

# KILNINVER and KILMELFORD COMMUNITY COUNCIL MINUTES

Tuesday August 13<sup>th</sup> 2013, at 8pm, Kilmelford Village Hall

**Present:** Nigel Mitchell (NM) (Chair), Antoinette Mitchell (AM), Colin Clark (CC), Cllr Louise Glen-Lee (LG-L),  
10 Members of the Public

**Apologies:** John MacLean (JMaCL), Stuart Cannon (SGC), Lucy Files (LF), Cllr Elaine Robertson (ER), Matthew  
Anderson (MA)

1. **DECLARATIONS of INTEREST.**

There were none.

2. **MINUTES of MEETING 11<sup>th</sup> June 2013** were approved as a true and accurate representation of the meeting.  
Proposed by CC and seconded by AM

3. **MATTERS ARISING from the last MEETING.**

**Blue Containers**

Cllr Glen-Lee said MacLeods said they would get back to her with a fuller response, which they've not done, so she'll chase them up again.

**Verges outside the houses at Kilmelford**

The verges have been attended to but not by West Highland Housing Association.

**Speed Limits**

Nigel has had no correspondence so this is to be chased up as to what stage this is at. LG-L said that the blind spot on Degnish Road will be sorted out when the 30 mph limit is extended.

**Community Emergency Plan**

This is something Matthew (MA) is dealing with so carried over to next meeting. There is a contact at Lochgilphead Police Station who has been working with Community Councils in Argyll & Bute to help with the Community Emergency Plans, so there may be some help there for Matthew.

**Changes within the Community Council**

The changes were approved about a month after the last meeting, so there is now a totally new Best Practice and Establishment of Community Councils, 2013. Basically the council still has to do Agendas 7 days before a meeting, and notify people. We are looking to try and get more people 18 – 20 yrs old, we can get some younger if we think there is any merit to it and get their input, but Argyll & Bute Council look on very favourably if we can try and get some younger people involved.

It has been agreed that there is one Annual General Meeting held by the end of June each year. KKCC usually have their AGM August/September, so these new rules mean that this year's AGM can be carried over to next June, so it will actually be about 18 months between the last AGM and next, and the AGM will be Tuesday 10<sup>th</sup> June 2014.

The Quorate of a meeting should be one quarter of the current number but will never be less than 3.

If we are calling a special meeting or something like that, we only need to produce Agendas 7 days prior to a meeting, but minutes should technically be within 14 days after that meeting. It is accepted that this is not always possible.

The accounts only need to be examined by a person of good standing, appointed by the Community Council, but not a member of the Community Council.

The Community Council used to be 10 members, now 8 members before an election is required. That doesn't restrict the numbers on the council, just the trigger point for an election of members to the council.

**Community Council Elections**

The council needs a minimum of 4 members to continue and posters/notices are to be put up advertising the elections.

There is one more council meeting (8 October) before the elections (31 October) but after the nominations for the elections. If there are less than 8 nominations, then those nominated become the council members. The council will issue nomination packs on the 9<sup>th</sup> September. Nominees only have to be a registered voter at the local address and have an electoral registration number, not necessarily in permanent residence. We will possibly produce a leaflet ourselves to alert people to stand.

### **Accounts**

Carried forward as Matthew wasn't present.

### **Planning Applications**

Renewal of Planning Permission reference 10/01090/PP (Erection of extension to form storage area, external alterations including replacement windows and doors to 'Cedar Wing' and installation of solar panels).

Loch Melfort Hotel, Arduaine, Oban, Argyll and Bute PA34 4XG

Ref. No.: 13/01787/PP | Received: Fri 09 Aug 2013 | Validated: Fri 09 Aug 2013 | Status: Pending Consideration

Erection of two 50Kw wind turbines (29.95m high to blade tip)

Land South of Beinn Chaorach, Arduaine Farm, Kilmelford, Oban

Ref. No.: 13/01661/PP | Received: Sun 28 Jul 2013 | Validated: Wed 31 Jul 2013 | Status: Pending Consideration

Erection of non-illuminated free standing sign

Land West of Bothanuaine, Arduaine, Oban, Argyll and Bute

Ref. No.: 13/01670/ADV | Received: Wed 24 Jul 2013 | Validated: Thu 25 Jul 2013 | Status: Pending Consideration. This is in connection with the inclusion of Arduaine as part of the new Kayak Trail.

