

KILNINVER AND KILMELFORD COMMUNITY COUNCIL

The meeting of the above Council was held on Tuesday 12th June 2007 at the Village Hall.

Present: Community Councilors: Neil Manchester (Chairman), Robin Asbury, Alasdair Oatts.

Also in attendance were Argyll and Bute Councilors Duncan MacIntyre and Elaine Robertson, and 14 members of the public.

The Chairman welcomed Argyll and Bute Councillors Duncan MacIntyre and Elaine Robertson, and also Lindsay Davies.

1. Apologies

The Chairman noted apologies from Robin Grey, Cath Manchester, Dorothy Carmichael, and Alasdair and Christine McLachlan.

2. Minutes of the meeting on 3rd April 2007

The minutes of the meeting held on 3rd April 2007 were taken as read, with one minor amendment, suggested by Robin Asbury, to item 6j: the word 'is' replaced by 'if'. The minutes were then proposed by Robin Asbury and seconded by Alasdair Oatts.

3. Matters arising from the last meeting

1. Kilmelford car park: The Chairman advised that while plans and costs for landscaping the car park had been prepared, this project should be dealt with under a wider community improvement scheme, which would be covered under item 6 on the agenda.
2. Kilninver School Parking: Robin Asbury advised that the matter was as reported at the last meeting, and that Mrs Beth Nicholson had stated that she was working with the school to ensure that while remaining under the ownership of Kilninver Estate, the area would be used exclusively for the school (On arriving at the meeting later, Mrs Nicholson confirmed that this was the case). Cllr MacIntyre asked whether there was a timescale to signage etc. Mrs Nicholson stated that the matter was in hand.
3. Dog Fouling in Public Places: The Chairman advised that Peter McLuckie of Argyll and Bute Council would address this matter shortly.
4. Roads Issues: The Chairman reported a letter received from Neil Brown in response to a detailed list of concerns raised at the last meeting. The points raised and response received were summarised as follows:

Q: Passing places on Loch Avich Road. In his letter, Neil Brown advised that he had no funds for additional passing places, and also stated that the road was unsuitable as a diversion route and would discourage any such suggestion. Georgina Dalton noted that the road is recognised by the Tourist Board as a scenic route, and tourist use was actively encouraged. The Chairman agreed to repeat the concerns raised to Neil Brown.

Q: Passing places on Degnish Road. Neil Brown stated that, contrary to comments previously made by Cllr Macaskill, he had no drawings of existing passing places, and no funds to create new ones. However, Mr Brown agreed to carry out repairs to existing

passing places, and to repair potholes in other places, such as private driveways used as passing places.

Q: The suitability of the Degnish road for pedestrians. Neil Brown agreed to discuss the construction of a footpath with Cllr MacIntyre, although at present no funds were available to support the project.

Q: Scrub cutting at Oude and Degnish road end. Mr Brown agreed to prioritise this as soon as possible.

Q: Cattle grid at Scammadale. Mr Brown was unclear as to the cattle grid in question. The Chairman ascertained its exact location and state of disrepair (Scammadale Farm/ not level with new road surface) and will advise Mr Brown accordingly.

Q: Road gullies at Loch nan Druimnean. Mr Brown agreed to inspect and repair the gullies.

Q: War memorial railings at Kilmelford Church. Mr Brown advised that they needed rust removal and repainting, and agreed to complete this when resources permit.

Cllr MacIntyre advised that the comprehensive response was welcome from Mr Brown, and indicative that action will be taken on all the points. Cllr MacIntyre also suggested that this list, updated as appropriate with further matters, be kept as reference for future discussions with Neil Brown.

4. Community Council Elections

The Chairman reported that a postal ballot had been held for the election of one Community Councillor in the Kilninver Ward, and that a 68% return had been achieved. The Chairman wished to thank Dorothy Carmichael for her work as Returning Officer, and advised that the count of votes had taken place on 1st June 2007, and that Lindsay Davies had polled the majority of votes. The Chairman formally welcomed Lindsay Davies onto the community council, and noted that he, and the other Community Councillors, looked forward to working with her over the coming years.

Then Chairman noted that the Community Council was still short of one person from the Kilmelford ward, and that nominations should be invited to fill the position. Robin Asbury asked whether the Community Council could co-opt a member if necessary. The Chairman advised that this was permissible, although generally for a fixed term for a specific task. It was agreed to seek a nomination before considering co-option, and it was noted that there was no representation from the western (Arduaine) end of the Community Council area.

5. Land Around Kilmelford Village Hall

Robin Asbury reported that following the earlier meeting with Mr Tilly, as discussed at the previous Community Council meeting, a draft Heads of Agreement was being formulated. Further progress will be reported at the next meeting.

