

**KILNINVER AND KILMELFORD COMMUNITY COUNCIL
MINUTES OF MEETING**

Approved 12 December 2017

TUESDAY 10 OCTOBER 2017

KILMELFORD VILLAGE HALL at 8 p.m.

Present: Nigel Mitchell (NM); Stuart Cannon (SGC); Antoinette Mitchell (AM); Jane Rentoul (JR); Roanna Clark (RC); David Wilkie (DW) 5 members of the public.

In attendance: Councillors Elaine Robertson (ER); Keiron Green (KG); Sandy Neil from Oban Times; Graham MacQueen; Allan Macaskill

1. APOLOGIES - Colin Clark; Jamie McAndrew

2. DECLARATIONS OF INTEREST - There were none.

3. APPROVAL OF MINUTES OF MEETING 8 August 2017 - The Minutes were approved by RC and seconded by AM to be a true and accurate representation of the meeting.

4. MATTERS ARISING FROM THE LAST MEETING

a) Speeding in the Village - ER reported that she had attempted to find out when the flashing sign, promised to be installed in July or August but had not appeared, would be put in place in Kilmelford. She had left many messages but had had no response to date. Meeting agreed that AM should write to Jim Smith, Head of Roads, expressing the community's dissatisfaction with the state of affairs, particularly since ER had reported at August meeting that she had been advised that installation was imminent. RC reported that she would continue to seek a response from Constable Moore on the matter of police car speeding through Kilmelford, as reported at August meeting. The meeting was advised that Constable Moore was currently on sick leave, so she would make contact through a different route.

b) Broadband Provision at Kilmelford Exchange - Fergus Gillanders reported that he will keep pressing to establish when this area is likely to get decent broadband coverage. If it is to be a long timescale it will be up to individuals to decide whether they spend the money themselves or await provision of BT upgrade at some time in the future. KG advised that the masts being erected by EE would bring internet access at 4G once the network is fully activated. Also, as far as he is aware, these masts would be available to all operators, not just the emergency services. ER to report back on progress re Kilmelford exchange upgrade.

c) Glenmore Woodland and Forest Road - DW reported that he had received an acknowledgement but no reply from Forestry Commission to his letter regarding possible community buy-out. The small group from Kilmelford had had a meeting with Laura Macdonald, Oban, Lorn & the Isles Community Development Officer, the previous week which had been very instructive and helpful in planning the way forward. AM questioned why the Village Hall SCIO (Scottish Charitable Incorporated Organisation) could not be the vehicle for obtaining funds for community buy-out. DW stated that he was investigating all the opportunities, as recent developments had created new ways forward as well as taking advice from different sources.

After discussion it was concluded that the capital needed for a project such as purchase of a large area of land and any other future scheme would fall outwith the terms under which a more modest village hall SCIO had been set up. There needs to be flexibility, as situations change and all alternatives are being looked at in order to pursue the right path to achieve this.

5. PLANNING APPLICATIONS/.....

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Pending Consideration:

Land South West of East Kames Kilmelford - Revised house position and driveway in relation to 17/01267/PP (Erection of dwellinghouse, general purpose storage shed and installation of sewage treatment plant). Ref 17/02530/PP

Eas a'Mhuilinn, Kilmelford - Erection of log cabin for business purposes. Ref 17/01964/PP
Planners advised withdrawal of application. Recommend building extension to existing house.

Land approx 830m North East of Atlantic Bridge Clachan Farm Oban - Erection of recreational hut (part retrospective). Ref 17/02438/PP *See below for report of discussion.*

Pending Decision:

Land East of Pier Cottages Kilmelford - Erection of dwellinghouse, installation of sewage treatment plant and formation of vehicular access. Ref 17/02326/PP (Application Ref 17/01654 withdrawn.)

Prior Notification - No Objection:

Land North East of Loch Scammadale (Bragleenbeg Woodland) Kilninver - Upgrade of Forest Access. Ref 17/01686/PNFOR

Bragleenbeg Woodland Kilninver - Formation of Forest Track. Ref 17/02108/PNFOR

Permitted Development:

Kilmelford Telecommunications Mast Kilninver (Corriellorn) - Installation of telecommunications equipment. Ref 17/02279/TELNOT

Application Permitted:

Kilchoan House, Kilmelford - Erection of dwellinghouse, associated outbuildings and greenhouse and installation of 2 sewage treatment tanks. Ref 17/01997/PP *Concern again raised regarding continuing stress on public road during construction. Possibility of bringing materials in by sea a desirable course of action.*

Plot 2 Arduaine Caravan Park Arduaine - Non material amendment to planning permission ref 17/00240/PP (Erection of dwellinghouse - amended design relative to planning permission 14/01488/PP) - Changes to dwellinghouse and garage approved under 17/00240/PP. Ref 17/02376/NMA

