

## KILNINVER AND KILMELFORD COMMUNITY COUNCIL

The meeting of the above Council was held on Tuesday 14<sup>th</sup> August 2007 at the Village Hall.

**Present:** Community Councillors: Neil Manchester (Chairman), Robin Grey, Alasdair Oatts, Lindsay Davies.

Also in attendance were Argyll and Bute Councillor Duncan McIntyre, PC Kevin Moffat and 10 members of the public.

### 1. Apologies

The Chairman noted apologies from Argyll and Bute Councillor Elaine Robertson, Community Councillor Robin Asbury, Sue Johnstone and Anne Grey.

### 2. Minutes of the meeting on 12<sup>th</sup> June 2007.

The minutes of the meeting held on the 12<sup>th</sup> of June 2007 were taken as read. The minutes were then proposed by Alasdair Oatts and seconded by Lindsay Davies.

### 3. Matters Arising from the last meeting

- 1 Dog Fouling: Peter McLuckie of Argyll and Bute Council has notified the Chairman of signage at the village hall and shop regarding the penalties of dog fouling. Poop scoop bags and a bin have been placed at the Degnish Road end.
- 2 Roads Issues: Dirty Road signs: The Chairman reported a letter received in response to his letter noting dirty road signs, from Graeme Brown, on 4<sup>th</sup> July 2007. Mr Brown stated the signs would be cleaned within 6 weeks and a review of the process for sign cleaning looked at. The 6 week time schedule is up tomorrow, and Cllr McIntyre noted 1 sign from Oban to Kilmelford had been cleaned.  
The Chairman noted a response from Neil Brown to a detailed list of concerns raised at the last meeting.
  - : Cattle grid at Scammadale: Now the exact cattlegrid has been identified Neil Brown will have it examined.
  - : Scrub cutting at Oude and Degnish Road end: This has occurred.
  - : Overgrown shrubs/trees at Achnasaul Bridge: Argyll and Bute Council have asked the landowner to clear the sightline. It was confirmed by PC Moffat that the Local Police Force and Local Council can support in this issue.
  - : Kilninver Bridge repairs at parapet. Mr. Brown confirmed this would be looked at. Ian Tigner noted that subsequent to this letter

another vehicle has collided with the bridge and some repairs were being carried out today.

3 Community Council Vacancy: The Chairman advised that despite seeking any interested party to fill the Kilmelford sub area vacancy no interest had been shown by any resident of Kilmelford. Two options available – 1- for the Community Council to carry on with this seat unfilled. 2- to co-opt someone from Kilninver or Kilmelford area. It was felt generally the 2<sup>nd</sup> option was the preferred one as vacancies can lead to difficulties in representative quorum should other members of the Community Council be absent from future meetings. As the most recent election had 2 candidates standing for one seat the Chairman proposed that should Nigel Mitchell be interested he could be co-opted to the vacant seat. Nigel Mitchell was still interested in standing for Community Council therefore was proposed by Neil Manchester (Chairman), seconded by Alasdair Oatts.

#### 4. Land Around Kilmelford Village Hall

Robin Grey reported that John Tilley and the Community Council have now signed a 'Heads of Agreement'. This formalises the agreement that John Tilley will gift a specific piece of land behind the Village Hall for a village football pitch and the piece of land beside the Fire Station in return for support of a planning application for 6 houses. John Tilley had a meeting with the planning department 1 week ago and was advised that as the position of the proposed houses lie outside the Local Plan this application would be refused under current planning regulations. However, with local support the Planning Committee may approve the application on the basis of benefit to the community, or when the review of the Local Plan occurs in 2 years time given approval from the local Community Council this area could be included in the Local Plan which could then lead to planning approval for the development.

Robin Grey proposed a meeting with John Tilley to discuss. Ian Tegner asked if the first option failed would the second option be pursued, this was confirmed by Robin Grey. Ken Scaife asked if planning for the football pitch and housing were exclusive of one another, the Chairman felt this was not a contentious issue. Ken Scaife asked clarification of the situation should the development plan exceed the initial proposal of 6 houses, Cllr McIntyre explained this was impossible to comment on without a formal planning application. Robin Grey reminded the Council that the Agreement already signed would protect the football pitch development. The Chairman added that the Land Reform Act (Community Right to Buy) provides a back up to this situation. Robin Grey is to contact John Tilly and liase with the other members of the Community Council to arrange meeting.

#### 5. Land Reform Act( Community Right to Buy) Status

The Chairman advised that there are now 39 individual names supporting the proposal with 10 individuals indicating an interest in being on the Board. This constitutes sufficient support to proceed to setting up a Memorandum and Letters of Association. This is a lengthy procedure, approximately one month to complete the file to register, and then set up an interim Board of Directors to then move the process forward. The Chairman confirmed this would then be the vehicle to forward the issues with John Tilley.

Ian Tegner asked if there were many other communities doing this. The Chairman confirmed Ardfern and South Uist were two examples. This is a way of protecting assets for the benefit of the community.

## 6. Planning Applications

Alasdair Oatts advised there were two planning applications to be reported.

1 Extension and alterations to Mermaid Restaurant, Melfort Pier. Extension extends by 30m<sup>2</sup>. Alasdair Oatts has visited the site and reports no contentious issues.