6. Land Reform Act (Community Right to Buy) Status

The Chairman advised that after distributing an advice note and questionnaire to all houses in the community, he had received 28 positive responses, and two negative responses, which overall represented some 10% of the community. The Chairman asked whether the Community Council felt that a mail shot might elicit a bigger response, because although there were no more than

sufficient names to put forward for the formation of a community company, a wider mandate was desirable. It was agreed that Community Council members should lobby members of the community to increase the level of support, but in the meantime the Chairman would proceed with the Community Company as agreed. Mrs Nicholson suggested distributing forms at the forthcoming school event at the village hall.

The Chairman advised that he wished to report a letter that he had received from Mr Christlieb of Melfort Pier and Harbour, to which he did not intend to give a written reply. The Chairman read that Mr Christlieb was advising that caution should be exercised regarding the Community Right to Buy legislation, and that the wider community must be fully consulted. The Chairman noted that all houses in the Kilninver and Kilmelford Community had been issued with an advice note and a questionnaire to gauge community opinion, in addition the matter was discussed in depth at a very well attended Community Council public meeting in April 2007. Mr Christlieb then stated in his letter that there was a clear body of opinion within the Community against the idea, and that everyone must fully understand and support the objectives. The Chairman noted that of the responses received, only 2 had voiced an objection. The Chairman also stated that the Community Council's responsibility was to provide the information, which it had done. Mr Christlieb asked what 'checks and balances' would be in place. The Chairman advised that The Scottish Executive controlled this concept, and that at local level would be controlled by a democratically elected board of directors. Finally, Mr Christlieb stated that the generous offer by Angus MacFadyen at the previous meeting, of a donation of £200 from the dormant Kilfearn Football Club account towards start up costs should not be permitted. The Chairman advised that Mr MacFadyen had been the originator of the Kilfearn Football Club, and was in a position to decide on the allocation of surplus funds as he wished. The Chairman suggested that Mr Christlieb was confusing the funds that Mr MacFadyen had referred to, with the current school football team.

The Chairman felt that by dealing fully with this letter from Mr Christlieb he may have allayed the doubts of any who may be against the proposal but he would be happy to discuss and debate this further at the next meeting if the need arose. The Chairman also agreed to report progress at the next meeting, and that any developments would be communicated via e-mail, notice boards and in the Kilninford Newsletter.

7. Planning Applications

Alasdair Oatts advised that there was one planning application to be reported:

Mr and Mrs R Grey: Erection of six dwellings, Land at Eleraig Holiday Lodges, Kilninver

Alasdair Oatts advised that the plans showed that the six dwellings replaced six timber holiday chalets, and in his view represented an improvement to the existing development. Peter Menzies advised that he had objected to the application, and had not received neighbour notification. Mr Menzies also advised that the current chalets were not permitted for all year round use. The Chairman noted that while accepting Mr Menzies neighbour concerns, the presence of six residential dwellings would provide additional support to any argument for improvement to the Blaran road end, and that given that the six dwellings replaced six chalets, did not provide any valid reasons for objection. The Community Council unanimously agreed not to object to the application.

8. Correspondence

The Chairman reported that he had received a letter from Stuart Reid, Seil and Easdale Community Council, seeking support for road improvements in Kilninver, namely: at the Old Smithy, Achnasaul Bridge; Barnacarry to Kilninver bridge hill; Kilninver Bridge parapet. It was agreed that all these were valid concerns, and that The Chairman would write to Neil Brown supporting action.

9. Any Other Business

Jane Rentoul noted that the road signs coming out of Oban were filthy, and presented a bad image to visitors. Cllr MacIntyre advised that Stuart Turner, Area Roads Manager, should be contacted as this was within his responsibility.

Cllr MacIntyre advised that following the recent council elections, Community Council representation was to be reviewed to ensure that all meetings could be attended by at least on Argyll and Bute Councillor. In addition, Cllr MacIntyre advised that the Area Committee would meet regularly in local communities, starting in Tiree, but coming to Kilmelford in October. These meetings would allow the wider community to engage with the council to a greater degree. The Chairman thanked Cllr MacIntyre and welcomed the new initiatives. Cllr Robertson advised that there were 13 Community Councils that the four Argyll and Bute Councillors had to attend, and over a very wide area. Cllr Robertson noted that she was delighted to be present at tonight’s meeting, and looked forward to working with the Community Council in the future.

10. Date of Next Meeting

The next meeting of the Kilninver and Kilmelford Community Council will be held in Kilmelford Village Hall on Tuesday 14th August 2007 at 8.00pm.

There being no further business the Chairman closed the meeting at 8.55pm

Signed
(Neil Manchester, Chairman)

Date