

Struan Community Council

Chairperson
Mr I Beaton
Gesto Farm
Struan
Isle of Skye
01470 572217

Secretary/Treasurer
Mr A Morrison
3 Coillore
Struan
Isle of Skye
01470 572357

Vice-Chairperson
Mr D J Morrison
Ullinish
Struan
Isle of Skye

Minutes of the meeting of Struan Community Council held on Tuesday 19th March 2024

Present: Mr I Beaton, Mr A Lockhart, Mr G MacKinnon, Mr D J Morrison, Mr A Morrison, Mr G Semler, Mr N Till, Mrs S Illingworth, Mr R Jopling, Mr T Grindrod & Mrs B Grindrod

1. Welcome

Mr I Beaton opened & welcomed all to the meeting.

2. Apologies

Councillor D Millar

3. Minutes of last Meeting

Minutes of the last meeting of 9th January 2024 were put forward to the meeting for approval, adoption was proposed by Mr G Semler and seconded by Mr A Lockhart.

4. Matters Arising

a) Broadband

Nothing further to report at present.

Action: Mr A Morrison

b) Play Park

Mr D J Morrison advised they still await groundwork quote prior to submitting application to The Trust

Action: Mr G MacKinnon & Mr D J Morrison

c) NHS

Mr A Morrison confirmed nothing received from NHS, will chase again. **Action: Mr A Morrison**

d) Village Improvements (re Gritter lorry incident)

Mr I Beaton advised he had spoken to Ian Hunter for his thoughts and was advised that due to width of the road and steep bank it does not appear to be possible to extend the crash barrier at the point where the recent incident occurred.

e) Cemeteries

Options for the replacement gate required for the new Cemetery were viewed, and agreed which suited best. Price to be obtained and then submit an application to the Trust for funding. A tree has fallen in the old Cemetery, appears HC are aware as have input barrier to stop access, the tree has also damaged the wall that has recently been repaired, agreed to write Kevin Gordon at HC to see what they propose to do regarding removal, repairs required to the wall and to stock proof the Cemetery. Mr D J Morrison advised that the materials for the barrier round the Cemetery Car Park are to hand and ready to for works to commence, has been in touch with Donnie MacLeod at HC regards 3 or 4 sides to be done, so as the funds can be released by Trust, Trust have agreed in

principle just want clarification so they can release funds, Mr D J Morrison to deal with.

Action: D J Morrison

f) Skip

Mr A Morrison advised Skip ordered for 23rd March 2024 and will see how this works out.

5. SCDG Funds

Mr A Morrison advised that due to the recent dissolution of the Struan Community Development Group, the funds in the sum of £758.71 have been transferred to the CC, as deigned by OSCAR as being a suitable organisation to receive this balance. The funds are to be used in the best interests of the Community, Mrs S Illingworth suggested could be used for tools, etc for use in the Kedar House and for keeping the grounds around the School tidy, agreed that Mrs Illingworth would look to see what would be required and submit her thoughts with a list of tools & equipment that would aid in the first instance, then can be built up over time. Mrs Illingworth is also going to put something together for the web site to see what interest there is in the Community for using and working the Kedar House.

6. Community Engagement

It was agreed that the CC should do more engaging with the Community in relation to issues that affect the Community. , The present options are by way of the Community Web Site and Facebook Page, at present Mr G Semler adds content to Web Site on request from Community organisations and Mr I Beaton and Mr G MacKinnon add content to the Facebook Page. It was agreed to add Mr G Semler to those able to add content to Facebook Page. Also, agreed to put together a mailshot to be sent to all homes in the Community estimated at 185 at present, providing details of how to contact the CC and to encourage residents to subscribe to the Web Site and thereby receive email notifications from the web site This would be the best way to obtain information on what is going on in the Community. Also discussed an open day/community public meeting along with use of the screen in the school to publicise upcoming events/meetings or items of interest to the Community.

