

KILNINVER AND KILMELFORD COMMUNITY COUNCIL MINUTES

The meeting of the above Council was held on Tuesday 11th August 2009 at 8pm in the Village Hall.

Present: Robin Asbury (RA) Chairman, Robin Grey (RG), Lindsay Davies (LD), Alasdair Oatts (AO) and Nigel Mitchell (NM).

Also in attendance were Cllr Neil MacKay, Cllr Duncan McIntyre, and 23 members of the public.

1. Apologies: Cllr Donald MacDonald, Cllr Elaine Robertson.

2. Minutes of previous meeting: The minutes of the meeting on the 9th of June 2009 were taken as being a true and accurate representation of that meeting. Proposed RG. Seconded NM .

3. Matters arising:

- a) Speed limit in Kilmelford – No progress. Potential new opening to The Glebe site. RG stated this should be taken forward with the new opening in mind. Cllr McIntyre advised contact Stuart Turner. RA raised that maintaining the new exit may be desirable from bulk of traffic perspective, but drawback of proximity to Degnish Road end with current speed limit. AO confirmed this is 12 month only permission for this opening. Cllr MacIntyre added there may be need for streetlights. RG to pursue.
- b) Bus Shelter in Kilmelford- Roof still shattered, Cllr McIntyre stated awaiting new contractor to complete by end of this year and seat to be added. Timetable up to date.
- c) Problem weeds- Grants available for communities to tackle themselves.
- d) War Memorial- Cllr McIntyre confirmed this should be completed before Remembrance Day this year.
- e) 10 experiences expo-RA attended. Good exhibition.
- f) Core Paths- Jolyon Britton can attend CC meeting if we so wish.
- g) Make link with your sink-query that this came first in the competition in which it was short-listed.

4. Land around Kilmelford Village Hall: Current situation, with support from all the Local Councillors this was passed with conditions, those being the ownership of the land designated for the Community development is legally passed to the Community. John Tilly has offered to donate 50% of cost of creating the recreational facilities plus £1000 per annum for the next 5 years for maintenance in total amounting to £12,500. This now goes to the PPSL meeting. With new planning laws in place some Local Councillors will be able to speak in support of our applications. Cllr MacIntyre will be supporting us at this meeting. After this meeting it will then go to Scottish Executive level. This would be later on in the year. Only outstanding issue at this point is confirming that the Community Council will not be financially responsible for moving of a power cable. Future CC will be at liberty to accept or not the offer of this land. Future of this whole project will likely involve volunteering from the community. Toni Mitchell asked if the cash amount involved would be sufficient. RA confirmed he thought it would. Having spoken to A&BC they indicated grass cutting of this scale would be approx at £40 a time, with no undertaking from them to take on this work. Cllr MacIntyre asked re any unforeseen situation that would put a burden on CC financially. RA confirmed that all foreseeable expenditures accounted for in the agreement. Agreement has not been signed yet and the CC would not be signing until they were happy we would not be burdened with any cost out with our capabilities to deal with. Ian Tegner asked re any timescale the Community would be held to. RA stated only timescale is that John Tilly will hand over ownership of land within 3 months. Cllr MacIntyre indicated Taynuilt and Dalmally Community's began projects with assistance from the Council with the community then taking on the task.

5. Arduaine Gardens: Recent meeting, Arduaine Garden Action Group has changed their name to Arduaine Garden Support Group. There has been a substantial donation and the family providing this have joined the Support Group with the aim of raising more significant financial support, looking at the commercial and marketing aspect of the running of the garden and community involvement. Callum Ross will be liaising with the National Trust re developments. Meeting planned for the 9th of September in the Village Hall where the members of the Action Group stepping down and local people with an interest taking over with the intention of taking this forward. Database in existence from the campaign to keep the gardens open, the National Trust will take on the use of this to attempt to gain continued financial support. Cllr MacKay added that he would try and ascertain information regarding numbers of buses from cruise ship coming into Oban to see if that could be utilised. Ian Tegner asked the Chairman's opinion of the National Trusts commitment to the garden as he has had a disappointing response from his communications with them. RA suggested he too has had difficulty getting financial information from Office bearers from NT.

