COLONSAY COMMUNITY DEVELOPMENT COMPANY

CCDC Board Meeting
24th July 2025

Document Pack

Public

Please note that not all items on the agenda have supporting papers

Confidential items (e.g. relating to staffing) are not published in public

COLONSAY COMMUNITY DEVELOPMENT COMPANY

Board Meeting

Thursday 24 July 2025 at 7pm – Colonsay Village Hall and by Zoom

Please note that times are approximate. * means associated paper

Agenda

Public

1.	19:00	Attendance and apologies	
2.	19:02	Minutes of last meeting and matters arising	
3.	19:05	Declarations of interest	
4.	19:06	New Director	Dannie
5.	19:10	Treasurer and book-keeping	Callum
6.	19:15	Fuel project update*	Callum
7.	19:20	Monthly Bulletin*	Dannie
8.	19:25	Ben Sgoiltaire leases	Lizzie/ Dannie
9.	19:30	Old Manse update	Lizzie/ Dannie
10.	19:35	Local Place Plan report*	Dannie
11.	19:45	Machair Wind update	Dannie/ CCC
12.	19:50	Marine Sectoral Plan event	Dannie
13.	19:55	Policies	Dannie
14.	20:00	AOCB	

DONM

Private

15.	20:05	Minutes of last meeting and matters arising	
16.	20:07	Declarations of interest	
17.	20:08	DTAS funding opportunity	Dannie
18.	20:10	Staff matters	Dannie
19.	20:15	Croft water	Andrew/ Dannie
20.	20:30	AOCB	

COLONSAY COMMUNITY DEVELOPMENT COMPANY

26.6.025 – Public Minute DRAFT

Attendance: Dannie Onn (DO), William Joll (WJ), Callum Hay (CH), Andrew Abrahams (AA), Helen Mann (HM), William Young (WY),

Members of the Public: 1

Apologies: Darragh Keenaghan (DH), Linsay Chalmers (LC), Maggie Fay (MF), Carrie Seymour (CS), Lizzie Keenaghan (LK), Lesley McInnes (LM)

Welcoming and introductions of the board to the member of the public.

M**inutes of Last meeting**.

Approved and agreed.

Matters Arising:

DO, CH and HM meeting with the family who are taking the Ben Scoltaire Croft, to discuss the leases and other matters on Friday 27th June.

Declarations of Interest:

None.

Monthly Bulletin:

Circulated prior to the meeting.

All approved the draft bulletin for issue.

Old Manse Report:

A report was circulated prior to the meeting. Directors noted the content of the report.

A meeting with Sarah Docherty from Scottish Government More Homes Division is planned. The initial contact was positive in that RIHF funding is being considered appropriate to refurbish existing houses because of the high cost of new-build. As previously agreed by the board, the works will involve a new bathroom, floor repairs and a new kitchen with other measures to make it fit for letting. There could also be retro fit insulation because grants might be available. DO to contact Jackie Ann from Argyll and Bute for advice.

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Carbon Neutral Island Report:

A report was circulated prior to the meeting. The first grant application for the village hall project, PV panels on the roof, went away yesterday. The next application is being worked on now.

Fuel Project Report:

A report was circulated prior to the meeting.

The main outstanding issue is the specification for the off-grid energy. Islay Energy have given helpful suggestions and CH is continuing to work on sorting this. The concern is that the suggested PV panels may not generate enough electricity in mid-winter to power the pump. CH is looking at back-up solutions, including power from the nearest building or generator should the batteries not hold enough power.

Regulatory requirements on distance of a generator to the pump – discussed.

Existing pump is being nursed through the last few months of its life. Most are aware that priming the pump for petrol requires patience.

Machair Wind Update:

Machir Wind held their first consultation round in the hall earlier this month. The Memorandum of Understanding with the Colonsay Community was signed with Scottish Power (SP) whilst they were here. CCC is conducting a straw poll of islander views of the forthcoming wind farm.

Visualisations are being sent to the community, to make available to the public again. They will be displayed in the village hall and islanders will have the opportunity to look at them without SP staff. Night-time views are not available, but we understand that further work will be done by Machair Wind to provide these. Noise levels are not assessed for consultation because it is accepted that noise will not be an issue at the distances from our shores.

AOCB

Website – we have commissioned West Coast Media to do the final pages that we need. From there, we should be able to add our own pages and bring the website up to date. HM offered to help keep the website updated. HM was thanked for her offer. CH, CS and HM will have access to the administration of the website.

