

KILNINVER AND KILMELFORD COMMUNITY COUNCIL

The meeting of the above council was held on Tuesday 3rd January 2012 at Kilmelford Village Hall.

Present: Nigel Mitchell (NM) Chair, Antoinette Mitchell (AM) Planning Officer, Lucy Files (LF) Secretary, Matthew Anderson (MA), Vice Chair & Treasurer, Stuart Cannon (SC) Assistant Vice Chair.

Also in attendance was Councillor Elaine Robertson and 14 members of the public.

Apologies: Sarah Edwards, John MacLean, Colin Clark and ABC Councillor Neil Mackay

Minute of the AGM: All present were given the opportunity to read through the draft minutes of the AGM held on 11th October 2011 and the draft was agreed.

Minutes of the previous meeting: All present were given the opportunity to read through the draft minutes of the previous meeting held on 11th October 2011. The minutes were taken as a true and accurate representation of the meeting and approved. Proposed MA seconded AM

Declaration of Interest

No conflict of interest or involvement with any items on the Agenda was declared.

MATTERS ARISING

1. Ardmaddy Fish Farm

There have been no developments at the time of this meeting. ABC is waiting for the deliberation from SEPA which will inform the Planning Committee.

2. Clachan Wind Farm

The planning application is going through the validation process. Once validated it will go through to the formal application stage

3. Planning Applications

Ref. No: 11/02400/PP. Arduaine Farm, Arduaine, PA34 4XQ, erection of 11 kilowatt turbine (18:49 metres to hub height) – Pending Consideration

Ref. No: 11/02504/NMA. Lagganbeg House, Kilninver PA34 4UU, Non Material Amendment to planning permission 11/00208/PP – changes to finishes and removal of garden room – Application permitted

Ref. No: 11/01961/NMA. Land at Eleraig, Kilninver, PA34 4UX, amendment for revised access position relative to 2 dwelling houses – Application permitted

Ref. No: 11/01594/PNAGRI. Land adjacent to Clure Cottage, Kilninver, PA34 4UU, erection of agricultural shed – Prior Notification – no objection

Ref. No: 11/01490/PP. Land SE of Tigh Na Bata, Kilmelford, PA34 4XA, erection of single storey dwelling house with septic tank and new access – Application withdrawn.

Ref. No: 11/01471/PP. Land NE of Ardenstur, Kilmelford, erection of boathouse and office facility – Pending Consideration.

Ref. No: 11/01066/MFF. Port N Morachd, Seil Sound, relocation of Ardmaddy fish farm – Pending Consideration

NB The Arduaine turbine application has been resubmitted because of the re-siting of the proposed turbine. The consultation period finished on 23rd December 2011.

4. PDA – Field adjacent to Kilmelford Village Hall.

There is an application in place for a PDA (Potential Development Area) for the field lying adjacent and to the rear of the Village Hall. The application is for 5 building plots with the proviso that the Community gets the remaining land and a fund of £75 000. Although the Local Development Plan is behind on timescale KKCC is required to state whether we continue with the application for a PDA. NM informed all present that he had emailed all KKC Councillors about this and all had responded that the PDA application should stay in place. KKCC is, therefore, proceeding with the PDA.

NM added that the community could be reassured that as a Community Council we are in charge of what happens to a PDA in our area. If there is any deviation we are able to call a halt to the PDA. NM also advised that members of the public still have the right to object to the individual houses when the applications go in.

5. Community Action Plan.

In November NM attended a seminar on the Community Action Plan (CAP). This enables each community to decide what goes on in and around it by developing and putting in place its own action plan. Argyll is behind other areas in getting CAPs in place. A CAP details the perceived problems in a community and what the community wants to happen. A CAP must be developed by the community and not by its community council which means that KKCC cannot and must not orchestrate this although it can be involved in actioning any of the points. A CAP requires a committee that will spend time finding out what is needed by asking three questions of community members:

1. What do you like about living here?
2. What don't you like about living here?
3. What could be done to make living here better?

A CAP is progressive not responsive and it empowers the community because planners have to listen to a CAP. It is collated from instant and unbiased information collected from members of the community. There is also a timescale to a CAP. Things have to be done within a proscribed period of time and the community decides how often the CAP is to be reviewed.

The production of a CAP would require a sub-committee or steering group. NM stated that it would not be ethically correct for the Chair of KKCC to be involved in any CAP committee or steering group but pointed out that KKCC Councillors can serve on other committees as individuals and could, therefore, serve on a CAP committee as individuals.

