

## **MONDAY 23 April 2007**

At a meeting of LERWICK COMMUNITY COUNCIL held in the Town Hall Chamber, Town Hall, Lerwick

### **Present**

Mr J Anderson  
Mrs A Simpson  
Cllr E Knight  
Mrs K Greaves  
Cllr G Feather

Mr D Ristori  
Mr A Johnston  
Ms M Robertson  
Mr R Anderson  
Ms K Fraser

### **In Attendance**

PC G McCarthy, Northern Constabulary  
Mr S McConnachie, Scottish Water  
Mr M Anderson, GB & AM Anderson  
Mr K Allan, GB & AM Anderson  
Ms B Fullerton, NHS Shetland  
Ms S Laurenson, NHS Shetland  
Mr M Johnson, NHS Shetland  
Mr B Leask, Hjalmland Housing  
Mr R Gibson, Architect  
Mr A Wishart, Lerwick Port Authority  
Mrs K Semple, Clerk to the Council  
Mr John Robertson, Shetland Times Reporter

### **Chairman**

Mr J Anderson, Chairman to the council presided.

07/04/01

### **Circular**

The circular calling the meeting was held as read.

07/04/02

### **Apologies for Absence**

Apologies for absence were received from Mr L Bisset, Mr R Leith, Mr M Peterson, Mr W Spence, Cllr J Henry and Cllr L Angus.

07/04/03

### **Minutes**

The minutes of the meeting held on 19 March 2007 were approved by Mrs A Simpson and seconded by Mrs M Robertson.

07/04/04

### **Business Arising from the Minutes**

**07/02/07** The Chairman noted he had spoken to Magnus Malcolmson, Sport and Leisure Services, Shetland Islands Council, who stated that the commencement of work on the Knab Dyke was dependant on other Financial commitments. The Department was waiting on the return of tenders for the Hamnavoe Marina which could have a knock on effect on the Knab Dyke Project.

Mr R Anderson suggested Mr Malcolmson be invited to a meeting of the Lerwick Community Council to discuss the situation. The Chairman asked the Clerk of the Council to write to Mr Malcolmson and invite him to the next meeting of the Lerwick Community Council

**07/03/13** Mrs K Greaves noted her concern that there still seemed to be very few Planning Application notices published in the Shetland Times compared to the building underway. The Chairman stated that the Clerk to the Council had written to the Planning Department to voice the concerns of the Lerwick Community Council and was still awaiting their response. He noted that the Association of Community Councils as a whole were also concerned with the situation.

**07/03/08** Mr M Peterson requested that the sentence 'Mr Peterson stated that was not true as a glazed extension had been allowed at the Fort' be amended to 'Mr Peterson stated that Historic Scotland was not normally as inflexible as this'.

07/03/05

### **Police Report**

PC G McCarthy provided the following figures and compared them to those provided at the same stage last year.

Crimes against the person - up from 13 to 33, of which 29 were detected  
Crimes involving indecency - down from 41 to 24, of which 20 were detected  
Crimes of dishonesty - down from 297 to 269, of which 183 were detected  
Crimes of Vandalism - down from 326 to 247, of which 129 were detected  
Traffic Offences - down from 850 to 700 of which 697 were detected  
Miscellaneous, inc. drug offences - up from 627 to 804, of which 771 were detected

### **Alcohol Bye-law**

The first month resulted in 39 people being warned during the educational phase. Since the implementation of the Bye-law, 5 people have been reported to the Procurator Fiscal.

Mr R Anderson stated he was very pleased to see that most of the crime figures had come down from those of the previous year.

The Chairman stated that he was vexed to see the Police could no longer 'Knock on the door' and give a friendly warning. PC McCarthy explained that if the Police were given advice from an informant and not a complaint it was very difficult to act on without corroboration.

Cllr G Feather asked PC McCarthy what was the course of events after a crime was detected. PC McCarthy replied that the offender would be reported to the Procurator Fiscal, Children's Panel or given a fixed Penalty.

Mrs M Robertson noted that she often heard there was increasing problems with youths and asked PC McCarthy if there was any evidence to back that up. PC McCarthy stated that he often heard the 'Youth of today' being described as intimidating at times. He stated the Police would patrol at times when there could be gatherings of youths and noted that youth crimes were

being addressed but it was not as high or as prevalent as what was generally suggested.

