involved in the group who have background knowledge and experience of commercial forest management. A community drop in session was organised in March which followed by a joint trip to Mull. The report on both, as well as minutes of the steering group meeting can be found on <http://www.morvern.org/development/current-projects/morvern-forest-future-development>

4. AOB

CAOLAS – Alasdair Bolton explained that the aim of CAOLAS is to investigate community involvement in marine environment. AB requested MCDC's help with the set up. Lilia to get CAOLAS in touch with Voluntary Action Lochaber who are set up to advise organisations with their legal structures etc.

All Star cards – Lesley enquired when Lochaline Filling Station would be able to accept All Star cards. These cards are used by the Highland Council, the Forestry Commission, Royal Mail etc. The payment software currently does not accept All Star, MCDC have been given another deadline for acceptance of July 2016, previous deadline given to MCDC was in March 2016 but it was not met by Tokheim and All Star. MCDC are monitoring the progress but it is an issue between Tokheim (provider of equipment) and All Star (payments). In the meantime, there is an arrangement where All Star cards can be accepted through Lochaline Stores manually. This is only possible during shop hours. MCDC thanked Lochaline Stores for their help with All Star payments acceptance.

MCW page on www.morvern.org – the website is designed so that other community organisations could have a web presence on it. MCW need to provide MCDC with contents and Lilia can arrange for it to be posted.