Ravenswood, Degnish Road, Kilmelford - Alterations and erection of extension to form garden room, first floor studio and terrace area. Ref 17/01455/PP

Land South West of Glenmore Farm Kilmelford - Removal of Condition 2 relative to planning permission reference 14/00125/PP in relation to the access. Ref 17/01123/PP *Re-grading of the track in order to infill and remove all existing potholes; resurfacing of the track in dry bound macadam to a minimum depth of 74mm to be completed within three months of 29 September, i.e. 31 December 2017.*

Land West of Kilmelford Fire Station Kilmelford - Erection of dwellinghouse, detached garage, installation of sewage treatment plant and retrospective formation of vehicular access/access gates and boundary wall. Ref 17/01092/PP *Prior to work starting on the site wall already built to be re-positioned and service bay constructed in accordance with standard roads drawing. Applicant contesting this condition: Ref 17/0007/LRB Comments to be submitted to Local Review Body by 16 October 2017.*

Recreational Hut at Clachan Sound - Mr Allan Macaskill, Agent for Mr. Graham MacQueen, passed round photos and outlined the background to the part retrospective planning application. Discussion ensued and various aspects of the application were explained and commented upon by Mr. MacQueen and his agent. SGC proposed that the meeting recommend approval of the application, the support being subject to two conditions: that permission would be granted to Mr. MacQueen and his family only and that there would be no further development on the site. The meeting duly gave its approval to support the application - JR to convey this in letter to Planners.

Field at Village Hall, Kilmelford - JR reported that as a result of the field having been placed recently on the open market for sale at a price of £350,000 and the sales particulars stating its zoning as a potential development area, a letter was sent to Planners drawing their attention to this and the fact that the PDA zoning in the Local Development Plan is for Community Facilities, which zoning reflects the community's wish to site a primary school there. Planners replied stating that should an application come forward for housing on the PDA, this would be contrary to the terms of the allocation of the site within the LDP for Community Facilities and would therefore be resisted by the Planning Service.

6. CORRESPONDENCE

- a) NM raised the matter of planning applications being sent to incorrect community councils for deliberation. The latest error, being the Recreational Hut at Clachan Sound which was sent to Oban Community Council, followed two others earlier in the year: a mast at Cuilfail Wood Kilmelford sent to Craignish Community Council and a mast at Duachy sent to Kilmore Community Council. NM reminded the meeting that JR had written to Angus Gilmour, Head of Planning and Regulatory Services, earlier in the year regarding the Cuilfail Wood Mast. Concern expressed that the Clachan Sound application mistake in particular had caused unnecessary adverse comment from the public and delay to a decision on the matter. NM had received a letter from Peter Bain, Acting Development Manager, Planning & Regulatory Services, in response to being alerted to the latest misidentification, in which he apologised for the confusion and inconvenience and stated that he would advise further once he had had the opportunity to review and discuss the handling of this case with the Validation team. The meeting was informed that the Validation team consists of three people, reduced from original five, to cover the whole of Argyll and Bute. Councillors Robertson and Green were urged to bring this disruptive situation to the appropriate people on the Council and AM was asked to write to Angus Gilmour, drawing his attention to the latest blunder.
- b) An application for a micro-grant of £250 from Carraig Gheal windfarm had been received to fund installation of new system in urinals in village hall Kilmelford. After discussion it was decided to defer approval as total cost of £456 for the works considered expensive. DW to confer with applicant.
- c) NM drew people's attention to proposed closure of A82 between Tarbet and Crianlarich from 6 - 21 November for essential roadworks.

7. ANY OTHER COMPETENT BUSINESS

- a) The state of the Degnish road out to Kilchoan was raised and concern expressed at the movement of heavy lorries eroding verges and damaging culverts and possibly bridge at Melfort. With the proposed building of the new house at Kilchoan it was hoped that materials might be brought in by sea. CC to be asked to write to Roads Department, copied to Kilchoan Estate.
- b) JR reported that after drawing attention to the potentially hazardous dip in the road between Scammadale and Kilninver, she had received a speedy response from Roads and Amenity Services which informed that the provision of two signs either side of the carriageway would be arranged, at a cost of £500-£800.
- c) Concerning the recently adopted Telephone Kiosk in Kilmelford, JR told the meeting that Piet Hammick had agreed to take on the task of painting and making good the cabinet. Cost of paint etc possibly to be met from Community Council funds or if substantial from a windfarm fund micro-grant.
- d) In connection with Local Development Plan 2, ER drew attention to the upcoming publication of Main Issues Report on 16 October. People urged to contribute during the consultation period which will last until 11 December. RC agreed to flag this up on social media and people generally encouraged to put their views, particularly in relation to the Community Facility zoning for the Village Hall field in Kilmelford and its potential to site a primary school.

There being no further business the meeting closed at 9:28 p.m.

Date of Next Meeting: Tuesday 12 December 2017 at 8 p.m. at Kilmelford Village Hall