

Minutes of Plockton and District Community Council Meeting

10th September 2018

Present:

Mary Jane Campbell (Chair), Alex Townend, Ewan Cameron, Morag Mackenzie, Thomas Maclennan, Alexander Mackenzie, Catherine Will (Crofting Rep), Cllr Biz Campbell (H.C)

Apologies:

Tristan Southall, Jane Camp

Police Matters:

No Police Officer present

Minutes of Last Meeting:

Short discussion on minutes and then adopted. Proposed Thomas Maclennan, 2nd Morag Mackenzie

Planning Matters:

8/03301/FUL | Installation of uPVC windows | Cruachan 6 Cooper Street Plockton IV52 8TJ – No objections. *It was noted that there are other houses in the village with uPVC windows.*

18/03462/FUL | Alterations to sub-divide into two housing units; erection of outbuilding, installation of oil tank and formation of car parking area to rear. (renewal of 15/02599/FUL) | Manse Innes Street Plockton IV52 8TW – no objections

18/04129/FUL | Erection of porch extension to house | Ulva 7 Camus An Arbhair Plockton IV52 8TS – No objections

18/03236/FUL | Erection of shed | The Craft House 9 Cooper Street Plockton IV52 8TJ – No objections

18/03129/FUL | Erection of house | Land 15MNE Of 1 Station Road Plockton – It seems very likely that this new build will be a holiday home or a rental property. This practice has been banned in other villages with 2nd home ownership issues in the UK.

18/03257/FUL | Change of use from residential (use class 9) to guest house (use class 7) | Sgeir Bhuidhe Plockton IV52 8TL – We discussed this planning application for some time. The owner of this development has installed a septic tank for the property on common grazing land. The crofters have not given permission for this. The current development also contravenes several parts of the previous planning application in 2013.

There are several differences between the 2013 approved plans and the 2018 existing plans. These differences do not have planning permission.

- 2018 existing elevations (0522.EXG.101) shows a porch on the back of the house with a vertical gable and a large velux in the north elevation of the new front porch
https://wam.highland.gov.uk/wam/files/C34D598A583B6DBB47458A7D08E74959/pdf/18_03257_FUL-ELEVATIONS_-_EXISTING-1561356.pdf.
- The 2018 existing floor plan show 3 separate self-contained bedrooms in the ancillary building
https://wam.highland.gov.uk/wam/files/BA1539F7EA69D6E2DEF54DB16C3429E5/pdf/18_03257_FUL-GENERAL_PLAN_-_EXISTING_FLOOR_PLANS-1561355.pdf.
- The 2013 approved drawing shows shows that these do not have permission:
https://wam.highland.gov.uk/wam/files/702E1471243C074689EA9C4B6CFBE10C/pdf/13_02523_FUL-APPROVED_-_GENERAL_PLAN_A1-533565.pdf
- As previously noted in relation of another of this developer's application's in Plockton: The *modus operandi* of the business appears to be to carry out actions and seek retrospective planning. Or to get to their intended end-point by sequentially seeking a series of planning permissions, each seeking a little more, thus giving the impression of only minor change and masking the overall impact. If permission is granted in this manner then it damages the reputation of the planning process.
- The 2010 planning application is in the name of Ms E Ni Bhaighill, the 2013 planning application was in the name of Mr Austin Boyle, and the 2018 is in the name of Baoighill Aoigheachd Ltd. Planning consideration should be of the changes from the point of purchase, not from the point of the last planning.
- The developer purchased the property in 2005. Since then it has been empty. Although the current unfinished extension has been used for accommodation for construction workers (presumably before the building warrant has been signed off), whilst working on other sites. The Council have been notified of this.
- In addition, a recent community consultation has highlighted the critical need for affordable housing in the community. The application which resulted in the previous planning permission being granted referred to a residential property. This pretence has now been removed in favour of further tourist accommodation, which the village cannot cope with, thus removing another residential property from the available houses for local families.

It was noted that a property at Camas An Arbhair in Plockton was bought and converted from residential to a guest house last year. It seems this has been done without planning permission.

Treasurers Report:

£4243 special projects

£2777 fireworks account

£2084 treasurers account

Matters Arising:

Roads:

We have been told that the council will only respond to complaints logged on their website. If there are enough complaints about a bit of road then something will be done. All roads complaints have to be logged here:
https://www.highland.gov.uk/info/20005/roads_and_pavements/96/road_faults

Paddock:

The Paddock has been bought by a Mr and Mrs David Thomas. The sale has been held up as the Nicolson Family Trust have a lease on the Paddock which runs out in November 2018. The sale will go through after the lease has expired. Mr and Mrs Thomas intend to give a community body a lease on the Paddock for 10 years in the first instance. The Paddock will then be open and for community use.

Cows:

The voluntary management agreement that was in place between the National Trust and the Plockton Crofters to effectively remove cattle from the village was for a period of 15 years. The agreement was based on the Trust compensating the crofters for loss of grazings and the Community Council agreeing to keep the grass cut. The 15 year period ends very shortly (this October). The Crofters will not begin grazing cattle on common grazing in the village until next Spring. The Community Council has suggested polling everyone in the village to gauge opinion on the cows returning. The Trust has offered to involve the local authority access officer.

Skips:

There will be no skips in the village this Autumn. This is because the skips are only for rubbish picked up in the village clean up. All of this can either go in bins in the car park or be put on the bonfire. The Chair of the Community Council is financially liable for misuse of the skips. When the skips were last in Plockton they were filled with white goods, etc and the Community Council was warned that we would be liable if it happened again. The skips cannot be policed for the duration of their time in Plockton. It is proposed that the skips delivered in spring should be delivered in the morning and removed later in the day so that we can ensure they are not misused.

AOCB:

The railing for the path that goes between 26 and 27 Harbour St to the brae is in need of repair – **ACTION** – Ewen Cameron will fix this.

Installation of Septic Tank at Tigh Na Mara Rhu, Plockton: SEPA have followed up. The owner has stated that the septic tank will be installed within the next 6 months – so before April 2019.

Whins / Gorse clearance: Roadside whins on straight between Plockton and Duirinish have been cut.

We will ask for the council to designate parking for carers at Rhu after incidents involving carers' cars being targeted by neighbours.- ACTION Alex Mackenzie to email Biz Campbell

Keep Clears to be repainted throughout Plockton – ACTION Alex Mackenzie to email Biz Campbell

Broadband box in Duirinish. There has been a complaint about the siting of the box and the works required to install it. However the installation of the box is required for fibre-optic connection and higher connections speed – ACTION Morag Mackenzie to follow up.

Grass/bushes around the bowling green. This is to be added to the area of grass to be cut by the person contracted to cut the grass for the Community Council.

Marquee: The Community Council will manage the marquee that it bought last year. It will be available for hire by people and groups within the Plockton Community Council area. Please contact Thomas Maclennan in Plockton to arrange hire. The Community Council will arrange for the marquee to be erected and taken down. Hire fees are yet to be finalised.

Fireworks: Sue Atkinson (and team) has kindly volunteered to organise the food/drink and money collection side of the fireworks this year and going forward. This will hopefully make this side of the event easier to manage. Donations will still be sought from all local clubs/organisations.

Date of next meeting: 22nd October 2018