

## KILNINVER AND KILMELFORD COMMUNITY COUNCIL

A meeting of the above Council was held on Tuesday 12<sup>th</sup> October 2010 in Kilmelford Village Hall.

Present: Nigel Mitchell, Chairman, (NM); Matthew Anderson (MA); Colin Clark (CC); Sarah Edwards (SE); Antoinette Mitchell (AM); Councillor Donald Macdonald, Councillor Duncan MacIntyre and 7 members of the public.

1. **APOLOGIES:** John Maclean; P.C. Jeremy Moore; Councillor Neil Mackay; Councillor Elaine Robertson.
2. **MINUTES OF MEETING HELD ON AUGUST 10<sup>th</sup> 2010.** Approved by AM and seconded by CC.
3. **MATTERS ARISING FROM LAST MEETING**
  - a) **Dog Fouling.** Linda MacKinnon asked about the current position. AM said that she had contacted the Dog Warden, Derek Crooks, who had erected 4 notices. Within about 3 weeks these had been taken down by persons unknown. The perpetrator(s) would have to be observed removing the signs and then reported to the Dog Warden who could subsequently take action. It was of concern that the grass cutting of the roadside in Kilmelford kindly undertaken on a voluntary basis by Ian MacKinnon was at times made extremely unpleasant by the concealed presence of dog mess. AM undertook to speak to the Dog Warden to see if he was prepared to put up more new notices.
  - b) **Raera Wind Farm.** Application definitely going to PPSL meeting on the 20<sup>th</sup> October. Members of the public allowed to attend but not permitted to speak.
  - c) **Land Around the Village Hall.** AM read out an email from Nick Tilly. AM and NM had previously discussed this matter with Richard Kerr and Fergus Murray, Planning Officers for Argyll and Bute Council. NM asked the Meeting if the community wished to progress the matter further. Also if it was the community's wish for the field to have a PDA (Potential Development Area) designation. This could not be achieved in the 1<sup>st</sup> Round proposals of the New Plan, it would be in about 18 months' time in the 2<sup>nd</sup> Round and it would not become a PDA unless the community wanted it. SE reported that she had had a meeting with young parents and said that the overwhelming majority were not interested in having the land development, they were "not bothered" and that there was a very limited wish for a playing field. NM explained the options: if the land was designated a PDA there would be a minimum of 5 houses with 2 plots nearest to hall as paddocks. Mr. Tilly could sell the land to a developer or it could belong to the community for development in the future. Mr. Tilly could apply for it to be a PDA. The remaining Glebe land which was used in recent times as a basic football field could possibly be used again at negligible cost. The £75,000 offered with the land by Mr. Tilly could trigger matched funding NM suggested. It was suggested that the school might use it for sports. Elizabeth Asbury asked about the possibility of play park provision. She was told that there is a very good little play park already in place in the Glebe.
  - d) **Clachan Wind Farm.** NM attended a meeting in the village hall set up by Rory Young, the developer. Rory Young outlined the benefits to the community if the wind farm goes ahead. NM is to attend a meeting with the 3 communities (Luining, Seil and Kilninver & Kilmelford) to see what they wish to do. NM asked if KK Community wanted to get actively involved? Do we want a company to be set up? Or receive money only? He said that no-one from this community has shown an interest in buying a turbine. Rory Young is offering a substantial amount of £90,000 per annum to the three communities. Councillor Macdonald advised that Argyll and Bute Council had set up a protocol to deal with such monies. It was decided that we would opt for receiving financial contribution which

could be 5 – 10% of total income from turbines, based on percentage of energy produced. NM would take our decision to a meeting to be held on 31st October.

- e) **Kilmelford Notice Board.** NM reported that he had obtained one quote for £558 + VAT and suggested that we copy the Kilninver board.

It was agreed that the sign had to be well made and maintenance-free.

Councillor MacDonald suggested that LORI should be asked to quote. NM agreed to do this and report back at the next meeting. NM to speak with Alistair Oates to confirm OK to erect a new notice board, as the land is his.

- f) **Fences around the Glebe.** Charles Young, West Highland Housing Association, agreed that the present situation is a mess. The original application was not for a 6' high fence so he will re-apply for planning permission for a fence of 1.8m. It was agreed that the Herries fencing is an eyesore and that we need a decision on what appears to be its permanent presence around the undeveloped part of the Glebe which is an unfinished building site and must be tidied up. There was general disquiet that MacLeods are not doing anything at present to improve the surroundings of the established and the newer houses – deep holes and fence height being an issue. It was hoped that the fencing problem would be solved by the next meeting. There is little the KKCC can do at this stage.

- g) **Community Council Elections.** There are 5 months until the next elections. We should have 10 councillors. We need more people to come forward. We are still looking for a permanent secretary.

4. **SETTING UP A TRUST FUND.** It was explained that Community Councils cannot set up and run a Trust Fund, but can serve on it. It is an organisation to administer any assets that belong to the community. An example of what could happen if such a Fund is not in place is that 40% of income from wind farm would go to Ali Energy. Various options in the setting up of such a fund were outlined by MA and NM and Councillor MacDonald said that Taynuilt has one set up and operating. The set up costs would be around £700 - £800. A need has been identified and MA is to investigate taking it further.

5. **PLANNING APPLICATIONS.** **Celtic Sea** to build dwelling house and site permanent caravan. It was decided to ask for a business plan to demonstrate that the business is viable. **Kames Farm** (Two applications) to erect Agricultural Shed incorporating Farm Shop and Café building and installation of private sewage treatment plant and soak away and separate Agricultural Shed. The positioning of these proposed buildings in relation to the main road A816, present farmhouse and Kames Fish Farm was explained and concern was expressed regarding the proposed use by the developer of the existing private water supply to the neighbouring houses on the Kames peninsula. **Melfort Pier** Change of Use of present Laundry to staff accommodation. Concern was expressed as to whether the building was up to proper building specification and that this was incremental development which had been a feature of many planning applications at Melfort Pier over the years. **Clachan Wind Farm Anemometer** There had been many objections.

6. **WHEELCHAIR ACCESS.** There was concern that there was no wheelchair access at the entrance to the Glebe. After discussion it emerged that there is access but some way in from the entrance off the main road and that this location most likely does conform with planning requirements. Is it a Roads department or Planning issue. Or both? CC to look into the matter.

7. **CORRESPONDENCE.** No reported correspondence.

8. **ANY OTHER COMPETENT BUSINESS.** Robin Asbury on behalf of the Community Association thanked Toni Mitchell for all her hard work in achieving such a worthwhile result in securing funding for insulating Kilmelford Village Hall. Those present echoed these sentiments and applauded Toni for all her efforts on the community's behalf.

Although unable to be present, PC Jeremy Moore asked that the community be alert to a current spate of thefts of mainly marine items from property in the Oban area.

9. **DATE OF NEXT MEETING.** The next meeting will be held on Tuesday 14<sup>th</sup> December in Kilmelford Village Hall at 8 p.m.

The meeting closed t 9:40 p.m.