07/03/06

### **Scottish Water: Proposed Disinfection Process**

Mr S McConnachie explained his role within Scottish Water was as Team Manager for Customer Services and his responsibilities were to maintain water and wastewater services as efficiently as possible delivering water at the required quality set by the Drinking Water Governing Body. He stated Scottish Water had turned to centralisation over the years, largely driven by efficiency with many departments now based in the central belt where Scottish Water reports to.

Mr McConnachie stated that 1<sup>st</sup> May 2007 was the 'switch on' date at the Sandy Loch Treatment Works to change from chlorinated water to chloraminated water. He explained that the Sandy Loch Treatment Works serviced Lerwick and the whole of the South Mainland. He stated that when water is chlorinated there was a tendency for the disinfection to 'drop off' by the time it reached the furthest away properties to be serviced therefore they had to keep adding further amounts of chlorine. Mr McConnachie stated that with chloramination, smaller amounts of chlorine were used combined with very small amounts of ammonia. He explained that this treatment lasted longer and was better for water which had further to travel. He also noted there were fewer complaints regarding the taste and odor of chloraminated water and that the process had successfully been used in the USA for almost 100 years and also been used successfully in other areas within the UK.

The Chairman expressed his concern with chloraminated water travelling through the existing cast iron pipes. Mr McConnachie stated that it could cause problems but Scottish Water was committed to replacing the cast iron pipes, beginning this summer. He explained that if the chloramination process was not deemed successful, Scottish Water could go back to chlorinated water. However, chloramination was the preferred option due to the whole network for Lerwick and the South Mainland having to be re-chlorinated to keep the water disinfected to 'The Last Household'.

Mr R Anderson stated that Scottish Water should supply a separate tank for the South Mainland and keep Lerwick separate. Mr McConnachie explained that the chloramination process was carried out at Sandy Loch, not at the tank. He stated that there was no need for a separate service reservoir but there was a need to change the cast iron pipes.

The Chairman noted there were some colour problems with the water due to the cast iron pipes and they did need replaced. Mr McConnachie stated the sampling process was now complete and the next process was to take cut outs from the pipes to identify if they were to be relined, open trench replacement or pipe bursting.

Mr R Anderson noted that Shetland and much of Scotland were suffering due to centralisation in the central belt. He stated that although we should have been better off with the Scottish Parliament, this was not the case. Mr McConnachie stated that he could not officially comment but tended to agree with Mr Anderson.

The Chairman thanked Mr McConnell for his presentation which ended at 7.30pm.

The Chairman asked if Mr McConnell would comment on correspondence item 10.3 from the Agenda. The letter raised concerns from Mr George Leslie regarding untreated sewage discharge into the Clickimin Loch. Mr McConnell stated he had spoken to Ms A Ratter, Networks Team Leader, who informed him that foul and surface water systems shared the same manholes, therefore if the sewer system became blocked it would spill over into the surface water side and find its way into the Clickimin Loch. Mr McConnell stated the only way to permanently correct the problem would be to separate the surface water and foul water manholes. He explained Scottish Water Operations did not have the funds to do this but would have to identify a need and put this to Assets and Planning at Scottish Water where the need would be scored on a points basis. Mr McConnell noted that he had instructed a temporary measure, in the form of static screening to be installed to prevent solids from passing forward to the surface side of the shared manholes.

The Chairman suggested that a 'bag it and bin it' leaflet should be produced to encourage people to stop putting debris in the sewer system and blocking the pipes. Mr McConnell replied that a leaflet drop may help 'spell things out' regarding what should and should not be put in the sewer system.

Mr R Anderson noted that it seemed unfair that small schemes and problems should be denied funding as opposed to larger schemes on the mainland. Mr McConnell stated that Scottish Water has systems in place that if something breaks, whereby it can be repaired or replaced. However, if something looks like it needs fixed it is not looked upon as a red alert situation and it goes through the scoring process. Mr R Anderson stated a shared manhole for waste and surface water with no intervening wall was not at all satisfactory. Mr McConnell replied that the points system in place was the same for everyone whether they were in the central belt or elsewhere and the system would have to be used to the best of their ability to get things done.