DONM - Thursday 24 July at 7pm

COLONSAY COMMUNITY DEVELOPMENT COMPANY

PROJECT REPORT – Fuel Supplies

Project	Fuel Supplies			
Report Compiled by	Callum Hay			
Reporting Period	July 2025			
Project Status	Previous Status:		Current Status:	

1. SUMMARY OF ACTIVITY SINCE LAST REPORT

Project update

- Updated quotes have been received from the main contractors and are within budget. An update will be submitted to HIE, which will trigger the review / approvals process and enable orders to be placed.
- The electrical contractor has suggested maintaining a power supply from the shop. This has the potential of a two-fold benefit: topping up filling station battery during the winter months when output from the renewables system may be too low to meet daily demand, and exporting excess power during the summer to offset the shop's electricity bills. An initial meeting has been held with the shop who are interested in participating, and a more detailed proposal is being developed. Once agreed in-principle with the shop will be brought to a future Board for consideration.
- Originally, a point-to-point internet connection from the Service Point was proposed, but mindful of the need to keep systems robust, a dedicated 4G internet internet connection is being explored instead. This should be easier to diagnose and fix in the event of problems, and should be configurable to connect to 4G services from Islay which will provide resilience in the event of 4G signal failure / power cuts on Colonsay. Once fibre broadband is available on Colonsay, the site internet connection can be reviewed.
- Consultants proposals for checking the PV panel output and year-long output profile predictions have been received. One supplier will be chosen to complete this work, which will inform final system design.
- Separate projects are running to 1) establish PV panels on the Village Hall, and 2) acquire a standby generator for the Village Hall as part of a CCC community resilience project. An initial meeting has been held to identify synergies between the Hall, Shop and Filling Station and identify what work would be required such that they could all benefit from the proposed generator installation. This will not hold up the Filling Station project.

2. KEY ISSUES

- We are still seeking volunteers to help run the Trading Company

COLONSAY COMMUNITY DEVELOPMENT COMPANY

PROJECT REPORT – Fuel Supplies

3. FORMAL APPROVALS / DECISIONS REQUIRED

Directors are asked to:

- note progress to date
- agree action re. volunteers / paid arrangements for future Trading Company duties

4. NEXT REPORTING PERIOD ACTIVITIES

- Finalise design of filling station off-grid system,and potential shop mains connection
- Optional work required to "future proof" the project, in anticipation of the proposed generator at the Village Hall, if that project goes ahead
- Equipment orders placed, and indicative installation date confirmed

5. APPENDICES

None

COLONSAY
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Community Bulletin - July 2025

Fuel supplies

System design for the new pump is now being finalised and updated quotes have been received from contractors. Once we have final approval from grant funders, the project will move into the delivery stage – probably late September or early October.

We are still seeking volunteers to help with running the Trading Company.

Machair Wind

The community group put together by our Community Council and CCDC continues to work with Machair Wind to represent community views. The photomontages showing the potential visual impacts of the proposed offshore wind were on display in the Village Hall for those who weren't able to come to the consultation event. These were in the hall when a Scottish Government team came to consult us on a new Sectoral Marine Plan for Off-shore Wind Energy. Around 14 Colonsay folk attended and we asked searching questions about the impacts of the proposed scheme and the planning process. In particular, it appears unhelpful, to say the least, that this sort of consultation is happening after we have learned about Machair Wind and its potential impacts. It seems that it is now too late to have any meaningful input into the planning for the wind farm, yet until now it was not possible to have any real understanding of what the scheme would look like.

Carbon neutral Island

Our Carbon Neutral Island Officer, Maggie Fay, is continuing to investigate funding for solar pv energy generation at the Village Hall. A second funding application has been submitted. At the same time, the Community Council is seeking funding through a separate application to provide a generator to feed into the hall in case of extended power outages. These two projects are working together to ensure the best arrangements for the long term.

If you would like any further information on any of our work, please talk to one of our directors; get in touch at the Service Point (drop in or call 200244); or email to contactccdc1@gmail.com

Dannie Onn

COLONSAY COMMUNITY DEVELOPMENT COMPANY

PROJECT REPORT – Local Place Plan

Project	Local Place Plan			
Report Compiled by	Dannie Onn			
Reporting Period	July 2025			
Project Status	Previous Status:		Current Status:	

1. SUMMARY OF ACTIVITY SINCE LAST REPORT

Attached is a first draft (in part) of the LPP. This is text only and to help directors understand how the LPP will be structured and the sort of proposals and policies it might include.

An approach has been made to landowners for any proposals they may wish to put forward based on their own plans for the use and development of land. This is aimed at land which is not part of a domestic curtilage and not part of a croft. This is to keep the process manageable and focussed on delivering the aims of the community plan. Policy proposals will include the potential of existing housing to serve the need to increase the number of working age families living here.

