



**TINGWALL, WHITENESS & WEISDALE
COMMUNITY COUNCIL**

Minutes of meeting held on Wednesday 19th February 2025

1.0 Present: Andrew Archer (Chair) Catherine Hughson
Charlie Hodge Ian Scott
Neil Leask
Margaret Cooper
Martin Randall
John Clarkson
Birgit Wagner
Paul Stevens (Clerk)

2.0 Apologies: Linda Tulloch, Moraig Lyall, Roselyn Fraser, Michael Duncan

3.0 Declarations of interest: Andrew Archer declared an interest in grant decisions for the SCBF and SSEN, Catherine Hughson in matters relating to planning, Martin Randall in matters relating to Tingwall Community Hall, and John Clarkson in matters relating to Viking.

4.0 Approval of Minutes

On a motion proposed by John Clarkson and seconded by Neil Leask, the minutes of the meeting held on Wednesday 15th January 2025 were agreed as a correct record of the meeting.

5.0 Matters Arising from the Minutes

- Upgrades to Wormadale viewpoint: there were no further updates so the funding discussion was again postponed until the next meeting.
 - Wormadale crash barrier extension: there had not yet been any update re. the schedule.
 - Stromfirth road grit supplies: the Roads department had replied to say that they do not tend to put grit bins in areas that are treated by the gritters, and that salt-grit piles are usually put out at regular intervals up any braes or sections of road where they are required. This is not specifically related to either road gradient or traffic volume. Existing piles will be topped up and extra piles could be put out if required.
 - ACTION: Charlie Hodge to write to Neil Hutcheson to indicate places on the Stromfirth road where grit piles are needed.
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- Joint action on bank charges: Andrew Archer had contacted Ayesha Huda at Voluntary Action Shetland (VAS), who said that there was wider concern over the charges being applied to non-charitable groups. Scotland's network of Third Sector Interfaces plan to follow up on this with the Bank of Scotland.
 - Online community groups: there had been no notifications of additional groups to add to the list, nor any indications that new groups would be set up. It was also noted that some of the existing groups currently show little activity.
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6.0 Decisions since last meeting

None.

7.0 Police Report

The latest police report for December 2024-January 2025 had been circulated to members earlier today. Members did not wish to raise any issues from this.

Concerns had been raised by local residents about cars driving too fast on the U301 between the Herrislea Hotel and the junction with the A970.

- ACTION: The Clerk to write to the police to highlight concerns about cars speeding on the upper part of the U301.
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8.0 Finance

- The Financial Report, updated to 12th February 2025, was circulated to members.
 - New pads are needed for the defibrillator at Robinson and Morrison at Weisdale.
- ACTION: Andrew Archer to purchase new pads.
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9.0 Correspondence

- Julie Graham (Community Involvement, UHI) had written to ask that she attend a CC meeting to talk with members.
- ACTION: Andrew Archer to respond to Julie, inviting her to the March meeting.
- The Scottish Community Development Centre will be hosting online community conversations across Scotland to discuss community benefit schemes. Given the TWWCC's ongoing discussions on this with other local CCs, and SIC's recent proposals on this subject, members felt that they did not want to take part in the online conversations at this time.
 - The Engagement Advisor (EA) from Healthcare Improvement Scotland had emailed to ask to meet with members and discuss the EA's role.
- ACTION: Andrew Archer to respond to the EA to clarify the desired outcome of meeting with the CC
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- Relationships Scotland have launched [a survey on whether people have experienced conflict in their community](#).

→ ACTION: Andrew Archer to publicise the survey on the Facebook page.

10.0 Planning

There were three planning applications to be considered this month:

- 2025/018/PPF: Retention of temporary agricultural access track and cable access route, and creation of a new section of agricultural track to link the two existing sections. Track west of Kergord Substation.

→ ACTION: The Clerk to respond "no comment " to 2025/018/PPF.

- 2025/023/PPF: To erect a new detached domestic garage. The Old School Cott Weisdale.

→ ACTION: The Clerk to respond "no comment " to 2025/023/PPF.

- 2025/024/PPF: To erect 4no. single storey dwelling houses with air source heat pumps; create new access track off existing track including parking and turning area; install new domestic sewage treatment with outfall to existing sea outfall; install surface water attenuation trench with controlled outlet to roadside ditch. East Of Zoar Wadbister.

→ ACTION: On a majority vote, the Clerk to respond "no comment " to 2025/024/PPF.

11. Win Furt

For the Tingwall path route:

- There had been a progress meeting with CASE that day, with surveying now complete. As there are services near and potentially under the route, they are investigating any potential maintenance access issues.
- Paths for All (the main funder) had indicated that, as standard, they encouraged the provision of lighting along paths. This had prompted concerns from residents about the loss of dark skies in the area. However, CASE had met with SIC Roads who said that lighting should not be included as it would create a road safety issue.
- Paths For All had also suggested that the project would work better if the bus stop at the Laxfirth end of the path was made wheelchair-accessible. CASE will pursue this.
- Paths for All representatives will be coming up to Shetland on the 6th March to look at the project and discuss the funding for construction.
- The current plan is to put in the planning application by the end of next month.

For the Hellister path route:

- Various options are being considered that will accommodate different landowners' wishes.
 - An invitation to tender is ready to go out once a decision about the favoured route is finalised.
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Andrew reported that he had asked Moraig Lyall to speak to the council's transport planning team to get the feasibility study on the Scalloway to Tingwall path published.

