

KILNINVER AND KILMELFORD COMMUNITY COUNCIL

The meeting of the above council was held on Tuesday 10th August 2010 at the Village Hall.

Present: Nigel Mitchell (NM) Chairman, Antoinette Mitchell(AM), Sarah Edwards(SE), Colin Clark(CC), Sheila Whitlow(SW)

Also in attendance were Jeremy Moore, the Community Policeman and 14 members of the public.

1.Apologies: Cllr Elaine Robertson, Cllr Donald Macdonald and John Mclean.

2.Minutes of Previous Meeting: The minutes of the meeting on the 8th June 2010 were taken as being a true and accurate representation of that meeting. Proposed:-AM, Seconded –CC.

3. Matters Arising from previous meeting:

- a) **Dog Fouling in Kilmelford** – No new notices have been noted on the bins. AM will follow up with the Dog Warden.
- b) **Clachan Wind Farm** - Four members of the community council had a meeting with Rory Young to discuss the wind farm. Based on the figures presented by Rory Young the farm would be around 35% efficient. One million pounds investment would be needed and consideration given to charitable status. The financial benefit would be shared with Clachan and Luing. The maintenance contract is guaranteed for 10 years and any extra period of time would need to be negotiated. The only planning application so far is for a temporary anemometer. P.C Jeremy Moore suggested looking at other websites for details, as there have been a lot of issues raised by other community councils
- c) **Proposed Wind Farm, Raera Forest.**-The date for the planning PPSL is now likely to be September or October. The roads department have registered concerns and want a separate application for road access. The Forestry have objected. The RSPB do not have any major concerns. The number of objections has increased and the proposal should go to a Public hearing with an anticipated notice period of approximately two weeks. NM received a letter from Argyll and Bute council requesting comments .NM has contacted them.
- d) **Land Around the Village Hall.**- Two representations have been received from the community (one objection and one concern) with concerns that the community council is involved in discussions regarding the land around the hall. NM asked if the consensus of the meeting was that the community council should be involved in these discussions and in the application for a PDA. The land is currently agricultural land. Fergus Murray and Richard Kerr would not progress the application unless Mr Tilley agrees to a contribution of about £75,000. Grants may also be available and therefore the funding may reach a total of £140,000- £150,000.A 9 week consultation period is likely to begin in December 2010 to March 2011 with the proposed LDP and action programme in Jan 2012. 2 small plots next to the hall are not going to be developed and the proposal would include permission for 5 houses .At present the proposal would not include the area across the road from the hall. There is no apparent evidence of a need for extra housing. Previously interest has been expressed by members of the community in an extra car park area, children’s play area and a flat grass area for a kick about area or for festivals and fetes. P.C Jeremy Moore explained that Dalmally Community Council had raised the money for a similar project including maintenance. The main problem had been insurance which was resolved with the involvement of the West Highland housing association. The village hall is now on the Community Link Scotland scheme and they are producing a business plan. There will be a questionnaire sent to the community to establish the facilities and activities the community would like.

e) Presentation by Paul Phare, Development Manager for Energy4All

Energy4All supports communities taking ownership to gain community benefit using co-operative models .The agency was set up in 2001 and is funded by the co-operatives of which there are now 7 in the UK. Energy4All had been approached by Rory Young. In their view there are several options as follows:-

1. The option to set back Community Benefit Payments.
2. Community Investment Model – A Co-operative is formed and the Co-operative owns the asset. The finance is raised in the community and the members get the benefits with some funds for the community.
3. The Development Trust model: - This requires the most effort by the community involving the ability to raise the funds with the necessary technical, legal and contract skills.

The Clachan site is being offered for free, and would have a value of five or six hundred thousand .There is now a Renewable Energy incentive with a generous feeding tariff. Energy4All is now trying to get one turbine included. If the community were to take ownership there might be an additional revenue of £60,000 per annum which would not be available otherwise. This figure would be shared between the three communities involved. Energy4All is an Independent not for profit Organisation which would take some money from the set up if it goes ahead to cover costs. Mr Phare presented some initial possible return figures which indicate a possible 12% return to members over 20 years.

The opportunity would be to purchase a single 900KW turbine which would have a predicted working life of 20 years. There would need to be a bond for decommissioning the turbine, and there would be operating costs, business rates and insurance. The total equity to be raised would be about £587, 000.

4. Planning Applications:

- 1.** The Steadings- AM has written with concerns regarding the Water Supply and Sewerage for the addition of 12 houses to the present supply in Kilmelford.
- 2.** The Kames Development – The application for 6 houses has now been removed. Jane Rentoul explained that local councillors have been very helpful explaining the planning rules regarding the development and responding to correspondence.
- 3.** Two anemometer masts at corrylorn have had planning granted .
- 4.** Mr Stott - There is an application for a new roof and rebuilding of garage.
- 5.** The Loch Melfort Hotel: Detailed plans are available to view and include solar panels on the roof and new windows and doors etc.

5. Correspondence:

The correspondence was laid out on the table and included the following:-

Scottish Natural Heritage 2010

Scottish Environmental Protection Agency View Summer 2010

City Link and West Coast Motors Bus Timetables

Mental Health in Argyll and Bute 2010 - NHS Highland

Letter from the Highlands and Islands Regional Labour MSP's -13th July regarding better broadband provision.

Digital TV Switchover Community Outreach Pack

Renewables Exhibition at Corran Halls – 11th August

NM had received a letter from the returning officer regarding the Elections for the Community Council. There will be 4 spaces to fill. The notice of election will be published on Monday 23rd August.

Friday 30th September is the date that the last letter of application will be accepted. This is the final date for the withdrawal of nomination papers.

NM has received an invoice from the Association of Argyll and Bute Community Councils for £10 which will be passed to the treasurer for payment.

6. Any other business

1. Speeding – P.C Jeremy Moore explained that speed checks had been carried out again in the last 10 days at Kilninver School. Surveys are currently in progress across Scotland regarding speed limits and these would probably be completed before considering any new speed restrictions in the area. A possible restriction has been suggested at Kilmore.
2. The sewerage system close to the village hall is being monitored due to the recent overflow.
3. It was agreed that a new notice board in Kilmelford would be a good idea. NM will look into possible funding, and cost as Seil Council had been able to get some funding.
4. Concerns were raised regarding a recent large bag of what appeared to be soiled nappies left on the road at the top of Glengallan. P.C Jeremy Moore explained that members of the community contact Argyll and Bute council on their website or contact Derek Crooks or Peter McCluskey at Kilmory.
5. Concerns were raised regarding the maintenance of the common ground around the new development at the Glebe and the timber fencing which has not been completed. P.C Jeremy Moore advised that Iona Smith should be contacted at the West Highland Housing Association

Date of Next Meeting

The next meeting of the Kilninver and Kilmelford Community Council will be the AGM with the Treasurer's Report. It will be held in the Kilmelford Village Hall on Tuesday October 12th at 8pm.

There being no further business the Chairman closed the meeting at 9.27pm.