

## KILNINVER AND KILMELFORD COMMUNITY COUNCIL

The meeting of the above Council was held on 9<sup>th</sup> of October 2007 at the Village Hall.

**Present :** Neil Manchester (Chairman), Robin Asbury, Lindsay Davies, Robin Gray, Nigel Mitchell.

Also in attendance were Argyll and Bute Councillors Duncan McIntyre and Donald McDonald, and 16 members of the public.

**1. Apologies :** Alasdair Oatts, Councillor Elaine Robertson, Margaret Cross, Christine Roberts, Iain Tegner, Jayne and John Rentoul, and PC Kevin Moffat.

**2. Minutes of previous meeting:** The minutes of the previous meeting held on the 14<sup>th</sup> of August 2007 were taken as read. The minutes were proposed by Nigel Mitchell and seconded by Robin Gray.

### **3. Matters Arising from previous meeting :**

1. Roads Issues. The Chairman reported on the following road issues as updated by Neil Brown, Argyll and Bute Council.
  - a. Footpath along Degnish Road: Cllr McIntyre has had a preliminary meeting with Neil Brown and hopes to have discussed this more fully before the next meeting.
  - b. Cattle grid at Scammadale has been inspected and railings repaired – no other work deemed necessary.
  - c. Kilninver Bridge parapet has been repaired
  - d. Dead tree at Degnish Road – To be assessed, ownership established and removed.
  - e. Road from Kilninver Primary School to Kilninver Bridge has been assessed and deemed suitable for HGV's.

Robin Asbury asked re. Scrub cutting at Oude and Degnish. The cuttings appear to have been dumped not disposed of or shredded. The Chairman noted this would be added to the next letter to Neil Brown.

2. Traffic Speed in Kilmelford. PC Kevin Moffat had reported the difficulties in establishing a clear sight line for speed measuring with cameras. The Chairman's letter to Stuart Turner has been forwarded to Jim Fitzpatrick, Dept. of Transport, 14.09.07, asking for consideration re reduction in speed limit. His office have notified us that national policy is to encourage lower speed limits in built up areas but it is the responsibility of local councils to implement this policy.
3. Bus Shelters in Kilmelford. Issue of the mismatched and old bus shelter has been forwarded from Cllr McIntyre to Hi Trans who have provided assurance the bus shelter will be replaced before April 2008.
4. Lights at Kilninver Primary School – Queries were raised re the timing of the reduced speed at the school and whether the computer timing took account of British Summer Time. The Chairman will contact Stuart Turner.

5. Argyll and Bute Planning Procedure Meeting – Nigel Mitchell and Lindsay Davies attended this meeting on 06.09.2007. This meeting was well attended by Community Councillors and it is intended to have these meetings as an ongoing forum for Local and Community Councillors with contribution from the Community Council's encouraged. Local Councillors introduced themselves and presented their allocated responsibilities and other personal responsibilities/commitments. Feedback was provided re- change in Planning Procedure which will now be divided into 3 levels. Large – to be overseen at Scottish Executive level, Medium – Council level , Small – Planning Department . As our Community Council meets bi-monthly interests can be lodged by email to the planning department and planning approval be delayed until after Comm. Council Public meeting. Cllr McDonald added that there are 9 councillors making up the Committee to address planning applications, with training currently happening.

#### **4 Land around Kilmelford Village Hall :**

Robin Asbury and Robin Gray met with John Tilly, his son Nick and Adrian Jackson-Stark from Argyll and Bute Council on 19.09.2007. Since the signing of the Heads of Agreement the Tillys have met with the Planning Department and from that the Planning Department have indicated that as there would be a departure from the Local Plan they are likely to object. However this could change with the benefits to the community taken into account. Access to the house plots would be via 3 bell mouths each serving 2-3 houses from Degrish Road. Issues to be addressed would be Pedestrian safety, benefits to the community and sewerage/water issues. The benefits to the community would be a sports pitch at the back of the site, an amenity site, area by the hall for possible extension to car park (not being undertaken by the Mr Tilly) and an area between the car park extension area and MacLeod land at the Glebe where it would be possible to create pathway/amenity area. All this was clearly marked on a map shown to the meeting by Robin Asbury.

Mr. Jackson-Stark had stated the Council would expect a footpath installed to an adoptable standard from Kilmelford Village Hall to Kinloch to accommodate increased no. of pedestrians which is in line with community plans. Mr Tilly had agreed to this in return for adding an additional house to the proposal There followed a lengthy discussion with many questions raised re ownership of houses, burial mound, responsibility for the land, and general development concerns. The Chairman assured the members of the community that legal advice is being sought at every stage of the process; the path issue is a long term plan of the community's with the eventual aim to have a footpath along to the farm. He also emphasised the benefits to the community. The Chairman summarised the three options open to the community: 1- to proceed with the current process that we, the community council, began; 2- to maintain the status quo and have the land unutilised; and 3- stop the current process and risk the land being sold to a 3<sup>rd</sup> party for intensive development. The chairman noted that the last two options would result in the community not being gifted the recreation and amenity land, and any future such developments would therefore require very high levels of funding. The Chairman invited anyone who objected to the Community Council proceeding as outlined to indicate thus. No objections were raised therefore the Community Council will continue taking the process forward.

- 5 **Land Reform Act Status :** The Chairman pointed out that forms are still available for support. A draft Memorandum and Articles of Association has been drawn up and this is to be circulated to people who have put names down as members of Community Company.