7. Community Action Plan including the School

Mr A Morrison confirmed, as all are aware, that the Community Action Plan has now been completed, delivered and launched. There is a substantial amount of work to be undertaken over the next 5 to 10 years to realise what has been identified by the Community Engagement process via the action points within the CAP. Mr A Morrison advised that at the most recent CAP meeting it was agreed the best way forward at present was an initial meeting with the Trust, CC and the CAP group members not within either of these groups, proposed date of 10th April with all members of each group encouraged to attend, all agreed this course of action.

In relation to the School and the CAP, Mr Morrison advised he had contacted Willie MacKinnon & Jenny MacRae at Highland Council regards the official closure, both responded that the school had been closed from 7th November 2023, attaching a letter from Scottish Minsters in support of this statement. However, as has been noted by a number of those that have seen the letter, this simply confirms that Scottish Ministers will not call in the closure decision and have given HC the warrant to proceed to close the School, in addition the letter states, "the HC should continue to collaborate with the local community of Struan in realising their ambitions for the School building and land in a timely manner". Mr Morrison advised that the CC have not received any formal communication from HC to confirm that the School has formally closed, was agreed Mr A Morrison would contact Willie MacKinnon at HC for clarification.

There was a further discussion in relation to the re various Legal Entities/Structures that would require to be in place going forward. As previously noted, post the SCDG being dissolved, the Trust have submitted an EOI to HC re the School, furthermore, the Trust has appointed solicitors to provide them with advice on the best way forward and the most appropriate structures to have in place to progress the Community Asset Transfer. An update on the present position will be provided at the meeting of the Trust, CAP & CC on 10th April.

8. Wind Farms – Community Benefit, Investment & Skye Wide Fund

Wind Harvest – Beinn Mheadhonach

Further to the recent Planning Application submitted in respect of this Development and the fact that there was nothing within the submitted documents in relation to Community Benefit, Mr A Morrison wrote Mr Simon Tribe, Director, for his advice on this matter, Mr Tribe responded as follows:

“As per your discussion with Neil at the Public Consultation events September / October last year, on behalf of Wind Harvest Limited I’m happy to confirm that the proposed Beinn Mheadhonach wind farm would make an annual community benefit payment to Struan Community Council (or associated vehicle as agreed) based on £5k / MW index linked.

We expect this to equate to an annual payment of £110,000 assuming installation of 5 x 4.2MW turbines (21MW total capacity), payable during the operating period of the wind farm.

The expected operating lifetime of 25-30 years would indicate a total payment to Struan community of £2.75 million to £3.3 million excluding indexation uplift.

Hopefully this is sufficient information at this stage but let me know if you need something more formal. Happy to discuss the details if that’s appropriate.”

Mr A Morrison acknowledged receipt, confirmed was to be discussed at this meeting and will respond in due course. It is clear from the offer that WH are going with the standard Scot Gov Guidelines of £5K per MW index linked, felt that they should at least offering the same as Muirhall at £7K per MW index linked or as was suggested by Mr G Semler that it would be more appropriate for our payment to be linked to the income received by the Ben Mheadhonach Wind Farm rather than a fixed rate, secured by a minimum per MW generating capability baseline that is paid should the agreed percentage of income drop below that level. Furthermore, any formal agreement in place should ensure that if there is a change in ownership at any point our position remains secured, in that there is a legally binding obligation for the community benefit subject to planning consent, to be taken on by any successor in the event of a sale or transfer of the assets. Agreed Mr A Morrison would communicate this to Simon Tribe.

Skye Wide Fund

Mr A Morrison advised that a Teams Meeting was undertaken on 30th January 2024 set up by Mark Brennan, Local Energy Scotland and Ian Philp, HIE, to discuss and provide an outline on a Skye Wide Fund to receive funds from proposed Wind Farn Developments, attend by self & Mr G Semler on behalf of the CC and Mr J MacKinnon representing the SCT, all communities on Skye were invited and there were a good number of others from across the island in attendance. The meeting was run by Mr Brennan and legal advisors who outlined what would be required to put such a fund in place. In conclusion they asked if one of the Community Groups represented could take on this piece of

work to set up, also advising that LES would be able to offer funding for Legal Advices Costs, none of the Groups in attendance put themselves forward at the meeting, so was left that if someone willing to progress the matter they could contact Mark Brennan, since then nothing further received.

