



TINGWALL, WHITENESS & WEISDALE COMMUNITY COUNCIL

Minutes of meeting held on Wednesday 16th February 2022, hosted via ZOOM

- 1.0 Present:**
- | | |
|-----------------------|---------------------------------|
| Andrew Archer – chair | Steven Coutts |
| Linda Tulloch | Moraig Lyall |
| Dilys Evans | Davie Sandison |
| Neil Leask | Ian Scott |
| Winston Brown | Theo Smith |
| Angela Sutherland | |
| Martin Randall | Police: |
| Charles Hodge | Acting Sergeant John Williamson |
| Birgit Wagner | |
| Karl Mills – clerk | |

- 2.0 Apologies:** Roselyn Fraser, Michael Duncan

3.0 Declarations of Interest

Linda Tulloch and Winston Brown declared an interest in matters relating to Viking.
Martin Randall and Moraig Lyall declared an interest in matters relating to Tingwall Hall.

4.0 Approval of Minutes

On a motion proposed by Dilys Evans and seconded by Neil Leask the Minutes of the meeting held on Wednesday 19th January 2022 were agreed as a correct record of the meeting.

5.0 Matters arising from the Minutes

Shetland Islands Council have said that they are willing to provide a double-bin for installation at Wormaldale Beach, and the community council agreed to purchase a dog-waste bin for installation at Nesbister, which would be emptied by the council.

6.0 Decisions since last meeting

There were no decisions made by e-mail vote since the last meeting on 19th January 2022.

7.0 Police Report

- The latest police report was circulated prior to the meeting. Andrew Archer asked Acting Sergeant John Williamson whether the numerous frauds listed in the report were internet scams. Acting Sergeant Williamson said that these were mainly scam telephone calls and malware via e-mail. Andrew Archer agreed to post a note on the community council's Facebook page advising of the best way to guard against these intrusions.
- Members raised a concern over motorists speeding in the vicinity of Whiteness School when the 20mph speed limit was in operation. Acting Sergeant Williamson said that the Police would site vehicles at the school to reinforce the limit. He also said that if people could get the registration number of offending vehicles, the police would be happy to visit the owners to talk to them.

8.0 Finance

- The Financial Report, updated to 9th February 2022, was distributed to community council members.
- The clerk was asked to contact BOS to sort out the community council's arrangements for making electronic payments.
- The following grant applications were approved:
 1. Tingwall Under 5s - £1,497 for play equipment
 2. Whiteness & Weisdale Boating Club - £300 for boat storage
 3. Tingwall Primary School Parent Council - £1,421.23 for sensory room equipment

9.0 Correspondence

Four items of correspondence had been received:

- Debra Nicolson had e-mailed with an offer to include a monthly article on TWWCC activities in the West Ovre column in the Shetland Times. Angela Sutherland offered to write articles for publication.
- Anne Cogle issued new Co-opting forms for use by community councils. Members voted unanimously to adopt the new forms. The clerk was asked to advise Anne Cogle accordingly.
- Jochem Koers e-mailed a request for help to publicise Shetland Youth Local Action Group. It was agreed that the community council would post a note on its Facebook page.
- Maureen Manson enquired about the possibility of erecting a signpost for chapel. Neil Leask had already replied to Maureen and members felt that no further action was necessary at this time.

10.0 Planning

- Following much discussion on the Local Development Plan, Andrew Archer agreed to draft a response for comment by members, for subsequent submission to the consultation. (The agreed submission is attached as an appendix to these minutes.)
- 2022/017/PPF - Erect new dwelling house with attached garage, air source heat pump and foul drainage to septic tank and infiltration system, at a plot West of Gronnack, South Whiteness. The clerk to submit a response of 'No comment'.
- 2022/013/PPF - Change of Use to domestic, partial conversion and refurbishment of Veensgarth Steading to create two dwelling units, at Veensgarth Steading. The clerk to submit a response of 'No comment'.
- 2022/014/LBC - Partial conversion of steading, including byre and cart shed. New roof, insulate walls, services, and refurbishment to create two dwelling units, at Veensgarth Steading. The clerk to submit a response of 'No comment'.
- 2022/006/MAR - To extend an existing 4 x 100m twin-headline longline shellfish farm (planning permission 2011/013/VS) by increasing longline length to 220 in a northerly direction to be used for production of mussels. The clerk to submit a response of 'No comment'.
- 2022/004/MAR - To extend an existing 4 x 200m twin-headline longline shellfish farm (planning permission 2011/014/NS) by increasing longline length to 330m in a northerly direction to be used for the production of mussels. The clerk to submit a response of 'No comment'.

