



Minutes of meeting held on Wednesday 20th November 2024

1.0 Present:	Andrew Archer (Chair)	Moraig Lyall
	Linda Tulloch (Vice Chair)	Davie Sandison
	Charlie Hodge [via Zoom]	Ian Scott
	Neil Leask	John Thouless (Statkraft)
	Martin Randall	Tracy Leslie (Statkraft)
	Margaret Cooper [via Zoom]	
	John Clarkson	
	Birgit Wagner	

2.0 Apologies: Paul Stevens (Clerk), Catherine Hughson, Roselyn Fraser, Michael Duncan

3.0 Declarations of interest: Andrew Archer declared an interest in grant decisions for the SCBF, Linda Tulloch in matters relating to Tulloch Developments, and John Clarkson in matters relating to Viking, Davie Sandison in matters relating to planning, and both Martin Randall and Moraig Lyall in matters relating to Tingwall Community Hall.

4.0 Presentation from John Thouless / report on Mossy Hill exhibition 6/11

The members had asked John Thouless to give an update on community ownership of Mossy Hill. Andrew Archer explained to Mr Thouless that the most common view in the community was that, whilst people would prefer Mossy Hill not to happen, that decision was now past, the windfarm had permission and the community had to make the best of it. Andrew said that all the people that he had spoken to had a pragmatic view that, if the windfarm was going to go ahead then the community should own part of it. As a result, TWWCC (along with Scalloway CC and the Scalloway Community Development Company) had had a meeting with Local Energy Scotland to explore how this might work. John Thouless said that Statkraft was currently in discussion with the SIC about community ownership and that Statkraft's preference would be to deal with a single partner (i.e., a local entity representing the local community) due to the complexity of legal

agreements, but this could potentially be an umbrella entity that represented multiple stakeholders. Members noted that clarification would be needed as to whether SIC would in principle be willing to be involved with another community organisation.

Project update: the revised plan is for a reduced number of turbines. A second round of public exhibitions (planned for 22nd and 23rd January 2025) will include a comparison of the original and new designs, with further feedback to be sought in the near future. This plan additionally includes:

- improved access tracks, suitable for pedestrians, cyclists, wheelchair users, and pushchairs, possibly with electric charging points, linking to existing paths;
- interpretation panels (e.g., on local ecology, peat restoration, and the windfarm itself);
- a sheltered area near the top of the site;
- 24 hour access to the site, with the proviso that some areas might be restricted for safety reasons during turbine operation.
- potentially, the inclusion of publicly-accessible toilets.

Statkraft is also considering bringing their office (with varying size options from a small, discrete building to larger office incorporating a visitor centre) onto site, with one possibility of it being a dual-use building that incorporates the administration of the Yell windfarm.

CC members felt that there were benefits in keeping a more rural aspect to attract visitors, but that having a visitor centre might deter potential vandalism. They noted that options that included a larger car parking area would probably be attractive to tourist buses.

The aim is for the site to be ready for the turbine construction to start in July 2026, so preparatory site work would begin by summer 2025. Quarry materials are to be reused on site to reduce the transportation impact on public roads. [More information can be found on the Statkraft website.](#)

Andrew Archer agreed to write to Paul Fraser and Neil Grant at SIC to make sure that they are aware that other community bodies were keen to pursue community ownership.

5.0 Approval of Minutes

On a motion proposed by Martin Randall and seconded by John Clarkson, the minutes of the meeting held on Wednesday 16th October 2024 were agreed as a correct record of the meeting.

6.0 Matters Arising from the Minutes

- Upgrades to Wornadale viewpoint: funding discussion to be postponed until the next meeting.
- Wornadale gullies: the gullies have now been cleared.
- Standing water: Roads had replied to say that the Ladies Drive junction issue has been solved temporarily, with more work underway, and the South Whiteness road issue will be further investigated.

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- Flooded road at the Califf-Breiwick turning: Roads will undertake a survey of the site.
 - Crash barrier extension: Roads is seeking more information from the contractors on the timetable for this.
 - Veensgarth roundabout: the road is due to be resurfaced.
 - Laxfirth Road speed limit order: this is in progress and should be in place in due course.
 - Christmas fund update: sufficient funds have been raised from local businesses and the list of age 80+ residents has been updated.
 - There are concerns that, given the earlier evening darkness, the construction work lights along the road out of Lerwick are too intense and highly distracting for drivers.
 - ACTION: The Clerk to contact Neil Hutcheson and the Police to raise safety concerns regarding the brightness of construction lighting on the A970 leaving Lerwick en route to Tingwall, and asking them to approach SSEN regarding a reconfiguration of the lights such that they do not shine directly into drivers' eyes.
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7.0 Decisions since last meeting

To submit a response of "No comment" in respect of planning application 2024/257/PPF.