Cllr G Feather stated that Quarff had been waiting a long time for a public sewage system. He noted that he had previously questioned Scottish Water as to when one would be put in place and had been told a public system was not planned for Quarff. Mr McConnell stated he could not comment on the situation but would look into it.

The Chairman noted that SEPA had a scheme for first time provision for sewerage schemes and there was separate funding available. Cllr G Feather stated the lack of mains sewerage scheme was putting people off from building in Quarff. Cllr E Knight stated he had sympathy but the situation in Quarff was not unique as it was the same for Bressay. He noted that a vast amount had been spent on pumping sewage from the Lerwick side but still raw sewage found its way into the harbour from the Bressay side.

The Chairman asked Mr McConnell for his opinion on the Lerwick Zoning Proposals put forward by GB & AM Anderson from the point of view of Scottish Water. Mr McConnell stated that the proposal did not make good reading as Scottish Water did not currently have enough water to

cover the planned developments and were currently over abstracting from the Sandy Loch and Brindister Loch by 0.9MI/day, which was due to rise to 2.6MI/day by 2030. He noted that there was currently only wastewater provision for 300 new builds within the Lerwick catchment.

Mr R Anderson stated he was flabbergasted at the situation and noted that Lerwick would be much better off if Sandy Loch serviced Lerwick only and not the South Mainland. Mrs K Greaves stated she would like more information about the water available. Mr S McConnachie replied that his background was in operations and suggested the Planning and Development of Scottish Water based in Glasgow should be invited to send a delegate to discuss the situation.

The Chairman stated that delegates from Scottish Water including their Chief Executive, Chairman and Head of Operations would be arriving in Shetland on the evening on 5<sup>th</sup> June 2007 and would be leaving the following afternoon. He suggested they should be contacted and invited to a special meeting of the ASCC as the concerns do not just affect the Lerwick area.

Mr R Anderson noted he would prefer that the Lerwick Community Council meet with the Scottish Water delegates but understood the Association of Community Councils would want to be involved. Mr McConnachie stated that Scottish Water did recognize the problem and planned to amend the deficit by 2010 with a lead in, in 2008 and 2009 to allow some development.

Mrs A Simpson stated a meeting with the Scottish Water delegates should be requested either during their June visit to Shetland or a meeting be arranged for another date should they not be able to accommodate us.

The Chairman agreed that a letter should be sent to invite the delegates to attend a meeting of any kind, whether it be with the ASCC or LCC if they can fit us in their schedule.

The Chairman thanked Mr McConnachie for attending the meeting and for all his time and input. Mr McConnachie left at 8.00pm.

07/04/07

#### **GB & MA Anderson: Zoning Proposals**

Mr Maurice Anderson thanked the Chairman for the opportunity to attend the meeting of the Lerwick Community Council and to give his presentation. Mr M Anderson introduced Mr Kenn Allan, Creative Island Developments who drew up the plans and wrote the accompanying notes.

Mr M Anderson stated that the road line was indicative and would not have to go along the exact same route. He noted the demand for housing and land for retail outlets was in very short supply in Lerwick and stated that their proposal would satisfy Lerwick's needs for many years to come. The proposed new main road would also link up the south and north road and ease some of the traffic congestion in town. Mr M Anderson stated that Vic Hawthorne, Development Plans Manager, Planning Department, Shetland Islands Council, was currently undertaking a feasibility study with regard to the proposal and would report back with his findings.

Mr Anderson asked, presuming any problems with roads and water could be overcome, what the Lerwick Community Council thought of the proposal. Mrs M Robertson stated that she thought the proposal looked exciting and asked how far things had progressed. Mr K Allan replied the proposal was just to start the ball rolling and encourage the Shetland Island Council to be proactive. He stated the plan would provide reserves of housing, industrial and retail land for the future. Mr Allan stated he had received very negative feedback from all Shetland Island Council departments approached. He noted the main lack of interest came from the Planning Department and Roads.

Mrs K Greaves noted she was delighted to see the plan, which should be given serious consideration, as Lerwick needed to expand. She expressed concern at buildings being 'shoe horned' in smaller and smaller areas and felt people needed more space.

The Chairman stated that any expansion to Lerwick needed to very carefully planned from the outset and used Gulberwick as an example of what can happen when building plans are erratic.