Glen Ullinish II

Further to the recent submission of the EIA Scoping Report submitted to Highland Council in relation the Glen Ullinish Coastal Delivery project, The Port. Mr R Jopling attended the meeting to see what the CC position was on this Document, as he is in the process of building a house that would be 25 metres from the proposed red line site boundary and approx 200 metres from preferred development option C. The CC advised that THC do not allow any formal comment nor response to the Scoping Report. The CC went on to say of the 2 delivery options, from an overall disruption point of view, the CC would see the Port as being the best option to avoid disruption across the island. Mr Jopling understood the position and advised he has been in touch with Muirhall and is meeting them in early course to discuss the matter from his own point of view and situation. Mt T Grindrod commented on the dredging that would be required in addition to the noise impact through and post construction.

As the Scoping Document for the Port has now been submitted it was agreed that was now an appropriate time to contact the Near Neighbour communities to arrange a meeting to discuss matters further, Mr A Morrison advised will try and arrange in early course. To date has been Mr A Morrison and Mr I Beaton from CC that have attended, agreed that Mr A Morrison & Mr G Semler would attend going forward.

Mr G Semler advised, as he has in the past, that he does not believe the CC are at present representing or engaging sufficiently with the Community on this issue and should survey the Community on the GUII proposal and Port. Mr G Semler had circulated a draft survey on 3rd February to the CC members that could be executed via the web site, and said that he would update it to incorporate the port proposal and re-circulate. Mr A Morrison advised that his concern is that as not everyone has access to e-mail nor do we have every e-mail address in the Community, therefore, would the Survey be representative of the whole Community, to validate any responses would need to have responses from a significant number of community members.

Ben Sca

Mr A Morrison confirmed that he and Mr G Semler attended Teams Meeting with Ben Sca, Local Energy Scotland, Dunvegan & Edinbane reps re the Ben Sca draft Non -Binding Agreement of Intent in respect of proposed Shar Ownership, this is being driven from our side by Dunvegan Community Trust. It was agreed that the draft agreement was a reasonable starting point and as stated it is non-binding, and therefore, there is no obligation to proceed should this be the decision of any of the communities. Further discussion ensued and it was agreed that legal advice should be sought primarily on potential legal structures for the group and also on the Draft Agreement of Intent on the basis that a Grant was available to cover the costs. Mark Brennan confirmed that a grant was available to cover these costs and Mali MacLennan of DCT to progress this and then appoint legal advisors, will keep all update.

All agreed to proceed in principle however Struan Community may be faced with a number of schemes with investment opportunity and will need to give consideration as to which if any of the schemes it wishes to invest in and in any event, it would be subject to the outcome of community engagement on the subject.**9. Planning**

A discussion on the CC responses to Planning Applications was undertaken, Mr Semer felt that it appears that the CC are not willing to make any objection in relation to planning applications as in the case with recent Wind Farm Applications where the CC have simply made comment. Mr A Morrison responded that in all cases to date the position has been that comment has been made in respect of issues within applications that have been of concern to the CC that require to be addressed requesting that the planners take note of these along with any comments made by individuals within the Community. The CC policy has been that there are differing views within the Community both in favour and against, and as the CC represents the whole community commenting (rather than agreeing or disagreeing) has to date been the agreed way to respond. Mr G Semler disagreed and feels it is incumbent on the CC to object or agree where there is a material position expressed by the CC (e.g. disruption). He felt that it would better influence the Planners to impose changes to the application in line with the items raised by the CC. It was agreed to disagree; in respect of future applications the response can be discussed and a course of action agreed or decided by vote.

10. Correspondence

Nothing with the exception of e-mail correspondence that is either going to all via SCC e-mail address or forwarded by Mr A Morrison.

11. AOCB

None

Date of Next Meeting Tuesday 12th June 2024 at 7.00pm in Struan School

The meeting closed at 9.30pm

Nisbett

2/5/24

Mr. [Signature]

2/5/24