2. KEY ISSUES

There are no issues requiring discussion or resolution at this meeting. As reported before, the important issues at this stage are: engagement; making the process clear; and keeping accurate records. A file will be opened in the office for key documents.

3. FORMAL APPROVALS / DECISIONS REQUIRED

The board is asked to note the content of the draft LPP text and comment in general terms about the approach taken.

4. NEXT REPORTING PERIOD ACTIVITIES

- Prepare draft LPP maps and layout
- Advise Argyll and Bute Council on progress.
- Schedule further meetings with representative bodies, employers and stakeholders

5. APPENDICES

None

COLONSAY COMMUNITY DEVELOPMENT COMPANY

A Local Place Plan for Colonsay – text draft July 2025

Note that the following is an initial draft for board consideration and community consultation. The format is not fixed, and the content will be subject to significant change before publication.

Contents page

Introduction

Overview

Location Map

Spatial Strategy

Proposals map

Development sites and proposals

- Housing - Scalasaig Phase 2
- Further Housing sites
- Community hub
- Crofting opportunities
- Business sites
- Budget accommodation
- Energy development
- Community-owned Shop
- Port Mor harbour restoration
- Recycling

Land use policies

- Environmental protection
- Landscape protection

Coastal protection

Heritage protection

Land and buildings of particular significance to the local area.

Appendices

Statement of regard to NPF4, Argyll and Bute LDP and National Islands Plan

Summary statement of how and why the LDP should be amended.

Notification Statement

Colonsay and Oransay Community Plan 2022-2032

Community Engagement

Other document links….

Introduction

This is Colonsay and Oransay's first Local Place Plan (LPP). It is prepared by the established Colonsay Community Council in collaboration with the Colonsay Community Development Company. It follows from the Colonsay and Oransay Community Plan of 2022, which sets out a range of community ambitions following comprehensive best-practice community surveys and engagement. The Community Plan sets out how the Community Council, Community Development Company and the Heritage Trust will work together to achieve a sustainable community on Colonsay and Oransay.

This LPP captures the ambitions of the Community Plan and adds a spatial dimension. It adds the 'where' to the 'what'. It also includes definition of the proposals, adding 'how' they might be achieved.

This LPP is prepared under the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (Scotland) Act 2019. This empowers our local community bodies to prepare and submit a plan to Argyll and Bute Council for registration. Once registered, it will then be taken into account as a material consideration in planning proposals and development management decisions relating to our islands. It will inform the Council in its consideration of the next Local Development Plan for Argyll and Bute and other plans and guidance related to that.

In Statutory Planning terms, this LPP is designed to comply with the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021 and has had regard to the National Planning Framework 4 (NPF4) and the Argyll and Bute LDP.

In the context of this LPP 'achieving a sustainable community' means managing the development and use of land to ensure a thriving resident community in the longer term. Our Community Plan includes:

'This plan is about understanding what is needed to prevent or reverse a decline in resident population and to provide a more balanced demographic, such that the community can become sustainable for a longer term. It will cover the broad areas that matter to an island community, and which are at the heart of the CCDC objectives and the remit of our Community Council. We aspire to work together, and with other island organisations, to drive this plan and achieve a better outcome for all.

'Of course, this plan is not just about housing and jobs. We aim to protect and enhance the environment and our use of resources; we seek to make Colonsay and Oransay net zero in carbon production, and we wish to work with outside agencies to improve connectivity, the provision of secondary education, and to cherish our cultural heritage.

'Our updated vision for the island is that, in the next ten years, Colonsay and Oransay will have a thriving and more sustainable resident community, with an increase in young people and families and a growing population, where the community manages the facilities and resources needed to support the social and economic wellbeing of all who make this their home.'

[insert map showing community boundary]

Plan Preparation

Our Community Plan 2022-2032 includes how we consulted on community ambitions. The details are included in our Statement of Engagement at Appendix x. The proposals in this LPP derive from that engagement and the Community Plan. This work has been supplemented as follows.

Assessment using the Place Standard Tool

Our work on a Community Carbon Action Plan

Engagement in preparation of the LPP

Our Spatial Strategy

Our LPP has two main sections. The first stems from the key theme of the Community Plan, a sustainable community, and the second introduces a policy position to manage the use of land accordingly and protect the natural and historic environment of Colonsay and Oransay.

To achieve our ambitions involves creating a LPP which puts community sustainability above individual gain and which looks at development across the islands so that we get the right development in the right place.

Whilst resolving our demographic issues is an urgent and immediate need, we recognise that population growth and increasing the proportion of younger working families will necessarily rely on increasing year-round work opportunities to sustain them. Managing change from seasonal work reliant on tourism spend to a more balanced economy will take time. For that reason, the LPP sets out a series of proposals which will set the process in motion over the next 5 to 10 years.