Mr R Anderson stated that from 1977 the Lerwick Community Council have been anxious to see development at Staney Hill. He noted that the Shetland Islands Council Planning Department put a ban on building on the Staney Hill due to its high agricultural value but now intended to build on the North end. Mr R Anderson therefore could see no reason why building could not take place on other areas of the Staney Hill. He noted there had been some resistance from residents at Westerloch but thought the area could be accessed by other means and stated he was all for it and could see no reason why the development should not go ahead.

Ms K Fraser stated she was opposed to development at the Clickimin Loch area and felt any expansion to Lerwick should not be at the expense of Lerwick's beauty spots. She noted that if people wanted to live at the back of the Staney Hill they would also want cars and car parking. Ms K Fraser felt more consideration should be given to high density housing centrally rather than expand more and more into the 'country areas'. She again expressed concern at the possibility of the Clickimin area being spoiled by more infrastructure.

Cllr E Knight noted that Staney Hill area had been earmarked for development before but Council housing build was stopped during the Thatcher era.

Mr A Johnson noted an interest and stated that the Sound Grazing Committee, of which he is clerk, was not keen on the idea as it would divide the land into three sections. He noted that a piece of ground earmarked for a hatchery showed the road going right through it.

Mrs K Greaves stated her agreement with Ms K Fraser and felt there should be no more building on the front of the Staney Hill. She noted her intention to write to Bessie Barron at Planning with her concerns.

Mrs M Robertson said she presumed the proposal was an outline plan which could be changed and adapted to avoid certain areas.

Cllr G Feather noted his concern at proposed retail areas on the plan as he felt the Town Centre needed safeguarded and rejuvenated. Mr M Anderson replied that although he had not been contacted directly he knew that retailers were looking for sites and would find one. He stated that part of the area at the back of the Loch was protected and one eighth of the area could be developed for good quality housing. Cllr G Feather noted he was not against the development of housing but the planned retail areas did concern him. Mr M Anderson stated he did not have any connection with Tesco or anyone else but marked areas on the plan which showed potential as retail sites.

Mr A Wishart stated that some of the land included in the proposal belonged to the Port Authority and it was earmarked for retail, commercial and industrial use. He noted there was no secret that retailers were looking for land and they would have to go through the same process regarding planning applications as anyone else. He noted that the Port Authority was keen to open up the land due to the interest and demand shown from industrial and retail quarters. Mr A Wishart stated that if those showing an interest in retail land could not develop in Lerwick they would not develop at all.

Mr M Anderson stated that the presentation was purely to get comments from the Lerwick Community Council. Mr K Allan pointed out that the important thing to remember is that the whole proposal was open to discussion. He noted the proposal highlighted the land available and the need for people to be proactive.

The Chairman noted the lack of support from sections of the Shetland Islands Council compared to the positive approach from Mr B Leask, Property Services Manager, Hjaltland Housing. Mr B Leask commented that there was a huge demand for housing both in Lerwick and Shetland wide and care would have to be taken over how the proposed areas for development were opened and prioritisation should be made. He noted that Hjaltland had 500 on their waiting list but also stated the area should not be over developed, again highlighting the need for prioritisation.

Mrs K Greaves put forward the motion that in general the Zoning Proposals should be considered. Cllr E Knight counter proposed the motion and stated although a plan had to be considered he did not agree with the current one.

Mrs A Simpson stated that the Lerwick Community Council should not commit themselves until it is seen what the Shetland Island Council comes forward with.

The Chairman thanked Mr M Anderson and Mr K Allan for attending the meeting adding that once the Shetland Islands Council's Consultants produce the new draft Local Plan that would be the time to carry on this discussion. Their presentation concluded at 8.35pm.

07/04/08

#### **NHS Shetland: Hospital Capital Plans**

Mr M Johnson, Director of Clinical Services, NHS Shetland began the presentation by giving an update on the Hospital Capital Plan. He stated

that work was scheduled to commence early May on extending the out-patients department. He explained that two parking spaces would be lost on a temporary basis during construction but the new parking facilities currently under construction at the Gilbert Bain Hospital would compensate. Mr Johnson stated they were waiting to get an agreement to use land at the Brevik to increase parking facilities and that the building to house the CT scanner was underway with plans to have the scanner in service for November 2007.

