

KILNINVER AND KILMELFORD COMMUNITY COUNCIL

A meeting of the above Council was held on Tuesday 10th April 2012 at Kilmelford Village Hall.

Present: Nigel Mitchell (NM) Chair; Antoinette Mitchell (AM) Planning Officer; Jane Rentoul Acting Secretary; Matthew Anderson (MA) Vice-Chair & Treasurer; Sarah Edwards (SE); John MacLean (JM); Colin Clark (CC)

Also in attendance were Councillors Elaine Robertson (ER Cllr. ABC) and Louise Glen-Lee (LG-L Cllr. ABC) and 12 members of the public.

Not Present: Stuart Cannon and Piet Hammick

Apologies: Lucy Files, Secretary

Minutes of Previous Meeting: All present were given the opportunity to read through the draft minutes of the previous meeting held on 14th February 2012. The minutes were taken as a true and accurate representation of the meeting and approved. Proposed MA and Seconded AM

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

MATTERS ARISING

It was confirmed by Colin Clark that he is not on an official retainer with ABC to clear Degrish Road of debris. Graham Stone of the Roads Department is to be notified when such work has been carried out.

1. Ardmaddy Fish Farm

Nothing has happened since the February meeting. It is in the hands of SEPA. LG-L contacted the Scottish Government re the application. There have not been many personal representations to date. Individuals should write in. Planners are awaiting favourable reaction from SEPA.

2. Clachan Wind Farm

Application is still progressing. NM spoke to Arlene Knox. There is going to be a Public Hearing but not until after the local elections and when the new PPSL committee will be in place. It is likely that the decision will be made later in the year. People can still write in direct to the planning department and let the Community Council know, as a Change of submission will be allowed if appropriate. A majority of people at present are against the proposal. NM asked for addresses of submissions from the planning department in order to pull out names in our community council area. Fiona Wyllie asked how many people who voted with show of hands at the 28 February meeting were from our area. Votes from outside the area were also counted separately as well as those from the KKCC area by a show of hands which was taken to allow the community council to make a decision.

The pole from the KKCC flyer was as below and we will keep taking opinions up to the time of the Hearing.

Kilniver in favour – 1	Kilniver against – 38
Kilmelford in favour – 2	Kilmelford against – 21
Arduaine in favour – 2	Arduaine against – 9

3. CAP

NM asked who would take on the Community Action Plan? No-one had come forward.

4. Speed Limit

The change in the speed limit from 40 to 30 mph in Kilmelford will be advertised in the Oban Times but not until September. ER and LG-L advised that residents should support the proposal or it might not happen. NM had submitted a request to extend the area of the speed limit further south this would be considered.

5. Purchase of Printer

The Community Council now has a new printer and is with the secretary.

6. Land Around Kilmelford Village Hall

NM had spoken to John Tilly. He has draft agreement which he will go through with the community council. Anyone may have a copy on request. The land will go to the KKCC plus £75,000 in cash. There will be no restrictions and the KKCC will still retain the right to object to future development. If a PDA is granted there will only ever be 5 plots. If after PDA designation John Tilly gets outline planning permission, within three months the land will be transferred to KKCC at no cost. MA sought clarification to understand implications fully and NM explained in more detail, illustrated by a plan which showed the potential plots and surrounding area. NM read out an extract from a letter from John Tilly and explained the detail of the contents. Enabling development is the western portion of the land (5 plots); the rest of the land is to go to the community. Answering a question from MA regarding timing, NM believes we should get PDA approval for 5 plots, after which John Tilly has to apply for planning permission. SE felt that John Tilly has sat in the background up until now. She felt he should come to a KKCC meeting and explain his plan. NM agreed to ask him to come and speak at the next meeting. Georgina Dalton asked what happens if he reneges on the deal. NM said that Tilly must pay the community before anything is built. The KKCC is to monitor the situation very carefully. Olga Salmond asked if lawyers would be involved. NM replied in the affirmative but that we would not be liable for any costs. Fergus Gillanders observed that John Tilly might not get permission. NM said that KKCC is trying to get a watertight document and AM stated that community could just leave the land as it is and do nothing with it.

7. Planning Applications

Eathie- amendment to original design.

Land W of Barochreal – retrospective planning permission.

Dwellinghouse. NW Bragleenbeg. Decision pending.

Allt na Crioch. Permitted.

Hill House Arduaine – wind turbine. Decision pending.

Hill House Arduaine – land west. Permitted.

Hill House Arduaine – land east. Withdrawn.

Arduaine Farm – 11kw wind turbine. Withdrawn for the second time. (Reapplied for 3rd time)

Ardenstuir- Office and Store. Permitted

Steadings, Glenmore – all dwelling houses (12) Permitted. Not mix of holiday houses and houses. Change of entrance?

6. Correspondence

Wind Farm, Musdale. Infinis Wanted to explain details to our community council, prior to application going in. The Meeting was asked if we wanted them to come. NM showed a map of the scoping area. LG-L said that they have been to Kilchrenan Community Council and that it will be a major application. It will not be a rushed job and we should await the scoping report which could be two years hence. AM thinks it is alright to await other rural communities' views and there is nothing to stop individuals submitting their own representations. It was felt we should not make contact yet as it is early days and the procedure will be long and drawn out.