2 Renovation of Hotel and reconstruction of Hotel Wings, Cuilfail Hotel, Kilmelford. Alasdair Oatts reported that the previous access issues have been resolved. Isobel Smith added that the previous application had been altered and vehicular access on the earlier plans had been scrapped and she was satisfied with this application. The Chairman noted the improvements in this application compared to the previous application and agreed that this plan would improve the existing building.

The Community Council unanimously agreed not to object to either planning application.

Alasdair Oatts also provided, for information only, details of an application by Scottish Water. Application is for 3 portacabins to deal with an increase of plant and for landscaping at the sewerage plant treatment works, Kilmelford. Alasdair Oatts advised that they do not require planning permission for this work, hence for information only.

## 7. Correspondence

Lindsay Davies advised she had received seven items of correspondence since the last Community Council meeting

- 1 From Kenneth McDonald, Area corporate Services Manager, requesting dates and times of Community Council meetings in order to arrange Argyll and Bute Councillors attendance. Lindsay Davies advised these details had been provided by email.

- 2 From Kenneth McDonald, notification of details of Oban, Lorn & the Isles Area Committee meeting, Appin Village Hall 18.07.07 at 2.45pm.
- 3 From Peter Peacock, MSP, regarding future of Post Office Services in the Highlands and Islands.  
     Ian Tegner asked should the community be lobbying for Kilmelford Post Office. Cllr McIntyre advised that any letters should be directed through Danny Alexander MP. Alasdair Oatts added that facts and figures to support letter could be sought from the Saunders. The Chairman agreed to draft a letter of support for the Post Office.
- 4 From Kenneth McDonald, notification of an informal meeting with Argyll and Bute Councillors to be held on 06.09.07, Corran Halls. Meeting is to provide feedback on proposed changes to the way planning applications are determined. Attendance limited to three representatives from each Community Council. Lindsay Davies, Robin Grey and Nigel Mitchell to attend.
- 5 From Cllr Dick Walsh, Council Leader, Kilmory, Lochgilphead, enclosing Argyll and Bute Council's first draft Gaelic Language Plan and welcoming comments.
- 6 From Nigel Stewart, Director of Corporate Services, notification of details of meeting of Argyll and Bute Council, Council Chambers, Kilmory, Lochgilphead on 02.08.07 at 12noon.
- 7 From Nigel Stewart, Director of Corporate Services, notification of Oban, Lorn & the Isles Area Committee, Council Chambers, Municipal Buildings, Albany Street, Oban on 08.08.07 at 10.30am.

Lindsay Davies added that correspondence and documents/drafts are available at the Community Council Meeting for examination or comments.

## 8. Any Other Business

1. Bi-lingual signs. Cllr McIntyre advised that bi-lingual signs, as mentioned in the Draft Gaelic Language Plan, are not planned within our area at present as no funding for this at present.
2. Robin Grey noted that other villages locally had recently reduced speed limits, notably Loch Awe and Taynuilt and asked if this would be an issue to look at for Kilmelford. The Chairman added there would probably be local support and asked Cllr McIntyre if there was criteria for this. Cllr McIntyre advised the issue was policing any change to ensure efficacy. PC Moffat advised that typography and resources were issues. He noted the bridge at the Cuilfail does act as speed camera causing drivers to slow. He added policing a 30mph area can be difficult he also added that not all the areas that have obtained lower limits have obtained police resources to back up. Although a 30mph limit can be policed by any trained police staff, a 40mph area requires Traffic Division to police.

Cllr McIntyre suggested a move to reduce to 30mph. PC Moffat added that policing would likely be declined as it had been in Kilninver. Lindsay Davies asked PC Moffat if there is any evidence to support efficacy of the sign that flash the actual speed you are travelling at. PC Moffat advised there are mixed results with some drivers using it as an incentive to increase speed. And added that where this has become a problem a system of smiley/sad faces have been instituted. The Chairman is to write to Stewart Turner requesting reduction.

3. Alasdair Oatts raised the issue of a dead tree at the edge of the road leaving Kilmelford going towards Oban. He is concerned that it may fall in the next high wind. The Chairman agreed to add this to his letter to Neil Brown.

4. Ian Tegner raised the issue of large lorries and the many tourist buses that cross

Kilninver Bridge. These vehicles choose to come down the Easdale turn-off closest to Kilninver School, going past Keeper's Cottage in order to approach Kilninver Bridge at the correct angle for negotiating the bridge. The main concern Mr Tegner raised is that this section of road is too narrow for two buses to pass and with no passing places too much strain may be put on the retaining wall of the River Euchar. Mr. Tegner asked if the retaining wall and bridge could be assessed and monitored re; heavy vehicles. The Chairman agreed to add this to the letter for Neil Brown.

5. Isobel Smith asked for support from the community for this year's Summer Festival on 26<sup>th</sup> August. She asked for anyone interested in helping or donating in any way to contact her.

6. Cllr McIntyre stated that HiTrans are replacing some bus shelters and asked if the Community Council would like a matching bus shelter to replace the odd one that was installed. The Chairman agreed that this would be desirable.

#### 9. Date of Next Meeting

The next meeting of Kilninver and Kilmelford Community Council will be held in the Kilmelford Village Hall on Tuesday 9<sup>th</sup> of October at 8pm.

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