Mr Johnson noted that the plans to refurbish Ward 1 would commence within the next two months and stated they were looking at internal moves including the option of moving Day Surgery closer to Theatre. He stated that in principal it had been agreed to move services from Montfield to the Gilbert Bain Hospital and they would consult with the public during the summer. He stated that dependant on the outcome of public consultation NHS Shetland was still not committed to any new build due to financial restrictions.

Mr R Anderson noted that it seemed aspirations for a new hospital had not been entirely lost. Mrs B Fullerton, Chairman, NHS Shetland stated that although the capital costs of up to 50 million to could probably be borrowed from the Scottish Executive to build a new hospital, NHS Shetland could not afford the running cost unless capital funding could be secured at a very low rate.

The Chairman asked if NHS Shetland had been approached regarding the Gulberwick/Lerwick plan. Mr M Johnson confirmed that they had not but would need to be consulted and have land reserved for a new Hospital should their aspirations be met.

Mrs A Simpson asked what was to happen to the window in the Hospital Chapel. Mrs S Laurenson, Chief Executive, NHS Shetland replied that the window along with the Roll of Honor and Plinth was taken out and will be preserved and treated with respect.

Mr A Johnson stated that the car parking facilities planned at the Brevik seemed a long way from the Hospital. Mr M Johnson replied that the distance of the proposed car park at Brevik was not far away from the Hospital in terms what people had on the Mainland. Mrs S Laurenson stated NHS Shetland was conscious that car parking was an issue and the proposed car park at Brevik would be for overspill. The Chairman suggested that Hospital staff be encouraged to park there.

Mrs M Robertson enquired how long NHS Shetland could keep their aspirations for a new Hospital while money was being spent refurbishing the Gilbert Bain Hospital. Mr M Johnson stated that they were phasing in improvements at the Gilbert Bain and not committing any major capital resources until 2009. Mrs S Laurenson noted that it would get to the point where a big build would be needed and after that point the Scottish Executive could not reasonably be approached.

Mrs S Laurenson stated that consideration had been given as to whether the hospital could be built under Private Funding Initiative but it became clear this would not be possible due to costs.

The Chairman thanked Mr Johnson, Mrs Laurenson and Mrs Fullerton for attending the meeting. The presentation concluded at 9pm.

07/04/09

### **Hjaltland Housing: Proposed Housing Scheme, Grantfield**

Mr Bryan Leask, Property Services Manager, Hjaltland Housing Association opened the presentation by noting he had been at a meeting of the Lerwick Community Council a year earlier with the original plans for housing at Grantfield. He stated that the original plan was unsuccessful largely due to lack of car parking facilities and over density of the site.

Mr Leask stated that between 2004 and 2006 there was less than a 2% chance of getting a Council house and Shetland Islands Council housing stock decreased by 14.3% due to the right to buy. He noted that Hjaltland Housing had 456 people on the waiting list for housing, 60% of which was for 1 bedroom homes. Mr Leask informed the Lerwick Community Council that Hjaltland Housing had completed 74 new homes in the last 3 years. He stated that 900 new homes would be needed by 2012 to meet current demand. Mr Leask stated their current development programme was for 90 new homes 40 of which were in Lerwick and he was hoping to maintain this development.

Mr Leask stated the plans for the proposed Housing Scheme at Grantfield had been on public display and there had been a good turnout. He felt that the central location of the site was ideal for development. The remit was to design something to enhance the area. He stated that as Holmsgarth Road was one of the busiest roads in Shetland, soundproofing and triple glazing had been included in the plans and provision made for car parking. Hjaltland Housing intended to maximize soft landscape by using natural materials and planting. Mr Leask explained the design of the flats themselves had not changed too much. He noted the proposed build would now provide 14 single bedroom flats and 2 three bedroom flats, a change from 25 to 16 flats with parking provision for 24 cars. Mr Leask stated the building would be moved further back into the site, the width of the footpath doubled and the wall reduced in height to increase visibility.

Mr Leask stated that Hjaltland Housing hoped to build 133 homes through Lerwick over the next 3 to 4 years by making use of disused sites and regeneration of existing buildings.

Mrs K Greaves noted that she had spoken to many members of the public who were dead against the development. She stated her opinion was that the site was not suitable for housing but the new plan was much better than the original. Mrs Greaves felt the site was unsafe as two cars, which they knew of, had run into the wall.

