

**Dores & Essich Community Council**

**(held virtually)**

**Minutes of the Meeting**

**Inner Moray Firth Local Development Plan**

**Monday 15<sup>th</sup> March 2021 at 1930 hrs**

**Members Present:** Ella MacRae (Chair), Angus MacLaren (Vice-Chair), Simon Pillatt (Secretary), Colin MacPherson, John Martin, Duncan Manson and Anne MacLaren (Minutes Secretary)

Plus: Iain Cameron, Gavin Finlay, Fiona King, Steve Feltham, Adam De Silva, Shona Hay and Siobhan Foster

**Apologies:** Cllr Margaret Davidson, Nikki Perrin (Treasurer)

**Inner Moray Firth Local Development Plan**

EM commented that all councillors received a copy of CM and JMs text on Main Issues report that they have been working on.

CM commented it was an idea to have a look at the Dores site first – D0-01 site at the Glebe - will we make this our priority?

JM asked the question is the Glebe site wholly for housing – EM replied it's for some cemetery extension ground, garden use and a car park. This is not for commercial use. Regarding D0-04 site, the field next to it, JM asked how much of this is for car parking. This is for community use. EM has received an email from Gavin Finlay saying that he and several residents are raising concerns about car parking here.

Clune Farm proposal D0-02 – in CM's opinion this is undesirable and least preferable. Mr Polvesen is not keen to promote this per JM.

Next discussed was D0-03 and D0-05 the two sites at the south end of Dores Hall. JM commented there was a "call for sites" and this is where SW was going to build and do work on. IC replied he received new advice recently from Gary Johnston, Architect, which was in more detail and had drawn up a plan for 24 houses and community woodland in the middle. This is made up of 3 houses at the top and 21 houses at the bottom of the site. The numbers are the same as was in original plan years ago.

JM and CM are working on the text on this report. Affordable housing 2 is next stage. We could hire someone to do this work on community led housing association. EM commented that there would be a large number for affordable housing and can some sites be available for self-build. CM commented the policy is split in two for affordable and private. There are subsidised plots available per JM. IC commented this was a draft plan and not fixed for D0-03 and D0-05. CM is supportive of this and will put this to the planning department. All

agreed this is to be the preferred site. CM and JM to send final comments and copy Cllr Davidson and IC in on this and all agreed to this.

EM commented that Gary Johnston should speak to SW as soon as possible about sites D0-03 and D0-05 regarding treatment works and water supply.

JM went on to discuss the area for commercial use above CPM Plant Services site. This will promote local employment. IC confirmed the site is approximately - 30m wide and 170m long. There was a discussion on the privacy on the houses above and IC mentioned just 2 or 3 units. The CC will put this in for zoning.

EM discussed the housing at the Glebe and the CC will have a say on what is happening here eg mixed development.

CM, ahead of the meeting, sent an email to the councillors defining the term "community led housing".

### **Main Issues Report**

CM and JM have done lots of text on the ground rules and asked for any comments on the report or any strong objections. They believe there are 9 main issues. CM went through the list from the report. Adam discussed the issue of public transport and its concerns and this will be added in the report. EM commented that the village is now busier, adds to infrastructure and make a comment on this. CM then went through the further issues on the report and finally meeting the needs of ageing population and CC will support this. Comments are to be made to Highland Council before 1<sup>st</sup> April.

EM closed the meeting at 8.45 pm.