11.0 SCBF

- Angela Sutherland gave a short update, saying that two sub-groups had been set up to consider the business plan and auditing.
- Angela Sutherland offered to continue as Director of SCBF, and members agreed to nominate her formally to SCBF. The clerk was asked to advise SCBF accordingly.

- Decisions on two grant applications (180147 from Shetland Gymnastics and 180164 from Shetland Rape Crisis) were deferred until the March meeting. Members felt that the growing number of applications from Shetland-wide groups that were being submitted to multiple community councils risked using up funds that members felt should be spent locally. Members thought that the community council should have a more formal policy on these sorts of applications and that they should consider ideas for such a policy at the next meeting. The clerk was asked to advise Eleanor Gear accordingly.

12.0 Viking

Andrew Archer reported that the planning application from SSE to re-route some of the cables (which the community council had objected to) had been approved by SIC. He also updated members on the appeal about the proposed relocation of the concrete batching plants. Following Viking's appeal against the SIC Planning decision to refuse their planning application for the re-location of batching plants, a 'Reporter' has been allocated to the case and would be visiting Shetland shortly to view the sites.

13.0 Footpaths

Andrew Archer and Martin Randall gave an update on the footpaths project.

- Applications to Sustrans will open in the summer. The first stage will be that the community council (or SCIO) will need to apply for funds for a feasibility study to look at routes, road crossings, costings etc. Any proposed solution would need to be compliant with the rules set out in *Cycling By Design*.
- There has been considerable discussion with the SIC roads department about how a crossing of the A970 at the Veensgarth junction could be implemented. The roads department have said that an uncontrolled crossing with an island in the middle of the road would be the most suitable. Andrew had suggested that a reduction in speed (to 50 mph) and a crossing with signals would be more appropriate as this would allow younger people to use the crossing safely, but roads were not keen on this idea. The alternatives will be considered in more detail in the feasibility study.
- Preparatory work for the Sustrans application will continue. It will be necessary to compile a stakeholder map, communication plan and to secure some political support for the project. It is possible that our local scheme could become part of a more extensive project for a long-distance footpath spanning the entire length of Shetland Mainland from North to South and Andrew said that he had spoken to Steve Mathieson, the Visit Scotland representative for Shetland, about this. Andrew agreed to write an update for the community council's facebook page.
- Martin Randall agreed to continue work on setting up a Scottish Charitable Incorporated Organisation (SCIO), which is a legal structure which provides limited liability and a separate legal identity to organisations without the complex structure of company law.

14.0 Councillors' Reports

The Councillors had nothing to report.

15.0 AOCB

- The clerk was asked to write SIC Roads to request the installation of additional crash-barriers at the bottom of the hill on the Nesbister road below the old council houses.
- The clerk was asked to write John Smith, Director, Infrastructure Services to request that the entrance to Weisdale Cemetery be made safer by widening the entrance so that it can accommodate vehicles from both directions simultaneously.

16.0 Date of next meeting: Wednesday 16th March 2022.

APPENDIX

Community Council Response to LDP Main Issues Report Consultation

Tingwall, Whiteness and Weisdale Community Council has the following comments on the main issues report and call for sites.

