

MONDAY 11-AUGUST 2014

At a Special meeting of LERWICK COMMUNITY COUNCIL held in Town Hall Chamber, Town Hall Lerwick, at 7.00pm

Members

Ms K Fraser
Mr W Spence
Mr A Johnston

Mr A Wenger
Mrs A Simpson
Mr S Hay

Ex-Officio Councillors

Cllr A Wishart, Cllr J Wills

In Attendance

Mrs M Sandison, Clerk to the Council

Chairman

Mr J Anderson, Chairman to the Council presided.

08/14/01 **Circular**

The circular calling the meeting was held as read.

08/14/02 **Apologies for Absence**

Apologies for absence were received from Mr A Carter, Mr E Knight, Mr M Stout, Cllr P Campbell, and Cllr M Bell.

08/14/03 **Planning Consultations**

Mr J Anderson proposed that the council look at the planning consultation for the Staneyhill development first.

3.2 2014/197/PPP North Staneyhill – Proposed Housing

Mr J Anderson asked if there were any comments on this application.

Cllr A Wishart raised the query regarding access to the site. A letter among the consultations mentioned the very narrow roads. Not sure of the access as not included in any drawing.

Mr J Anderson noted that the red line showed the boundary of the site and as yet no definite plans as to access on the site. This would be part of the detailed planning.

Ms K Fraser stated that it is mentioned in the plans for a link up of paths with the Staneyhill and Norstane residential areas.

Mr J Anderson mentioned Staney Hill Road and Pegasus Place as possible access routes as far as he was aware, based on drawings done a long time ago by the council.

Mr K Fraser noted that it would be a cause of concern if it became a through road for traffic and wouldn't want to see Staney Hill as an invitation to drive through for all. It was hoped that it would be designed as not to allow for that as a shortcut.

Mr J Anderson suggested a letter stating that there should be no link roads through, that would result in creating a through-road.

Cllr J Wills agreed with the concern of a through-road. He raised concern for the significant number of mature trees at the end of Burgess Street to be conserved. Any removal should be replaced with an increase in planting, but all should be preserved.

Mrs K Fraser noted that the existing plans made note of a green corridor of useable space.

Mr J Anderson stated that the community council had on previous occasions called for any local planning to preserve the view points on the Staneyhill. Also comments had been made concerning the footpaths, trees, traffic, access and connection to the plans for the new high school.

Mr J Anderson asked if there was anything else.

Mr K Fraser made note of the positive improvement to the area that could result from the access over the Staneyhill. If the plans incorporated a network of footpaths it would encourage folk to walk.

Mr A Wishart agreed with Mr K Frasers comments. He commented that an increase in traffic on the surrounding area should be looked at.

Mr J Anderson made note of that and the general concern for the traffic in the area becoming a rat-run.

General discussion took place on the site in relation to numbers, density and restrictions in the size. All agreed of the dire shortage of housing and the occupancy levels demanding smaller houses, but a mixed development would be of benefit to the area.

3.1 2014/117/PPF Erect new High School and Halls of Residence

Mr J Anderson asked if anyone had any comments that they would like to focus on.

Mr A Wishart mentioned the campsite, helipad, bowls hall and stated that not a lot of detail had been included in the plans about these.

Cllr J Wills stated that the loss of the campsite was unnecessary due to the planned orientation of the new school which for solar energy gain was to face due south. There was no reason why the north side of the Staneyhill could not be the preferred site which would leave the campsite alone. It was walkable within minutes to the leisure facilities. He had called for a meeting with the council's technical advisor, and had been in discussions, but rather than hold-up the project he did not pursue. He made it clear that the school could be built on the north side and it would leave the campsite. The possibility of undesirable people accessing the school site had been mentioned, but he felt with the use of CCTV and people in the area looking out that shouldn't be an issue.

A discussion on the proposed sites took place. There was general concern for the loss of the campsite. Mention of any further objections would cause a hold up for another year. The relocation of the helipad was also of concern.

Cllr J Wills suggested that an amendment be made to the planning due to the fact that a large glass atrium facing due south would result in overheating, problems with cooling the building and ventilation. Winter time concerns also with the windy weather. Many of the same problems that have affected the 'ABC blocks' at the Anderson High School.

Mr J Anderson commented that with modern glass and insulation these types of problems needn't be an issue.

Mrs K Fraser stated that the site might be chosen so as to maximize the views from the building on what is an amazing site.

Mr J Anderson added concern for the access and egress which was a disaster waiting to happen. The road marked on the plans for pulling in dropping off/picking up and the turning circle outside the school were not well-thought out. The planning should be recognized in parallel with the application for the Clickimin, where the junction is substandard and won't cope with any additional demand. An upgraded junction would be required.

Discussion ensued regarding the use of a one-way system, the traffic problems resulting from slipping off here and there for convenience. The overall view was concern that this should be looked at again.

Cllr J Wills mentioned his concern for the existing planting which was well established. The off-setting of any trees and plants should be done.

Discussion took place regarding the haste and speed and the apparent rail-roading of a building which needs to be best for the future times ahead. The difficulties of making reasonable comments were felt when many factors were unknown. The pressure to go along with plans due to a timescale on government money and completion. The overall decision was to draw points out and leave it to the discretion of planning.

Mr J Anderson proposed a motion to support the building of a new school and draw attention to the following points:

Regret for the campsite and the planned siting of the school were reiterated. The need for the helipad to be moved because of the development at the clickimin. The lack of overall planning with regard to these amenities's been moved. The access roads and the potential traffic problems. The mature planting already on the site. The problems with the orientation of the school building based on the problems previously mentioned.

Cllr J Wills left the meeting at 8.05pm

Mr A Wenger asked about the need for the building of additional sport facilities.

Mr J Anderson explained the current situation of children being bused from school to the clickimin for use of the facilities. The clickimin would need to provide them with an increase in additional teaching space.

Mr J Anderson asked if anyone had anything else to add.

Mrs A Simpson added that so much was going and it was necessary to look at it all and list concerns.

Discussion ensued regarding the increase in traffic and the sub-standard junction. The effect on the area with construction traffic and the temporary access being made to allow for this. The road in/out of school in relation to the existing SRT traffic. The need to tie this all in with any potential future residential development and the holistic view essential to the planning. The reasons for moving of the helipad and its usage. The number of patients being quite small, but have increased. The possibility of other sites for the helipad was discussed. Members felt it was a pity it couldn't stay where it is. All agreed that there was so much going on and it was a shame that plans for the area weren't been looked at it all together.

Mr J Anderson thanked everyone for taking the time to come.

There being no further competent business the meeting concluded at 8.25pm.

Minute ends.

MR J ANDERSON
CHAIRMAN
LERWICK COMMUNITY COUNCIL

Chairman.....

Date.....