

LISMORE COMMUNITY TRUST MINUTES of the Board Meeting held at 7pm on Monday 16th March 2020 in the School House, Achnacroish, Lismore

1 PRESENT: Anna Stewart (AS), Sebastian Tombs (ST, Chair and Minutes), Archie MacGillivray (AMG) and Kiki MacColl (KK); no apologies, nor Declarations of Interest.

2 PREVIOUS MINUTES:

The following sets of Minutes were tabled, read, and approved:

17 June 2019;

12 September 2019: insert 'Johnston' after 'Dan' in item 3.2 line 4;

23 October 2019;

07 February 2020;

In addition, the draft Minutes of the AGM held on 5 December 2019, were noted.

3 MATTERS ARISING

3.1 Corona virus – impact on activities. Developing Government guidance on restrictions of public gatherings, meetings and activities, were noted with care. It was agreed that any activities involving groups should be postponed for the time being, and the community advised accordingly. ACTION ST

4 WORKING GROUPS AND PROJECT REPORTS

4.1 School House:

a) Availability, after the announcement of the appointment of a new head teacher, Sebastian had emailed the Council contact Kathryn Wilkie, regarding a visit to see the House; and awaited a response. Should the House be a requirement

for the new incumbent, the directors agreed a plan in principle simply to vacate and dispose of the furniture as appropriate.

- b) Potential developments: should the property not be required, a submission to the Community-led strand of the Lottery had been submitted, building on previously agreed objectives for the building, including a part time staff component.
- c) Meanwhile, as noted already, all activities would be held back pending resolution of the Corona virus restrictions, specifically the Go for It! Project, which involved a very vulnerable group.
- d) Kiki passed across cash in the sum of £285, from donations made at the funeral of Calum, towards the garden refurbishment initiative. This was much appreciated.

4.2 Kiosks and Leaflet:

Kiki agreed to pass at an early date the folder regarding the kiosks fit-out to Sebastian, who would then take the matter forward. ACTION KK, ST. Meanwhile wider distribution of the leaflets was to be actioned, with supplies provided to: Pier House (already actioned); Airds Hotel; Port Appin ferry (with installation of larger leaflet holder; Lismore Stores and the Heritage Centre. Usage would continue to be monitored. ACTION ST

4.3 Enterprise Units:

Sebastian briefed colleagues on recent developments, the visits by architect and valuation surveyor; a well-attended public meeting in School House on 17th February; registration of potential concerns about the proposals from the new owners of Pier House; information and ideas received from the land owners regarding options; studies of these options'

implications; and an informal meeting on 3rd March with the architect and with Council Officers from Planning and Roads Departments. (Most of the details had been the subject of email or short reports, previously circulated to the directors).

The present situation was outlined: land immediately behind the waiting room was not for sale; examination of siting the relocated SSE fenced area further south, and possibly accessed from the Scottish Water ingress from Newfield Terrace, had identified likely flooding risk, as well as gradient and turning area challenges; examination of leaving SSE and considering locating perhaps 2 Units on the site to the south of Newfield Terrace had not been favoured by the Council Officers – although a denser use for dwellings was not ruled out, subject to significant road upgrading and provision of a turning head, which could take up substantial space.

Sebastian had met Lorne MacDougall on 7th March for an updating briefing. This had concluded that there was really only one option, the original idea, but narrowing the access to the new SE site from the slip as much as possible; and siting the SSE storage unit below (and thus largely out of sight) the southernmost corner of the Pier House garden. Sebastian was to make contact with the new owners, and discuss the position with a view to finding a satisfactory resolution. This was now planned for the end of March. ACTION ST

4.4 Housing Study:

Further to earlier circulated briefs, the LIP Board had agreed to appoint Rural Housing Scotland (RHS) and Mull and Iona Community Trust (MICT) to take forward the housing study for responding to housing need on Lismore and Easdale. Sebastian had had some useful planning time with Helen MacDonald of MICT and Sam Foster, architect with RHS, at the RHS Conference in Birnam on 28th February. A workshop had been

proposed for the 31st March; but the directors agreed that under the impending restrictions on gatherings, this should be postponed, with regret. ACTION ST

The sites to be examined were:

- a) Site already on the market, with Planning Permission for a single dwelling. Both the architect for the Enterprise Units study, as well as the Planners, considered there could be capacity there for more than one dwelling.
- b) The 'rocky ridge' site between the road and the cliff above Achnacroish, north of the School. This had been identified by the land owners as a possible acquisition option – other sites were not. The challenges of removing the rock, and providing services, were acknowledged; but all options should be explored, at least initially.
- c) Clachan Steadings. Sebastian had had his measured plans copied digitally by Gill Law, and these had been forwarded to the RHS architect, Sam Foster, for review. The immediate neighbours had also been informed of this approach. As an adjunct to this site, a meeting had been due to be held with the Fell Estate Factor, Paul Nicoll and their Planning Consultant in Oban on 17th March – but had that afternoon been cancelled – regarding the possibility of some development on the field immediately to the south of the Steadings, in the context of the revised draft Local Development Plan. Archie McGillivray declared an interest as the tenant.

The timetable for completion of this housing work was now uncertain, but as much would be undertaken as could be via remote working.

4.5 LIP Futures:

Sebastian indicated that the current round of funding was now drawing to its close, but that some continued presence of Gill Law was anticipated for a little while yet. This was warmly welcomed. The Corona virus-induced delays in progressing funded work would, he thought, be viewed sympathetically by Government. Once these funds had been expended and the work drawn to a close, the intention remained to close the Limited Company, but that now appeared a while off yet.

5 MEMBERSHIP & FINANCE

No report. [Post meeting Note: some application forms have been submitted, but voters roll records have not yet been checked – ST]. The arrival of the new director / Treasurer was anticipated at the end of March, early April, with enthusiasm – especially with regard to finalizing the changes of Bank signatories.

6 CORRESPONDENCE etc

None recorded for discussion.

7 DATES of NEXT MEETINGS:

To be confirmed, dependent on progress on projects; and gatherings limitations.

ST 18 March 2020