### **Planning Applications:**

Robin Asbury, in Alasdair Oatts absence, presented 4 applications. Neil Manchester was also in receipt of 4 applications.

1. Retrospective planning application for Log Cabin at Glen Euchar House, Scammadale – No Issues raised.
2. Retrospective, Non material amendment to land west of Pier Cottage, Degnish Road, Kilmelford, change from garage to inclusion in house space – No issues raised.
3. Land at Tulloch Farm, formation of horse arena – No issues raised.
4. Land at Tulloch Farm, dwelling house to replace mobile home – No issues raised.
5. Land east of Lagganmore, redevelopment of barn– No issues raised.
6. Old Clachan Farmhouse, addition of conservatory – No issues raised.
7. Land west of Lagganmore, dwelling house – No issues raised.
8. Scottish Water, steel containers and erection of fences at Kilmelford water treatment plant – No issues raised.

The Chairman raised the issue of the newly approved McLeod development of houses at The Glebe. Issues that had been raised by the Community Council and the current situation were as follows

1. Main concern was standard of roads – all roads to be constructed to Council guidelines.
2. Houses close to the road – plans have been altered accordingly.
3. Landscaping- 2 play parks included in plan but unclear who will be responsible for the landscaping and maintenance.
4. Possibility of ancient monuments – Archaeological Society satisfied re planning conditions including notification of remains and developers ensuring careful handling of any remains.
5. Affordable Housing – No plans to build until confirmation of purchase by social landlord.

All details except access and playparks dealt with adequately. Some discussion ensued re how affordable housing remains so, with no conclusion due to lack of information.

**Correspondence:** The following correspondence has been received.

1. A.G.M Bulletin from the Association of Argyll and Bute Community Councils. - No member of Community Council available to attend AGM. Update of Secretarial info given to AABCC.
2. Notice of Oban, Lorn and Isles Area Committee 05.09.07
3. Notice of Argyll and Bute Council Meeting 19.09.07.

4. Notice of Argyll and Bute Council Meeting 26.09.07
5. Notice of Oban, Lorn and Isles Area Committee 03.10.07
6. Feedback from Community Engagement Meeting 06.09.07 as attended by Lindsay Davies and Nigel Mitchell.
7. Local Transport Strategy for Argyll and Bute.
8. Argyll and Bute Local Plan: Renewable Energy Policies, Modifications 4.

### **Any Other Business**

1. Peter Menzies raised an issue they are having with West Coast Motors refusing to drop children from school bus at Blaran Road end. The Bus company stated that the bus stops are designated on the timetable, and generally based on timing rather than official bus stops. Bus drivers have no obligation to stop where they consider it unsafe. This issue is being discussed with the Bus Company and Cllr McIntyre. Bus Company to inspect all stops between Kilmelford and Oban. The Chairman asked for a copy of the report and for this to be an agenda item at next meeting.
2. Robin Gray raised issue of a public meeting re roads- A&B Council and Steer Davies Gleave report on A816. Questionnaire available for anyone not at meeting. Cllr McIntyre informed those present that the Local draft is based on surveys and costings that are then taken up to next level of process. Once detailed report finished we are informed of planning done at public consultation level.
3. Cath Manchester asked for confirmation that there was a plan for widening the road at Melfort Farm. Cllr McIntyre stated he is unaware of any plan and suggested it may be by a private individual asking for confirmation as to what standard a road must be for the Council to adopt. Cllr MacIntyre confirmed that Argyll and Bute Council would not consider buying land, or paying for significant improvements, for the benefit of an individual property owner or business. Robin Gray asked for assurance that if this road became of a standard suitable for HGV's, the Community Council would be made aware of any proposals in the planning stages. Cllr McIntyre assured the meeting that the CC would be made aware of this.
4. Robin Gray asked re Kilninver bus stop going into Oban, and whether the land could be purchased in order to make safe bus stop. Cllr McIntyre advised that the Council have approached the landowner re land to facilitate this. Community Council to continue to support this action.
5. Cllr McIntyre asked if the Community Council would be interested in training in the use of defibrillators. It was noted that there is a defibrillator in the Fire Station. The Chairman confirmed that the Community Council would be interested in pursuing this.
6. Linda McKinnon raised the issue of overgrown hedge around the telephone box in Kilmelford. The Chairman will add this to the letter to Neil Brown.

7. Lindsay Davies asked if the Community Council would consider a notice board in Kilninver. The Chairman confirmed they would and with funds available Nigel Mitchell will make enquiries.
8. Neil Manchester asked re ownership of the garage behind the bus stop with unsafe doors. Those present indicated the owner was probably Findlay Clark. The Chairman will approach Mr Clark re mending of these doors as they pose a potential hazard at present.
9. Lindsay Davies raised issue of Japanese Knotweed and Himalayan Balsam in Scammadale. Some Councils have eradication programmes Japanese Knotweed is a notifiable weed and as such will be reported to Andy Law, Director of Operational Services. Lindsay Davies to liase with the Chairman re infested area.
10. Peter Menzies raised issue of overhanging branches at Blaran Road end. The Chairman confirmed Neil Brown would be notified of this.
11. Cath Manchester advised that the updated Kilninver/Kilmelford Directory now available.

**Date of next meeting:**

The next meeting of Kilninver and Kilmelford Community Council will be held in the Kilmelford Village Hall on Tuesday of 11th December at 8pm.

There being no further business the Chairman closed the meeting at 9.55pm .