Extension of raised balcony area and formation of replacement stair access

Coachmans Cottage East and West, Kilmelford, Oban, Argyll and Bute, PA34 4XD

Ref. No.: 13/01584/PP | Received: Thu 11 Jul 2013 | Validated: Thu 11 Jul 2013 | Status: Pending Consideration

Erection of dwelling house with integral garage, upgrade of existing access and formation of new vehicular access (amended orientation of building and relocation of several windows of planning permission 12/00814/PP).

Land South West of Glenmore Farm, Kilmelford, Oban, Argyll and Bute, PA34 4XA

Ref. No.: 13/01458/PP | Received: Mon 01 Jul 2013 | Validated: Wed 03 Jul 2013 | Status: Pending Consideration.

Change of use of land for the formation of car parking area, installation of ramp to access beach and associated works.

Land West of Bothanuaine, Arduaine, Oban, Argyll and Bute

Ref. No.: 13/01301/PP | Received: Tue 18 Jun 2013 | Validated: Tue 23 Jul 2013 | Status: Pending Consideration

Erection of dwelling house and detached garage

Land East of Tigh na Ghlinne, Kilniver, Argyll and Bute

Ref. No.: 13/01050PP | Received: Mon 20 May 2013 | Validated: Thu 06 Jun 2013 | Status: Pending Consideration

Also the Culfail Hotel has put in an application dated 31<sup>st</sup> July, they are looking to make variations on their licence and extend alcohol selling times. There is a 21 day period for comments or objections to be submitted and if anyone has any, to submit via Nigel.

There were no other planning applications to consider.

#### 4. Correspondence

##### Musdale Wind-farm

Infinis have put in their application to the Scottish Government for the wind-farm at Musdale.

If anyone has any objections or points to raise, this can be done by email to:

[representations@scotland.gsi.gov.uk](mailto:representations@scotland.gsi.gov.uk) or by post to The Scottish Government, Energy Consent, or send email to Nigel and he will forward it.

##### Marine Scotland

Nigel has received details through from Marine Scotland of 3 major marine consultations.

The consultations are:

Planning Scotland Seas National Marine Plan Consultation Draft

Draft Central Marine Plans for Off Shore Wind, Wave and Tidal Energy in Scottish Waters

2013 Possible Nature Conservation Marine Protected Areas Consultation Overview.

Anyone interested in getting involved in this, let Nigel know.

##### Scotways – Scottish Rights of Way and Access Society

Nigel has been contacted by David Tomlinson, a volunteer representing mid Argyll for Scotways. He's trying to find out about a right of way which is part of the historic String of Lorne, which runs from the north side of Loch Scammadale, to the A816 near Kilmore. He's looking for some volunteers or people who know about it, or who have walked it, and help in keeping it walked to keep down the bracken.

##### Access to Police

If anyone has any difficulty or has had, contacting the police, please let Nigel know.

##### Carraig Gheal Wind-farm

We have had a consultation about community funding from the wind-farm owners. Nigel has taken this up personally as it's not something the council can get involved in.

A local resident had written to the Community Council thanking Colin Carmichael for cutting the verges alongside A816 in Kilmelford and into Degnish Road. In connection with this, the meeting wished it put on record the community's appreciation of the work by Sheena Hammick for the planting of the flower tubs at each end of the village, by Duncan MacMillan and Ian and Gordon MacKinnon for cutting the verges at the front of the church, and by Ian MacTavish for the area where people park to walk their dogs. All these voluntary contributions have greatly enhanced the appearance of the village.

##### Scottish & Southern Energy

See Nigel if you're interested.

#### 5. AOB

- Re-cycling bins full, both plastic and tins - Louise to take up with Derrick Crooks
- Bracken – is overwhelming everything. Advice: trim or graze pigs!
- Celtic Sea mussel/oyster farm, entrance now badly concealed due to vegetation growth
- Dead ash tree at roadside - CC to ascertain ownership
- Trees and shrubs obscuring hazard warning signs, Parking/lay-by signs etc. LG-L to find out legal position as to whose responsibility it is to keep these un-obscured.
- Meeting Closed at 9:15 p.m.
- Date of Next Meeting - Tuesday 8<sup>th</sup> October 2013