Colonsay's Place Map

Description of the Map.

[insert map of the community area with numbered 'pins' linking to proposals]

Section 1- A sustainable community

In this section we describe the site opportunities for the proposals from the Community Plan and (other plans?) Each proposal consists of a description of the project; a location map; and a proposal for inclusion within the LDP.

Housing - Scalasaig Phase 2

In 202x land was acquired from Colonsay Estate for affordable community-led housing at Scalasaig. The land was sufficient for up to 24 dwellings to provide for a housing land supply in the medium term. A first phase of housing was completed in 2024 consisting of 12 units. A second phase will be planned for the remaining term of the Community Plan. The developed

site is within a LDP2 allocation (reference Xxxx). The remainder of the community-owned land is outwith the allocation.

Housing land is needed on Colonsay to meet the Community Plan aspiration of additional affordable housing in support of a sustainable community. That would accord with…

We propose that the area shown on the attached plan be identified in LDP3 as an affordable housing allocation and associated infrastructure development and with a presumption in favour of other community uses where a convincing case can be made in accordance with NPF4 and other policies within LDP3.

We further propose that the settlement boundary of Scalasaig be extended as shown on the Scalasaig proposals map to enclose the allocation land.

Further Housing sites

Much of the housing on Colonsay is old stock which does not meet current environmental standards. The Community Development Trust (CCDC) is developing is developing projects to improve old housing as part of the net zero ambitions for the island. However, there will continue to be a need for new affordable housing to boost the working age and family population. A Housing Strategy is proposed in the Community Plan and CCDC will be looking for new housing opportunities to deliver as part of that Strategy.

Additional affordable and permanently occupies housing on the island is supported by policy xx ….. The National Islands Plan …

We propose a policy be included in the LDP to support community-led affordable housing as an exception to countryside protection policies where no suitable sites are available within settlement boundaries.

Mixed use development

To compliment an increase in resident population, there is a need for additional business space and business support facilities. The Business Strategy identified in the Community Plan will help to define and direct the need. See Business proposals below.

The existing LDP2 allocation X… is for mixed use and part of that allocation lies between the 2024 affordable housing and existing commercial space at the Colonsay Pantry, MOWI fish farm land base and the SSEN depot. This land has the potential for further housing and business use to compliment the existing uses.

Development of further housing would accord with policies …

We propose that this area identified on the Scalasaig proposals map continues to be identified as a mixed use development with a presumption in favour of affordable housing and other uses in support of a balanced and sustainable community on Colonsay.

Community hub

A community hub is proposed in the Community Plan. The ambition is to provide a staffed building or buildings which support everyday needs of the community… Scalasaig is the main settlement at Colonsay, where the majority of facilities and services are close by. These

include the Village Hall, Argyll and Bute Service Point, the Island Shop, and community-owned filling station. The Village Hall..

The re-development of the key community asset to provide a clearer and more …. hub for community events and support….

The site of the Hall, the adjacent community garden and playpark, together with the surrounding land, should be recognised as a significant community asset to be protected for community uses. There should also be a presumption in favour of development which supports key community uses and facilities on the land.

The Island Shop is adjacent to that land and as a key provision for the island community…

Heritage Centre

Colonsay and Oransay Heritage Trust are the custodians of … and …

Crofting opportunities

Colonsay currently has 6 community-owned crofts. There are a further xx registered(?) crofts on the island. Open land is otherwise generally in farm use.

Business sites

Budget accommodation

Energy development

Community-owned Shop

Port Mor harbour restoration

Recycling

Section 2 – Environment protection

Colonsay has a special environment. Its varied Flora and Fauna, underpinned by the islands' topography,

Policy proposal XX

Colonsay and Oransay's landscape and

Colonsay and Oransay's seascape shall be protected for its social, environmental and recreational values. New development in the defined coastal zone should only be permitted where there is an overriding need for a coastal location.

Section 3 – Land use policies

In this section we set out our policies showing how the management of development can support our ambitions for a sustainable community.

Sustainable development for Colonsay – definition and presumption in favour

Proposal for development on Colonsay and Oransay shall contribute to sustainable development of the community. There should be a presumption in favour of development which can be shown to support working families, community infrastructure and a year-round economy.

Protection of our environment – including heritage and nature designations and locations

Housing on Colonsay and a Housing Strategy

Short term letting management zone

Colonsay vernacular and design considerations

Business development

Tourism development and visitor accommodation

Significant community assets and their protection/ enhancement

Crofting and agriculture

Coastal protection

Marine development

Key services

Infrastructure: roads and public parking, drainage, services, internet

Transport: sea and air

Local produce

Renewable energy

Application of LDP and NPF4 policies at the local level