The Chairman noted that he could see quite an improvement on the original plan submitted the previous year.

Mr R Gibson, Architect explained that the proposed scheme could not get access from the roundabout. He stated that instead access would be from the apex of the curve on the old North Road or Bruce Crescent.

Mrs K Greaves asked if the safety aspect of the proposed scheme had been looked into. Mr R Gibson replied that a raised area included in the plan would act as a buffer to keep houses safe and this was to the satisfaction of Roads, Shetland Islands Council's Roads Department.

Ms K Fraser stated that Hjaltland had taken what was a derelict site and planned to provide exactly the type of housing which was needed and should be allowed to get on with it.

Cllr E Knight noted the new plan was much more sensible and there was a crying need for housing. Mr R Anderson also agreed the new plans were much better.

Mr R Gibson pointed out that the green coloured patches on the plans indicated containers for plants which would be maintained by Hjaltland Housing.

Mrs A Simpson stated that it seemed a shame to swap houses and gardens for car parking spaces.

The Chairman noted the positive comments for the new plan and hoped that the Council would support the formal planning application once it was submitted. The Chairman thanked Mr Leask for his presentation which concluded at 9.25pm.

07/04/10

### Correspondence

#### **10.1 SIC – Sletts Sea Wall**

Mr R Anderson asked the Clerk of the Council to write to Mr MacNae, Head of Roads, Shetland Islands Council and ask for a plan or drawing of the planned replacement.

#### **10.2 Shetland Amenity Trust – Trees at Clickimin**

The Chairman noted Mr J MacKenzie, Project Officer (Woodlands) was hoping to organize a Tree Pruning Session during the second week in May and asked any volunteers to give their names to the Clerk of the Council so she could write to Cllr J Henry with their details.

Mr J Anderson, Mrs A Simpson, Ms K Fraser and Mr R Anderson all expressed their interest in volunteering.

#### **10.2 Mr George Leslie – Untreated Sewage Discharge into Clickimin Loch**

Noted

#### **10.4 The Scottish Parliament – Future of Post Office Services**

Noted

#### **10.5 SIC-Hazardous Substances Consent Application 2006/323/HSC**

Mr R Anderson asked the Clerk to the Council to write to Jenny Atkinson, Planning and request a copy of the consultation document.

#### **10.6 Scottish Water – Lerwick Zoning Proposal**

Noted

**10.7 SIC – Lerwick Zoning Proposal**

Noted

**10.8 Hjaltland Housing – Lerwick Zoning Proposal**

Noted

**10.9 UHI Millennium Institute**

Noted

**10.10 Shetland Local Plan – Housing Zone Review**

The Chairman requested that this correspondence be held over until the next meeting of the Lerwick Community Council.

07/04/11

**Financial Report**

Noted

07/04/12

**Financial Assistance**

**12.1 Shetland Gymnastics Association**

Ms K Fraser proposed the Shetland Gymnastics Association should be awarded with £300. This was seconded by Cllr E Knight

**12.2 Lerwick Celtic Badminton Club**

Mrs A Simpson proposed the Lerwick Celtic Badminton Club should be awarded with funds of £200. This was seconded by Mrs K Greaves.

**12.3 Mr M & Mrs A K Ramsay**

The Chairman asked the Clerk of the Council to contact Mr and Mrs Ramsay and ask for a copy of their plan and invoice.

07/04/13

**Planning Applications**

**13.1 Demolish Existing & Erect Dwellinghouse, Cliflea, 102 Gilbertson Road, Lerwick**

No objections.

**13.2 Change Use of Part of Building, Chris Hodge Direct, Gremista, Lerwick**

No objections

**13.3 Renovate Building and Develop Yard, Harbour House, Esplanade, Lerwick**

No objections

**13.4 Disabled Parking Space, Breiwick Road, Lerwick**

No objections

**Planning Applications not on Agenda**

**2007/144/NID Erect New Public Toilets, Adjacent to Harbour House, Lerwick**

No objections

**2007/148/PCD Erect Two and a Half Storey Extension, Mairsyard, Lerwick**  
No objections

07/04/14

**Any Other Business**

There was no further business to discuss.

The meeting closed at 10.00pm.

MR J ANDERSON  
CHAIRMAN  
LERWICK COMMUNITY COUNCIL