Glen Lonan Wind Farm. Taynuilt are against the application. It is difficult to judge the opinion of the community. LG-L said that Taynuilt is against the infrastructure, e.g. the access. ER agreed and said that grid connections are an additional consideration. It was stated that the windfarm would not be in our area – we are just neighbours but we are allowed to comment..

Prospecting for Minerals. An email was read out from Tony Dalton after NM outlined the subject matter, namely a helicopter with 30m wide net below was about to start flying over a large area of countryside around Kilmelford/Kilninver, prospecting for copper and gold. Georgina Dalton explained further that permission to fly over the land had already been given from all landowners concerned including being able to sink shafts and take core samples, mineral rights having been already established. The whole project has been on the go for at least a year. A representative of the company concerned had visited the Daltons recently and they found the plans revealed by him to be interesting but the implications frightening.

Bill Jackson emails. He is concerned at the extent and manner of flail on verges which he says is a disaster for wildlife. LG-L said she would take the issue up with the correct department.

Bill Jackson. He also has concerns about speeding drivers (locals) at Ardmaddy junction. He reports numerous near misses.

Cairn at back of Kilmelford Hall. There is to be an inspection of the cairn by Historic Scotland between the 8th and 11th of May. John Tilly has asked NM to attend as an interested party.

Association of Community Councils. A course is to be held at Dunblane 18th April 1030 – 1530 entitled “Learning from the Past”..

Argyll and the Islands Countryside Trust. Tourism seminar at the Corran Halls 26th April.

7. Any Other Competent Business

Fergus Gillanders said, on behalf of Diane Scaife, that there was two weeks to run of the annual beach clean. Locals pick up rubbish and ABC collects the bags. He reported a problem with a large amount of debris after last storms at the beginning of January. Of particular concern is that rubbish from both this year and some years back is still on the shore adjacent to the Celtic Sea Mussel Farm on Loch Melfort, some of it is heavy items such as broken pontoons, not possible to put in bin bags. NM said that he had phoned Celtic Sea and left a message but had not heard back. He subsequently spoke to Elaine Martin (secretary). She is to come back to him as unable to commit if Celtic Sea is able to do anything to help. Fergus Gillanders undertook to keep an eye on the situation.

NM announced that Minutes, Dates of Meetings and Agendas will be posted on Kilninver and Kilmelford website 10 days before a meeting. Linda Mackinnon said that the Agenda for tonight’s meeting was not up at the Kilmelford shop. NM said that notices in future would also be on the website.

NM and AM went to a meeting organised by Local Community Councils and A&B Council that was attended by Richard Kerr and Mark Lodge of ABC Planning Department to advise community councils how to go about determining applications for windfarms. It was an interesting meeting. NM has a map showing current windfarm applications.

Fergus Gillanders asked that, if there is a defined area of applications for windfarms, what is the point of the pre-determined planning areas. The current Local Development Plan was determined 5 years ago and the Planners go by the Local Plan. NM said that, generally speaking, it is difficult to understand all the planning procedure. The next plan will be a 10-20 year plan. The next Local Plan has been delayed because of elections. Fergus Gillanders questioned policy re windfarms. NM showed plan depicting offshore development for renewable energy. LG-L explained the underlying aim of the Local Plan. ABC has to look at Scottish Government targets for renewables. The master plan is for progress and encouragement. Argyll is 40% above requirement already. Is it appropriate therefore to have further development.

Deirdre Campbell-Gibson asked if the large sign which had appeared on the side of the building at Melfort Farm advertising Melfort Pier is temporary. What is the ruling on such signs? The meeting was advised that new legislation on this is coming, through the Scottish Government. NM advised Deirdre Campbell-Gibson to phone the Enforcement Officer at ABC as there is very clear advice concerning signage.

Georgina Dalton asked what could be done about the McLeod site at Kilmelford. She felt that McLeods should landscape the area by shrub etc. planting after filling in the holes in the ground and removing unsightly Herries fencing. There was general agreement with her comments. LG-L offered to approach McLeods and will report back to NM.

Judith Stannard asked if there is a policy regarding house colour. Discussion followed regarding the newly painted house opposite Kilmelford Shop. The Chair commented that people can paint their house whatever colour they wanted to and it is not a C.C matter.

Queen's Diamond Jubilee – There is to be a lunch organised by Kilmelford & Kilninver Community Association in Kilmelford Village Hall on Sunday 3rd June. It will be a big function. Food will be provided and charged at £5 a head. More details will be published in due course.

Date of Next Meeting: The next meeting of Kilninver and Kilmelford Community Council will be held at Kilmelford Village Hall on Tuesday 12th June 2012 at 8:00 p.m. Chairman (NM) thanked all present for attending and Fergus Gillanders gave a vote of thanks to the Chairman. There being no further business, the meeting closed at 9:30 p.m.