6. Proposed Wind Farm, Raera Forest: All members of community have been sent a brochure from Npower. CC members from Kilninver and Kilmelford and Seil met with Karen Fox, Development Officer. A visit to Beinn Glas wind farm happened on Monday of this week. There will be a meeting and public exhibition on 28th/29th of August, and another on the 8th of September in Seil Village Hall. NM updated re change in planning laws (for all planning issues not just this issue), which require 12-week pre-consultation forum. CC is a statutory consultee on major and national developments. On local developments once notified of any planning application CC have 28 days to state any objection. The PPSL meeting as stated above is the next step re major and national developments. Georgina Dalton asked re ability of community council to hold planning issues as per current situation. NM confirmed we must notify planning dept within 7 days there will be an objection coming and there is then a further 21 days to get that objection in. Cllr MacKay added the Planning Department would now be issuing neighbour notification of 20 metres. RA put forward that if a wind farm were built there could be benefits to a community. Claudia Albrecht told those present about the Fintry Development Project where the Community asked for a turbine erected for them and this has provided a substantial income for the community i.e. a 1/15th share of the wind farm went to the community. Across the community many people benefited from free insulation over and above the income. She suggested that Gordon Cowtan, who was involved in the negotiating for this would come and speak to use and Claudia could arrange this for us. RA invited any questions from the floor. Angus MacFadyen added the positive effect on the community re income being generated and spent locally. Georgina Dalton asked re confirmation of figures based on 30-35% efficiency.

7. West Highland Housing Association Development, The Glebe: Discussion re road already covered. 15 houses currently being built not allocated as yet, 4 for shared ownership, 11 for rental. On completion applications will be invited. Meeting in Village Hall, Thursday 13th of August 4-7pm. Georgina Dalton asked for confirmation as to whether or not permission was granted for 2 storeys or 1 ½ storey. RA to check.

8. Community Council Review. Elections still hoped for in October. KKCC have commented on draft documents with our main areas of concern being the democratic process. Number of councillors to be based on population, ours would be going from 6 – 10 but the quorum being reduced to 3. Issue of sub areas likely to be removed. If we were unable to provide numbers of Councillors then CC would be put in abeyance. Association of Argyll and Bute Community Councillors still inputting. Meeting tomorrow night with AABCC representative David Price, NM, RA and LD to attend.

9. Community Engagement: LD updated re Community Engagement meeting, CHORD waterfront developments, hospital update, CC Review and future of Community Engagement. Cllr McIntyre added about the Area Committee meeting now utilising free time to promote community engagement, difficulties being meetings held during day etc. He also added re update re licensing laws and implications for Village Halls, Licensing Standards Officer. Cllr Neil Mackay can advise. Loch Awe rescue issue and implications for other waters/hill areas also discussed. Transerve will be completely re doing the road from the Corran Halls to Royal Hotel, then from the Colomba Hotel back to Corran Halls. This should take 6-9 months.

10. Planning Applications:

- 1 Cuilfail Hotel, micro brewery-No issues.
2. MacLeods, temporary road at the Glebe- No issue.
3. Field shelter, Keepers cottage, Ardenstur -no issue.
4. Application 6 dwellings at Kames- changes from previous application, aspect of sewerage plant, existing road to be made up to adoptable standard, up to entrance to Plot 6. Issue raised from residents re road safety with increase number of vehicles compounded by fish farm access. Cllr McIntyre suggests issues highlighted to Roads department. Adoption of road would occur when completed to adoptable standard. All previous objections still apply. Cllr MacKay added all concerns can still be directed through CC. CC to write in objection based on previous objections of existing covenants, area of Regional Scenic Value, density, details of services and access. AO encouraged locals to write.
5. Angus MacFadyen asked re planned development in Scammadale. Specifics re where this is and on what basis of operational need ascertaining bearing in mind the few good quality agricultural fields. Cllr MacIntyre commented re survey completed 8-10 years ago but most applications on sites not recommended. AO will keep an eye on this and if necessary lodge objection.

11. Correspondence: All correspondence put on display. The following highlighted.
Opportunity Kintyre-Enterprise Facilitation.

12. Any Other Competent Business:

NM to assume responsibility for planning applications from 1st of August 2009. AO to keep responsibility for those before that date.

Angus MacFadyen raised the issue re blocked public right of way in Raera forest. RA to speak to Hazel McCorkindale re specific location and will contact Scottish Woodland re dealing with.

Deirdre Campbell Gibson raised the issue of potholes on the Degnish Road.

RA raised the issue re running of the prospective community land/possible benefits of Wind Farm etc with relevance to the Community Company as proposed previously. RA indicated that this was a project for the next CC and for the local community to take part in volunteering. RA suggested being proactive in our approach to our community, he suggested perhaps 20 hours of volunteering, in the widest sense of the word, in our community per annum, for those between 16 and 65. This also relevant to the future of the Community Council and prospective members.

13. Date of next meeting:

The next meeting of Kilninver and Kilmelford Community Council will be held in the Kilmelford Village Hall on Tuesday 13th of October 2009 at 8pm.

There being no further business the Chairman closed the meeting at 10.23pm.