

KILNINVER AND KILMELFORD COMMUNITY COUNCIL

The meeting of the above Council was held on Tuesday 11th December 2007, 8pm at the Village Hall.

Present: Neil Manchester (Chairman), Nigel Mitchell, Robin Grey, Robin Asbury, Alasdair Oatts and Lindsay Davies.

Also in attendance were Argyll and Bute Councillor Donald McDonald and 17 members of the public.

1.Apologies: Christine McLachlan, Toni Mitchell, Christine Roberts, Judith and John Stannard.

2.Minutes of previous meeting: Minutes of previous meeting held on 9th October 2007 were taken as read. The minutes were proposed by Neil Manchester and seconded by Robin Asbury.

3.Matters Arising from previous meeting:

- a. Roads Issues. The Chairman reported on the following roads issues as updated by Neil Brown, Argyll and Bute Council.
 1. Scrub cutting on A816. Neil Brown confirmed the correct procedure for dealing with the cuttings was for them to have been chipped. This will be arranged. Ian Tegner asked for it to be brought to the attention of Neil Brown that unchipped clippings are lying on the road from Kilninver School to Kilninver Church.
 2. Hedge at phone box. Neil Brown confirmed the proprietor of hedge is responsible for the trimming and noted that this has been done. Several members of the public commented this has not been done adequately.
 3. White lines at Degnish Road end faded and require re-doing. This has been noted.
 4. Acquisition of road for widening for HGV at Melfort Farm bend. Feedback from both Neil Brown and Cllr Duncan MacIntyre that Argyll and Bute Council have no plans to compulsorily purchase this land. John Christlieb has written to the Chairman asking for the Community Council's support in persuading the owners of Melfort House, Mr and Mrs Anderson, to sell or gift 700m² of land to the council for this purpose. The chairman confirmed that as per previous discussions on this issue, the Community Council would not be supporting the proposal, since the general roads in Argyll were of a condition that expenditure on this type of project would be wrong. Cllr Donald MacDonald is now in receipt of all correspondence regarding this matter and will deal with any issues.

- b. Speed Limit in Kilmelford.- process being followed in order for consideration for a reduced speed limit in the village. The Chairman suggested that a speed trap within the village might help matters, and to this end will contact Sgt. Ian Stewart. PC Moffat also confirmed the speed notices at Kilninver Primary School were being reviewed regarding timings.
- c. Bus Shelters in Kilmelford- Cllr MacIntyre confirmed the northbound bus shelter to be replaced.
- d. Blaran Road end- Bus report. No copies received as yet, unclear if report has been completed but Blaran Road has been removed from bus timetable. Chairman to contact Douglas Blades and for this to be Agenda item in February.
- e. Melfort Farm Bridge – already dealt with under Roads issues.
- f. Kilninver Notice Board - Permission has been received by ACHA to utilise area by bus stop in Kilninver. Cllr MacDonald to enquire regarding insurance cover. Grant application has been submitted. Nigel Mitchell to discuss with Cllr MacIntyre whether we can claim retrospectively or if we must wait for the grant in order to begin work. Costings – Nigel has range of quotes from £467incl VAT to £499 excl VAT.
- g. Problem weeds in Scammadale – Lindsay Davies to complete map with problem areas identified and liase with the Chairman.
- h. Community Defibrillator – Cllr MacDonald asked for confirmation of interest regarding this issue. The Chairman confirmed that interest had been expressed by several members of the community.

4.Land Around Kilmelford Village Hall:

The planning application for the development of properties has been submitted in the name of Kilninver and Kilmelford Community Council with John Tilley covering the costs of applying. The chairman noted that two objections had been received from Mr Kennedy of Kinloch, and Mr Christlieb of Melfort Pier, both of which generally supported the housing development but objected to the community ownership of amenity areas. Both letters have been addressed by Mr John Coleman, Architect for Mr. Tilley. The chairman also pointed out that all steps in the decision making process had been discussed at the Community Council meetings. It was pointed out at the meeting that the planning application included reference to a document supporting operational need but no such document attached. Robin Asbury to enquire for next C.C. Meeting. Elizabeth Asbury asked for the Chairman to confirm that no member of the Community Council was gaining personally from this process. The Chairman confirmed this, also confirming the benefits to the community that the Community Company would be taking forward. Robin Asbury confirmed the football pitch area will be drained with the rest of the land being the responsibility of the Community Company to manage. The Chairman asked all present to indicate whether they supported proceeding with this project. There was unanimous support at the meeting with the actions taken so far, and a mandate provided to proceed as discussed.

5.Land Reform Act:

The Chairman asked for suggestions for a name for the Community Company. It was considered that the name 'Kilninford Community Company' was appropriate to the project. The Chairman proposed that a future consideration may be to combine Kilninford Community Company and the Village Hall Committee.

6.Planning Applications:

1. Alterations to dwelling house, Barnacarry house, Kilninver. No issues raised.
2. Installation of voltage regulators SSE Power Distribution, land west of Kames Farm, Kilmelford. No issues raised.

7.Correspondence:

The secretary reported that the following correspondence had been received.

1. Scottish Parliament Environment & Rural Affairs. Major inquiry into flooding.
2. A&B Council, notice of consultation period regarding post office closures.
3. Notification of Oban, Lorn & Isles Area Committee 07.11.07.
4. Argyll and Bute Licensing Board. Draft statement of Licensing Policy.
5. Notification of Community Engagement meeting 13.12.07. Lindsay Davies and Nigel Mitchell to attend.
6. Notification of Oban, Lorn & Isles Area Committee 05.12.07
7. Postwatch Scotland, Newsletter Issue 17 and request for volunteers in Christmas service survey – displayed in Community Council Notice Board.

Any Other Business

Robin Asbury advised that when looking at the site of the chalet at Glen Euchar House with regard to a retrospective planning application, the building in the centre of the site listed as a garage appears to be a dwelling. The Chairman will enquire as to what planning permission was obtained for.

Fergus Gillanders asked if combining the Village Hall Committee and any Community Company would affect the charitable status of the Hall Committee. The Chairman will discuss this at Kilninver and Kilmelford Community Association.

Date of next meeting:

The next meeting of Kilninver and Kilmelford Community Council will be held in the Kilmelford Village Hall on Tuesday 12th of February 2008 at 8pm.

There being no further business the Chairman closed the meeting at 9.05pm.