- ACTION: The Clerk to check with planning as the TWWCC comment is not yet showing on the portal.
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8.0 Police Report

None.

9.0 Win Furt

One new Trustee, Jennie Atkinson. The AGM was held on 28th October, followed by a Trustees' meeting at which it was decided that CASE Shetland was the preferred bidder for the Tingwall path design. An application to Paths for All for approximately £48,000 has been submitted, although part of this may need to be funded from elsewhere (e.g., the SCBF) due to funding limits.

10.0 Finance

- The Financial Report, updated to 13th October 2024, was circulated to members.
 - There were two grant applications: one from Tingwall Community Hall (grant application for £2000), and one from Win Furt grant (grant application for £500). Andrew Archer recused himself from the grant application discussions. Members voted that Win Furt should be awarded the full £500 and Tingwall would be awarded £1837 (the remainder of available funds).
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→ ACTION: The Clerk to contact the two applicants to inform them of the awards.

11.0 Correspondence

- A local resident had concerns about the safety of otters crossing the Weisdale road, near Shetland Jewellery. While members felt that it would be difficult to supplement the existing access routes for the otters, they agreed that it was long-standing anomaly that this stretch of road through a residential area still had a speed limit of 50mph.
 - ACTION: The Clerk to write to Neil Hutcheson to request, for road safety reasons, a speed limit change to 40mph for the A971 from just north of Shetland Jewellery (where the current 50mph limit starts) through to near Cova/Hellister (where the 50mph limit used to end).
 - ACTION: The Clerk to reply to the resident to indicate that the CC has written to SIC to request a lower speed limit in the area.
- The CC had been contacted by Andrew Campbell, the Shetland Development Officer for Cycling UK's *Connecting Communities project*, which aims to provide active travel support to individuals and groups (including cycle training for all ages, e-bike loans, bike maintenance sessions, led rides and health walks, etc.). Members agreed they would be happy to help publicise project events.

12.0 Council Tax consultation

Due to law changes in Scotland, second/empty properties can now be charged up to double the council tax for that property. Local councils have some discretion on the specific circumstances in which this increased rate should be applied, and a questionnaire had been circulated by SIC giving the possible options. After discussion, members selected the following options:

- Where a building warrant has been granted to demolish the dwelling, SIC should continue to apply the Long Term Empty (LTE) levy, incentivising taxpayers to demolish the property promptly.
- Where a property sale is delayed due to forces outwith the taxpayer's control, SIC should apply a full charge where a property is being actively marketed for sale, and has been unoccupied for less than 2 years. The LTE levy will apply once the property has been unoccupied beyond 2 years.
- Where a long term empty property has recently been purchased and a Building Warrant / planning permission has been granted, SIC should award 50% discount for the first 6 months from change in ownership, then a full charge for the life of the building warrant or up to 3 years from change in ownership, whichever comes first.
- Where a second home is a registered croft house, SIC should award a discount of up to 50%, so long as the registered croft house is no-one's main residence and is occupied solely for the running of the croft.

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- Where the second home is on an outer island / is required to commute from an outer island, SIC should award a discount of up to 50%, in recognition that the demand for housing in such localities is low. This may incentivise more dwellings in such localities to be used as second homes.
 - ACTION: Andrew Archer and Linda Tulloch to respond to SIC with the CC's chosen options.
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13.0 Planning

There were no planning applications to be considered this month.

14.0 Viking / Statkraft

There were no further issues to be considered this month.

15.0 SCBF

There were no applications to be considered this month.

16.0 Roads

There were no further issues to be considered this month.

17.0 Councillors' Reports

The councillors did not wish to report anything this month.

18.0 AOCB

- Concerns had been raised that some vehicles on the Tingwall to Asta/Scalloway road were driving at speeds which were considered to be excessive for this single-track road.
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Date of next meeting

The next meeting will be on the 15th January 2025, venue to be confirmed.
