

Kinlochbervie Community Company

Minutes

14 February 2017

Harbour Offices – 6:00 pm

Present

Graham Wild, George Corbett, James MacDonald, Christine MacKenzie, Donald McLeod, Margaret Meek

Apologies

Lawrence MacLeod

1. Minutes

The minutes of the last meeting (14 December 2016) were approved. Christine moved, George seconded.

2. Matters Arising

2.1 Loch Clash – Phase 1

- New signs have been made for the site.
- One sign will be placed at Rhiconich.
- The sign at the waste disposal site will be transferred to a more visible location.
- The new rate (£15 per night) goes into effect on March 1 – Graham has tickets with the new fee.

2.2 Manse Road

- 17 Manse Road is nearly complete.
- The plumber is coming later this week to commission the boiler.
- Work is beginning at 18 Manse Road on Monday.
- Bathroom fixtures have arrived.
- We have received a quotation for electrical work from JM Campbell.
- The new electrical quote is substantially higher than the first quote.
- The Board discussed the two electrical quotes and decided to hire Jason Laing.

3. Loch Clash – Phase 2

- The main focus of the meeting was to discuss the Design Charrette and community feedback.
- Margaret distributed the preliminary survey results; the survey is still open but will close shortly.
- Margaret also distributed a document called “Some Starting Points for Discussion”; this set out some preliminary ideas for the design of the Phase 2 building. The purpose of the document was to serve as a focal point for discussion.
- The 2 documents are attached to these minutes.
- There was a lengthy discussion about the uses and design of the final project and a number of amendments were made to the “Starting Points for Discussion” document. It will ultimately become a statement of our principles regarding the uses and design of the Phase 2 development.
- Margaret will amend the document as decided at the meeting and will distribute it for review to other Board members when completed.
- She will send it to Alan Jones as soon as possible so that it may be incorporated into the Business Plan and Design Charrette process while there is still time to do so.
- Key decisions made at the meeting were:
 - Loch Clash Pier should be a public space that happens to have a bunkhouse. Local people and visitors should feel equally welcome to enjoy the pier.
 - The future project should **two** main uses: tourist information/heritage centre/broadband access/meeting place **AND** bunkhouse accommodation.
 - Because of strong local opposition, we will drop the café and retail space; however, it is hoped that the design will have enough flexibility that this may be added in the future.
 - The development should take full advantage of its unique location on the sea. The heritage centre could contain displays on local maritime history and fishing. We would like to see facilities that cater to outdoor activities such as diving or kayaking.
 - The building should “fit in” with other buildings on Loch Clash and should be in scale. Traditional industrial or residential buildings could be a model. Board members preferred a building that would suggest the pier’s industrial past. There was considerable discussion about this; several members mentioned the offices of Loch Duart Salmon as an appropriate design model.

4. AOCB

4.1 Community Asset Transfer

It may be possible to extend our site through a community asset transfer. This would give us more flexibility with the placement of a building and with overall site design.

Graham has spoken to Tony Usher who thinks that we may already own a portion of the site. Graham and Margaret will investigate this.

The Board made the following decisions:

- We will go ahead with a request for an asset transfer but not for the whole pier. Our site should not include the pier edge; the group felt that we don't know enough about what liability we are assuming for that part of the pier that is in contact with the sea. We would need a lot more information about the structure. We would need to know about damage or any undermining of the pier.
- We will request an asset transfer that would allow us to enlarge our site. This will permit us to create a comprehensive development on the pier which takes best advantage of its location.
- An appropriate site boundary might be the current boundary on the long side (along the line of the street lamps) but that we should extend our property on the short side almost to the end of the pier.
- There has been a suggestion that we actually own this portion of the pier already; we will need to find out whether this is actually the case.

4.2 Slipway

The Company owns that part of Loch Clash where there is a partial slipway. It was decided to look at developing this in the future.

5. Date of Next Meeting

To be arranged.

Loch Clash Phase 2
Preliminary Survey Results
13 February 2017

Number of Surveys Mailed Out - approx. 220-230

Number returned to date 57 (25%)

34% male, 66% female

Age:

15-29 4%

30-59 49%

60+ 47%

Were you previously aware of the new building project noted in the survey?

Yes 84%

What facilities should be located in the new building? Percentage saying YES

Broadband 93%

Tourist/info centre 91%

Showers/toilets 82%

Bunk house 78%

Café 70%

Retail space 50%

Office space 39%

** I've left out self-catering kitchen and communal space because most people see this as part of the bunkhouse.

**I've left showers/toilets in because some people see these as part of the bunkhouse and some see them as public facilities

Please rate the potential aspects of the project:

Percentage choosing number 1, 2 or 3

Bunkhouse 67%

Tourist information/heritage 50%

Café 46%

Broadband 35%

Office space 14%

Retail space 9%

**Many people said on their surveys that they could not support anything that would damage existing businesses, specifically existing cafes/restaurants and existing gift shops

**There is a strong feeling that local people have sunk their own money into businesses and are building their businesses and that we should not do anything that affects them negatively.

Kinlochbervie Community Company
Some Starting Points for Discussion

I've looked at all the surveys to date, attended both public meetings and chatted to people. I've prepared a preliminary list of "development principles" based on the above. These are my ideas but I put them on paper as a starting point for discussion.

The Building

- The building should be 2 storeys – this will minimize the footprint on the pier, provide better view opportunities and leave more of the pier available for public use.
- The building should be in scale with its surroundings – small and manageable is better.

Site Design

- Whatever is developed on the pier, the majority of the space must be viewed as a public place where visitors are welcome to walk on the pier, fish on the pier, go down to the water, enjoy the views.
- The impact of parking provision must be minimised; we need to find out as soon as possible how many parking spaces will be required by planning authorities.

Uses

- Based on feedback from the community, the development should contain two main uses: a bunkhouse and a dedicated space for tourist information, heritage displays, broadband access and a place to meet.
- The bunkhouse should have ancillary uses (self-catering kitchen, toilets, communal space, drying room) and space for a warden.
- The bunkhouse should be small and manageable – we should not overbuild – it is proposed that the bunkhouse have 16 beds.
- The area for tourist information/heritage centre/broadband access should be for visitors but local residents should feel very welcome.
- This room will contain static displays with the possibility of putting on exhibitions.
- Consideration should be given to including some sort of "place to meet" in this space.
- Although a café and small retail space would normally be seen as excellent uses, we must be careful not to damage local businesses; the surveys indicate significant local concern about this.
- We need to work with local businesses but we should omit these uses (café, gift shop) if we do not have community support.
- If we do provide a café, it should focus on something different – perhaps fish and chips or other seafood.
- The sea is our main draw and any development on the pier should be focussed on the sea – views, information on fishing, interactive displays (where are the fishing boats in the Minch in real time), maritime history, the nearby 16th century ship wreck etc.
- Consideration should be given to commercial facilities which support outdoor activities that are related to the sea – facilities for divers, kayak rental, etc.

*Margaret Meek
13 February 2017*

DRAFT