

Lerwick Community Council

MINUTES OF THE MEETING HELD ON MONDAY 3rd February 2025
AT TOWN HALL/MS TEAMS AT 6.00PM

1. Chair's Welcome

The Chair welcomed everyone to the meeting.

2. Apologies for Absence

Present

Jim Anderson (Chair)
Karen Fraser
Stewart Hay
Averil Simpson
Jonathan Duncan
Brian Harris
Andy Carter
Jonathon Williamson
Cllr Arwed Wenger
*Amanda Hawick

In attendance

Dawn Ratter (Clerk)
Bryan Leask
*Emma Miller (Living Lerwick)
*Shetland Times
*Shetland News

Apologies

Shayne McLeod
Scott Nicolson
Diana Winfield
Steve Mathieson
Michael Duncan
Joanne Fraser
Ian Taylor
Police Scotland
Emma Williamson

Ex-Officio

Cllr Gary Robinson
Cllr Stephen Leask
Cllr John Fraser
Cllr Dennis Leask
Cllr Cecil Smith
Cllr Neil Pearson

* On-line Via MS Teams

3. Declarations of Interest

8.1 – Amanda Hawick
12 – Cllr A Wenger
12.6 – Cllr G Robinson

4. Minutes from meeting held for approval

4.1 Monday 6th January 2025

Approved by: Jonathan Duncan

Seconded by: Stewart Hay

Amendment under Item 8.1

AH asked Cllr S Leask to provide evidence of previous accidents that had occurred in these areas over the last 5 years. AH also said she had concerns that if the speed limit

was reduced to 20mph then it might result in some cyclists being faster than the vehicles on the road overtaking cars. She also mentioned that while in London the 20mph zone was good to drive in as the city was over 12 million people and roads could be 4 lanes deep. Although it was ok for cities that size she raised questions about small towns and areas, especially with no statistics to evidence numbers of previous accidents.

5. Attendance from Bryan Leask, Hjalmland Housing Association

Mr Bryan Leask, Chief Executive – Hjalmland Housing Association (HHA) attended the meeting to provide an update on the North Stoneyhill project.

Mr Leask informed members that work on the development began almost a year ago with the project on schedule as per the plan determined when the main contractor, Garriock Bros Ltd were appointed. Garriock Bros Ltd are currently carrying out rock breaking on the hillside to create a new spine road and install services. Mr Leask confirmed that the continuous mass excavation of rock will be complete by the summer. However, there would be occasional requirements throughout other phases of the development for further rock breaking.

HHA plan to launch tender for the contract of the first phase of housing in March. If successful, it is hoped the appointed contractor will be on-site with the first house by the end of the summer.

The first 66 new homes will be developed over three phases – 32 units, 28 units and 6 units. It is expected to take three or four years to complete the 66 units, which will hopefully be ready for allocation in early 2028.

Mr Leask explained that there is an issue in Shetland with the level and availability of contractors for larger scale developments. In Shetland, only E&H and DITT are large enough to do the bigger projects. With the development split into phases, it is hoped this will encourage smaller scale contractors to get involved.

AH said she was reassured there are two main building contractors in Shetland who could bid for the tender, and was pleased to hear smaller contractors will be encouraged to put forward for the smaller phases. She asked if Mr Leask had any worries about the procurement of contractors for the development and if it would be beneficial to include a clause in the tender that the larger contractors could subcontract the smaller contractors. Mr Leask confirmed that this does already happen. However, the procurement legislation makes it difficult for smaller contractors to compete.

Mr Leask informed members that he would like to see a retrospective review of the procurement legislation which was implemented before the islands impact assessment was a thing.

The overall development of 300 new homes is expected to take around 15 years to complete.

JA asked if there would be any provision for shared equity properties as part of the development. Mr Leask said they full design hadn't been completed yet. An architect and engineer still needed to be appointed to assess the site. He did advise that they had to cut some sites on the lower end so any private site might need to be replaced with social housing.

Mr Leask said HHA and the SIC were co-ordinating their efforts to ensure North Staneyhill and the Knab redevelopment did not clash to minimise the strain on contractors.

The Staneyhill development will form the core piece of work for the Hjaltland for the next 15 years, but Mr Leask said they also need to look at whether to continue with further rural developments or move the focus to regeneration of town centre sites. There is further discussion to be had with the committee to decide the direction going forward.

Cllr S Leask asked if it will be difficult to identify properties suitable for town centre regeneration. Mr Leask said it would be on a case-by-case basis, as not all properties are going to be appropriate. Projects will be funded but need to be assessed to ensure they are good value for the public purse.

Mr Leask also spoke about the high cost of building, particularly in Shetland. He said more people are adding extensions or making improvements to existing properties, rather than building new. This adds pressure to the availability of the social housing market, as well as pushing up the price of houses. As a result of this, HHA have seen a reduction in the turnover of their properties this year. They usually turn over approximately 10% of properties each year, but this year it has reduced to around 6%.

The Radio Teleswitch Service is due to be switched off on 30th June 2025. There are approximately 5,000 households in Shetland likely to be affected by the switch-off, including 300 Hjaltland properties. Mr Leask advised this is a major concern for HHA, but work is ongoing to try and find solutions.

Cllr J Fraser said residents are often encouraged to switch to meters and asked if HHA are able to guide tenants if a smart meter will be operationally viable in their property. Mr Leask said the engineers don't know the answer until they arrive at the property.

SH said his energy supplier, EDF, had been telling him for several months that there is no one in Shetland available to do the work. He said he now had two options, either change supplier or face considerably higher bills. Mr Leask advised that energy companies have a statutory duty to carry out the work.

JA thanked Mr Leask for attending.