The question of the timescale for setting up a CAP committee was raised. While no absolute timescale was given it was highlighted that other areas already have a CAP in place so this needs move forward. It was pointed out that since Kilmelford is designated a Rural Renaissance Settlement it is important that the area has a CAP and some existing CAPs were looked at as examples. It was further pointed out that once feedback from the community has been collected there are grants available to employ people to collate and present the feedback in a meaningful, user-friendly form.

There was concern about how points in a CAP would be actioned or progressed and it was clarified that the steering group for the CAP would need to progress the points raised and lobby the appropriate authorities/agencies including the Community Council which could act on behalf of the CAP if asked to do so. It was observed that this would entail a great deal of work for the steering group.

Elaine Robertson (Cllr, ABC) provided perspective on the CAP in wider context of the Local Development Plan and of planning for the whole area. Cllr Robertson explained that the CAP lays the foundations of what is wanted by a particular community; it involves everyone and it ensures that everyone gets an opportunity to have input. It can be used to lobby appropriate departments to get things done and gives the community authority to lobby accordingly. Regarding workload, the more people who volunteer for this the more the workload can be shared and thus reduced per head so it would be advantageous to have as many people as possible to keep the workload spread out. There is no final timescale for producing a CAP at present but ER emphasised that there would be no grants available until the initial information has been gathered. It was also clarified that while one person would need to head the steering group and pull everything together initially, it would not be the case that this person would become Chair of an ad hoc committee that could determine what happens to area. A CAP is designed to enable a community, as a whole, to be proactive whereas a community council tends to be reactive. In the first instance, however, producing a CAP requires people to physically knock on doors and get responses to the three key questions outlined earlier.

It was suggested that an article be published in the next Kilninford News, outlining the purpose of a CAP and asking for volunteers to form a steering group. Anyone interested could contact NM who would explain what is would be involved in getting started. ER (Cllr, ABC) supported this idea.

ANY OTHER COMPETENT BUSINESS

Direct phone number to Oban Police Station

The direct phone number to Oban Police Station is 01631 510501.

Printer

KKC Councillors agreed that the Community Council should purchase its own printer. It was felt that a laser printer with the capacity for duplex (double-sided) printing would be most suitable. The Secretary (LF) was asked to identify a suitable machine and present prices and specifications of three printers to the Treasurer (MA) before proceeding with any purchase. There was brief discussion over whether a black and white or a colour printer should be purchased. The Secretary (LF) felt that colour is necessary to cover future printing needs and also to allow for highlighting in documents and for the production of colour-coded plans.

Clearing of Degnish Road

There was a motion of thanks to the organiser of clearing the Degnish Road after the storms in December. It was clarified that Colin Clarke (who is also KKC Cllr) did this work. There was some debate between the KKCC and members of the public as to whether CC does this work entirely on his own initiative and voluntarily or whether he has official notification from ABC and is paid to do it. All present were made aware that Grahame Stone, Roads Department at the Oban Council Offices for ABC, is the contact for reporting any ABC road problems. His phone number can be found on the ABC website.

“Roadworks Ahead” Signs

A member of the public pointed out that “Roadworks Ahead” signs are being thrown into ditches along the roadside rather than being gathered up when the work has been done. It was asked whether ABC has an obligation to remove these. ER (Cllr ABC) answered that these should be removed by ABC and she would attend to it.

Vodafone Coverage

NM (Chair) advised that Seil Community Council and KKCC is investigating the possibility of getting Vodafone coverage into dead areas using broadband and femto technology which is currently used in Vodafone’s Sure Signal product.

ER (Cllr ABC) added that BT is also looking for ways to increase its broadband coverage in the area.

Grit Box on the Degnish Road

AM (Planning Officer) advised that, at her request, ABC has sited a yellow grit box on the Degnish Road, close to the bridge and access to The Melfort Club. It was observed that this will be much appreciated by residents in that locality but it was pointed out that one of the larger hospitality businesses is also using the grit provided. The Melfort Club has its own grit box and buys in grit by separate arrangement and it is understood that larger businesses should make their own provision with ABC for grit boxes and the supply of grit.

DATE OF NEXT MEETING

The next meeting of Kilninver and Kilmelford Community Council will be held at Kilmelford Village Hall on Tuesday 14th February 2012 at 8.00pm. The Chair (NM) thanked all present for attending. There being no further business to discuss the meeting closed at 8.58pm.