Tingwall

1. Tingwall has seen huge growth in the last few years with the developments at Greenwell, Herrislea and, more recently, the large development at Gaet-a-Gott. In the light of this, members felt that the proposed areas of development for both Tingwall and Veensgarth are excessive and that some of them should be removed in both locations. Members struggled to understand why so much additional housing was being proposed for Tingwall.
2. Members were concerned that the proposals would lead to ribbon development effectively joining Veensgarth and Tingwall.
3. The proposals must take account of the local infrastructure. Tingwall School is full. How will additional pupils be accommodated?
4. Members agreed with the comments of one of the local landowners that good agricultural land is a scarce resource in Shetland and that it should not be included in the preferred areas for development.
5. The recent development at Tingwall has led to a large increase in traffic using the junction with the A970 at Veensgarth. The community council has already raised its concerns about this junction with the council. Further development will only increase the risks.

Wormadale and Nesbister

Both Wormadale and Nesbister have seen considerable development in the last few years. Members were concerned to see that the council was in favour of further building in these areas and felt that the proposed sites (TCM012 and TCM013) should be rejected for the following reasons:

1. The recent growth at Wormadale and Nesbister is putting increasing strain on the limited infrastructure. The steep, single-track road to Wormadale House now serves 20 properties. The road to Nesbister is little better but now serves about 45 properties. Both roads join the A970 on a fast bend and steep hill. The junction has seen numerous accidents and, as at Tingwall, further development will only increase the risks.
2. The area of Whiteness Voe (including the land on both sides of it) is designated as a National Scenic Area. To quote from NatureScot, "The designation's purpose is both to identify our finest scenery and to ensure its protection from inappropriate development". The view from the layby at the top of Wormadale Hill is probably one of the finest in Shetland (just think how often it is used in promotional material for Shetland). The Bod at Nesbister is another of Shetland's most photogenic attractions. If we want to preserve the things that bring people to Shetland, we must avoid destroying them through endless development. This is the area on which members have probably had the greatest number of comments from residents.

Kalliness

Members felt that, whilst further housing at Kalliness made sense, the area needed more facilities to make it a proper community and that any future development should be accompanied by the addition of some sort of recreational park. There was also a strong feeling that any further development must go hand in hand with the road safety improvements to the road between Haggersta and Cova so that all residents can access their homes safely.

Looking at the area more widely, Weisdale Voe is the site of several local aquaculture businesses. If Kalliness was to be developed further, there would have to be measures to ensure that there was no risk of any sewage pollution to these operations.

Strom

Members felt that Strom was a sensible place for further housing, but they also felt strongly that the proposed area for light industry behind Strom Park should not be included in the plan. This is a residential area and the introduction of industry is not appropriate. Any light industry development should be at the areas proposed near Tingwall Airport.

Aquaculture

The 2014 LDP included a statement that, “No aquaculture developments will be permitted in Whiteness Voe north of a line between Usta Ness and Grutwick or the upper part of Weisdale Voe between the Taing of Haggersta and Vedri Geo for environmental and visual reasons.” The community council recognises that the licensing and approval process has changed since then but feels that the statement should still be included so that it informs the council’s decision-making process on any future applications.

Wind farms

If the purpose of the LDP is to reflect how the community would like to see their area develop, then members felt that the LDP should say something about windfarms. Tingwall, Whiteness and Weisdale is one of the community councils most affected by the Viking development and also, potentially, by the Mossy Hill development. Whilst recognising that decisions on anything over 50MW would be decided by the Scottish Government rather than the planning department, members felt that the LDP should state that, unless it was a scheme that involved significant community ownership (i.e. by the community rather than individuals within the community), there should be a presumption against further large wind turbines in the area.

Local Place Plan

Following the introduction of the legislation on Local Place Plans in January, we expect that our community council will be producing one. What is the process by which the planning department will amend the LDP to reflect the Local Place Plan? It would obviously be pointless for us to produce a Local Place Plan and for it then to be ignored until the next LDP is produced in ten years’ time. The documentation on Local Place Plans contains an expectation that LDPs will have to be updated to reflect the Local Place Plans. How will this process work?

Yours sincerely.

Andrew Archer

on behalf of Tingwall Whiteness and Weisdale Community Council