6. Community Resilience Plans (Joanne Fraser & Ian Taylor)

Apologies received from Joanne Fraser & Ian Taylor. This item will be carried over to the March meeting.

→ ACTION: Clerk to add item to March Agenda.

7. Actions from last meeting

7.1 Action tracker spreadsheet

4G Signal in Lerwick: Following discussion, members felt the response from DSIT was inadequate. The 4G outdoor coverage is very poor in most areas around Lerwick. Members agreed to write back to DSIT asking for further investigation.

→ ACTION: Clerk to reply as above.

8. Correspondence/ Discussion Points

8.1 Marine Restoration and Enhancement Action Plan Survey:

<https://app.onlinesurveys.jisc.ac.uk/s/uhi/mreap>

No comments.

8.2 Moss Hill Wind Farm – Amenity Survey

<https://projects.statkraft.co.uk/mossy-hill/site-amenities-survey/>

→ ACTION: Clerk to forward on the link to all members.

9. Finance

9.1 Financial Update

The account is currently sitting with a negative available balance.

9.2 Bank of Scotland Foundation

Noted.

9.3 SCT Small Grant Scheme Application

A grant application has been submitted to SCT for the purchase of 3 new community benches. Two of these will be located at Lochside and the third at the south end of Commercial Street. If the funding is awarded, there would be a contribution of approximately £474.84 from LCC funds.

Proposed By: Jonathon Williamson

Seconded By: Karen Fraser

10. Co-option

10.1 Robert Leask

Current Membership

16 Full/Co-opted members

16 members – full compliment

0 space available

→ ACTION: Clarify current membership.

Application was approved in principle.

Proposed By: Amanda Hawick

Seconded By: Jonathan Duncan

11. Disabled Parking

11.1 Norstane

No comments.

11.2 St Magnus St.

No comments.

12. Planning (all plans can be viewed at: <https://pa.shetland.gov.uk/online-applications/>)

12.1 Formation of a temporary car park and associated works (including temporary road surfacing) within phased Knab redevelopment site

Former Anderson High School Site, Knab, Lerwick, Shetland ZE1 0AR

Ref No: [2024/304/PPF](#) | Received: 17/12/24 | Validated: 06/01/25 | Status: Pending Consideration

LCC Members fully supported the objections submitted by local Gressy Loan residents, particularly in relation to the position of the access junction on Gressy Loan. The steep gradient of the road, combined with the additional challenge of parked cars, currently creates visibility issues for residents and road users when manoeuvring in and out of driveways and junctions. There is concern that the increased traffic, particularly large construction vehicles will create additional risks which could lead to traffic incidents or dangerous situations for other road users and pedestrians trying to navigate the road.

→ ACTION: Clerk to submit objection.

12.2 Proposed change of use from daycare (Class 10) to residential use (Class 9)

Peerie Foxes, 6 Fox Lane, Lerwick, Shetland ZE1 0EZ

Ref No: [2024/312/PPF](#) | Received: 20/12/24 | Validated: 08/01/25 | Status: Pending Consideration

No comments.

12.3 To erect dwellinghouse with integral garage; install air source heat pump; install new septic tank and connection to existing sea outfall pipe; remove section of Westhall wall at junction

Brakefield, Lower Sound, Lerwick, Shetland ZE1 0RN

Ref No: [2025/001/PPF](#) | Received: 08/01/25 | Validated: 08/01/25 | Status: Insufficient Fee

No comments.

12.4 Installation of new ATM tablet vinyl signage

81 Commercial Street, Lerwick, Shetland ZE1 0AD

Ref No: [2025/009/ADV](#) | Received: 17/01/25 | Validated: 17/01/25 | Status: Pending Consideration

No comments.

- 12.5 **Proposed removal of the existing ATM located on the east façade of Queens Lane; infill existing aperture with stone, matching the existing; place proposed ATM within the window of the west elevation on commercial street, removing the bottom glazing and modifying the existing cill; place new panel infill to fill the rest of the opened window, between the frame and ATM**

81 Commercial Street, Lerwick, Shetland ZE1 0AD

Ref No: [2025/008/LBC](#) | Received: 17/01/25 | Validated: 17/01/25 | Status: Pending Consideration

[No comment.](#)

- 12.6 **Change of use from Dental surgery (class 1A) within semi-detached ex-residential property back to residential use (class 9) to become single dwelling house.**

90 St Olaf Street Lerwick Shetland ZE1 0ES

Ref. No: [2025/013/PPF](#) | Received: Tue 28 Jan 2025 | Validated: Tue 28 Jan 2025 | Status: Pending Consideration

[No comments.](#)

13. AOB

Mossy Hill Objection

Confirmation has been received from Statkraft and submitted to SIC Planning to verify all services to and from the substation will be underground. LCC members were all in agreement to withdraw the objection to the planning application.

→ ACTION: Clerk email SIC Planning to withdraw objection.

Dog Fouling

The issue of dog fouling at various areas around Lerwick was discussed. Cllr S Leask has been in contact with Environmental Officers regarding the issues around Clickimin. He has been assured that they will be installing stencilling around the area. Cllr N Pearson said their has been issues raised around the Sound Primary School and BH said it continues to be problematic at the south end of Commercial Street.

Drainage

AW raised concerns with drainage at the bottom of the slope of the hill at the west side of Clickimin loch. Water runs down the hill and across the path. This results in dangerous icy conditions in the winter.

→ ACTION: JD will raise this with colleagues at Roads.

Harbour Street Puddle

Concerns were raised about the puddle in the pavement at the bottom of Harbour Street.

→ ACTION: Email a photo to Neil Hutcheson, Roads.

14. Date of Next Meeting

- 14.1 The next meeting will be held on Monday 3rd March 2025.