



BROADFORD & STRATH COMMUNITY COUNCIL

MINUTES

24 June 2024

UHI North, West & Hebrides – Broadford, 7.30PM

Present: Rhona Coogan (chair) on Teams, Den Connell, Paul Matthews, David O'Donnell, Alistair McPherson

Members of the public: Alasdair McNicol, Martyn Ayre, Robin Keane, Teri Porter, Nathan Ward

Apologies: Skye Deans, Nick Ferguson, John Finlayson (Cllr), Hamish Fraser, Hermione Lamond

1. Welcome
2. Declarations of Interest: David O'Donnell is a Trustee for SSCC (declared in the interest of transparency).
3. Minutes from 20 May 2024 approved. Proposed by Paul, seconded by Alistair.
4. Matters Arising:
 - Joint LPP meeting with BSCC 4 June 2024 Minutes approved. Proposed David, seconded Rhona. Paul to upload to website.
 - Dog warden – ongoing. Paul in communication with dog warden.
 - Refuse in Broadford – to be revisited in September.
5. Local Place Plan

Pop up exhibition ongoing. Survey extended until the end of this week – to be shared on Facebook (David). Pop up well received but more participants encouraged to attend (Paul). BSCC to be given access to Parish online software to help with LPP application (David).

6. Paths for People

Thanks to Alistair for continuing to represent the CC at the Community Advisory Group meetings. Currently 181 completed forms for the live path survey. The deadline for the survey is 30 June so if members can encourage friends / family to complete survey and share the link that would be great. The study will provide evidence of community priorities and feasibility, which will support future funding and investment. Many of the paths identified are well known to members of the community. Next meeting end of July.

7. SSCC SCIO

Board meeting last night, attended by both David and Paul. Lorayne McLucas was voted in as a Trustee of the SCIO, nominated by the BVHA. The transfer of the village hall to the SCIO to be

looked at further with a view to progression. Talks underway to make new MUGA available to the public. Discussion of recycling the old MUGA materials. SSCC representatives attended LPP 22 June (2 days ago) to showcase the new plans. Ongoing drive to enlist new members, especially youth members. Next meeting will be 5 August.

8. Kero Properties Ltd - Proposed Mixed-use Development at Broadford - PAN

Robin Keane from Ardent Group has recently submitted a Proposal of Application Notice for a mixed-use development at a site in Broadford. Robin has a business in Broadford and a portfolio of award-winning pubs and restaurants elsewhere. Robin's team give a brief overview of the plans for this development. Teri Porter (Planning Consultant) and Nathan Ward (architect) join via Teams Online.

Robin would like to build a pub and a distillery and is open to community feedback on other developments on site. Three requests have been identified so far: supermarket, accommodation and an indoor area/hangout space for young people. Climbing wall soft play or indoor hangout could be possible.

Public Consultation took place at BVH 13 June. Community feedback is invited as the development takes shape. Feedback deadline is this coming Friday, 28 June. BVH will help publicise future events for increased local engagement.

The application includes some ideas for residential development as well as holiday units. There has been a meeting with HC regarding accommodation requirements. Agreement reached with HIE that any holiday units to be no more than 20% of the land.

Questions raised: Will there be enough parking to facilitate all attractions? Will the development obstruct the road to the hospital, which always needs access for the A&E?
Response: Parking is a planning consideration, dependent on what development includes. A transport strategy will have to be developed and implemented to solve parking and access issues.

Project timeline (rough): the second public consultation event could be in September. Planning submission could be in October/November, not set in stone.

9. SSEN Temporary Accommodation Base

Following the consultation event there has been an email exchange between CC and the community liaison, Maren Ebeling. A meeting date between CC and SSE has yet to be set to discuss Community Benefit.

Participation request suggested – Rhona to investigate.

When planning application is submitted, CC to hold public meeting to gauge community feeling for the development.

10. The Old Hospital Site – to be reviewed when Hamish present

11. Planning – no major developments (other than PANs)

12. Bank Account:

Still awaiting confirmation of change of signatories (all forms submitted).

End of Year accounts need to be done. Should be completed by end June. Administrative grant needs to be applied. Accounts needed April 23-24. David has asked Hermione to assist in preparing these accounts as he has no access to the bank account as it stands.

Rhona will inform Willie Mackinnon there will be a delay with administrative grant submission.

13. Emails:

Paul would like to create a second secretary inbox to control emails. David suggests we introduce a system to organise inbox. This to be organised next meeting, along with social media access.

14. AOCB:

- Members of public invited to speak: two members of the public express their concern about the temporary worker's camp proposal. Both are residents of the Torrin road. They explain that residents in this area are feeling distressed and isolated with proposed workers camp on their doorstep. They have concerns for the destruction of tree planting, currently on the site.
- Grass cutting at the school – the grass is too long. Health and safety concern for children as ticks etc. To be followed up.
- David – Posts rotting on millennium bridge. Reported by Community Gardener. David recommended reporting to BSCC as bridge belongs to them.
- Den – re. Parent Council Committee Broadford Primary School. Rhoda now off parent council. Review in September.

15. Future Meeting Dates:

Third Monday of the month going forward - Sep 16 / Oct 21 / Nov 18

Meeting closed.