12.0 Viking / Statkraft

- Andrew Archer had written to SSE regarding the CC's concern over the piecemeal nature of planning applications from SSE. They had replied to say that they would endeavour to present a more coherent programme in future. The issue had also been raised with the SIC's head of planning, who had replied to say that it would be discussed with the planning team.
- A consultation on a draft Strategic Development Plan for Gremista Grid Supply Point had been received from SSEN's Whole System team. Members felt that this appeared to be a very technical document to be put out for general consultation. Upon further investigation, it appears that it was erroneously forwarded by SIC to the CC.
- The discussions around potential community ownership of the proposed Mossy Hill wind turbines are being led by the Scalloway Community Development Company (SCDC). They recently received a grant to produce a potential Memorandum of Understanding with Statkraft, and last Friday organised a meeting (attended by Andrew Archer and John Clarkson) where Gillian Harkness-McKinlay from Anderson Strathern explained the commonly used structures for community ownership. The key points from that meeting were:
 - Both a charitable and a non-charitable body are needed. Charities are not allowed to undertake commercial activities (such as part-owning a windfarm). The most common arrangement is to set up a Scottish Charitable Incorporated Organisation (SCIO), which then sets up and owns a limited company that acts as the trading arm.
 - It is assumed that Statkraft would either offer shares in a joint venture (JV) company set up to run Mossy Hill, or a limited liability partnership (a less commonly used option).
 - Assuming the money is being borrowed, the lender would lend the money to either the SCIO or its trading arm. The loan would probably have a clause that, if the money was not repaid, the lender would take ownership of the SCIO's shares in the JV company. There would be no community money at stake and no personal risk to the trustees / directors of the SCIO (unless they acted criminally or with extreme negligence).
 - CCs do not exist as a "person" in law and so cannot own shares. The constitution of the SCIO would probably be set up so that each body involved (e.g., TWWCC, Scalloway CC and SCDC) appointed a director (or directors) to run the SCIO. A separate document between the bodies would govern how any profit would be distributed.
 - There would need to be a decision about whether the body was funded purely by loans or (the less likely option due to the complexity) whether there would be a community share offering. The latter would require setting up a BenCom (a society

for the benefit of the community, regulated by the Financial Conduct Authority.

- ▶ Gillian Harkness-McKinlay will draft a memorandum of understanding that would be the basis for further discussions with Statkraft.

Members were happy with the progress, noting that it would be worth considering that any buy-in should be from the point of generation, not construction.

- The CC was recently contacted by SSEN Transmission, who are setting up their own SSEN Community Benefit Scheme. They have initially selected four projects across Scotland which would be part of the scheme. One of these is the HVDC interconnector project and the community benefit money associated with this would be split between Wick and Shetland. Andrew Archer and Martin Randall had attended a meeting with SSEN Transmission to explore how the funds might be used in the TWW area if they were available. Members discussed the ideas, with the consensus being that Win Furt was the obvious recipient of any available funds. The survey carried out by the community council about how to use the Viking money had shown that footpaths and cycle paths were the community's top choice and Win Furt had been set up by the CC to carry out these projects. [Andrew Archer recused himself from the discussion given his role as Chair of Win Furt]

→ ACTION: Andrew Archer to respond to SSE to say that, if the funding became available, then TWWCC's preference was that it should be used to progress Win Furt's footpath projects at Tingwall and round Hellister Loch. A draft of the letter will be circulated to members for their approval.

13.0 SCBF

There were two applications to be considered this month:

- CGS0028 Tingwall Youth Club £766 to purchase new equipment. This was approved,
- CGS0030 Tingwall Community Hall £7500 to upgrade and enhance the hall, including sustainable heating systems. This was also approved
 - ACTION: The Clerk to write to Eleanor Gear to say that CGS0028 and CGS0030 were both approved for the requested amounts.
- On the question of knowing whether SCBF applicants had made efforts to raise additional funds, Andrew Archer had received replies from Sandsting and Aithsting CC, Scalloway CC, and Nesting CC. Most felt that it would be useful to know such details as part of any SCBF application, particularly where the applicant was not known to the CC.
 - ACTION: Andrew Archer to contact the SCBF to request additional funding details are included on their application form.

14.0 Roads

- To alleviate on-road parking opposite the ex-council houses at Wormadale, it was suggested that the existing ditch might be filled in, possibly with some additional flattening of the adjacent hillside, to create a car parking area.
 - ACTION: The Clerk to write to Roads to enquire if the creation of a car park would be possible.

15.0 Councillors' Reports

Catherine Hughson and Ian Scott had been busy but did not wish to report anything in particular.

16.0 AOCB

Regarding the upcoming (planned for June 2025) shutdown of the Radio Teleswitch Service (RTS), Ofgem have recently admitted that there will not be sufficient time or supplies to change or replace impacted meters. Additionally, the option to have a smart meter with preloaded times as a back-up apparently does not work for total heating total control storage heaters as these need a seasonal flexibility. Ofgem have stated that no customer should be worse off after switch-off (i.e., they must have viable heating and the same level of energy bills) but it remains unclear how this can happen.

→ ACTION: Andrew Archer to put a post on Facebook to raise local awareness.

Date of next meeting

The next meeting will be on 19th March at the Whiteness and Weisdale Public Hall.
