

Craignish Community Council
Minutes of Meeting held in Craignish Village Hall
Wednesday 1st March 2006

(Draft)

Present

Sandy MacKilligin
Lix Armstrong (Vice Chair)
Colin Smith (Treasurer)
Mary Smyth (Secretary)
Don Phillips

1. Apologies for absence

Apologies for absence were received from George Bevan and Sandy Ritchie.

2. Minutes of the last meeting

The minutes of the meeting held on 11th January 2006 were signed as a true record, with the proviso that the following item which was missed from the minutes was noted.

Meeting with Land Management Consultants

On 9th November Don Phillips attended a meeting held by Land Management Consultants who manage the Dail and Arduaine forests. Windblown trees will be extracted from the Dail forest during 2006, and felling will commence in 2007. The timber will be removed via the Barrychbeyan road and this will be improved to prevent mud and shingle washing down on to the Craobh road. There will be up to 6 lorries per week, distributed according to work load. Forest tracks for walkers and riders and water supplies will be safeguarded during the felling operations. The north west corner of the forest will not be felled so that felling operations will not be visible from the A816.

3. Matters arising

3.01 SEPA has reported that when they visited the Mill Burn there was no sign of pollution, however the burn was in spate. They have suggested that we call them the next time the burn smells. Peter and Kirsty Richardson will be asked to let us know when there is next a problem.

3.02 Phil Springthorpe has received a letter from Ross Finnie outlining A and B Council's obligations regarding abandoned cars. Section 3 of the Refuse Disposal (Amenity) Act 1978 places a duty on local authorities to remove abandoned vehicles from land in their area. This includes removing them from private land, following the requisite notice period and at no cost to the landowner or occupier. Citing lack of finance cannot be an excuse for failing to fulfil a statutory duty. Sandy MacKilligin has a list of 7 abandoned cars, however it was pointed out that one car at The Homestead was not abandoned as it had a SORN. This list will be sent to John Downie at A and B Council asking for them to be removed and quoting the Ross Finnie letter.

3.03 A copy of the final report on the redrawing of the NHS boundaries has been received. Anyone who wants to read it can borrow it from the Secretary.

3.04 A response to the request for input into the Argyll and Bute transport strategy has been prepared and been circulated to council members. It will now be sent in to A and B Council.

3.05 Residents at Craobh have been informed that tests on the water were satisfactory and it is now safe to drink. The water will be tested every month from now on.

3.06 The hole in the road at Traighmhor has been filled in; however it is already beginning to disintegrate.

3.07 Scottish Water has tested the water on the road at Ach-na-duine and report that it is surface run-off and not potable water.

3.08 The Strathclyde police questionnaire was put on the council Website to allow residents to fill it in, and copies were also put in Craobh and Ardfern shops.

3.09 Colin Smith asked if a decision could be made to go on the communal Community Council website, which costs £85 or free if it carries up to 3 adverts. These are local adverts which local businesses are charged for. All council members must look at the Website (community-council.org.uk) before the next meeting where a decision must be made.

4. Planning

Discussion about the planning application by the boatyard for additional yacht and car parking was held over for public discussion at the end of the meeting.

5. Secretary's Report

5.01 Draft Local Plan

The Secretary reported on a meeting with Mark Lodge and Fergus Murray from A&B Council Strategic Planning Department about the Community Council's submission on the Draft Local Plan. They are talking to everyone who made representation to the council, to understand fully the objections and explain changes that are being made. Sandy MacKilligin, Don Phillips, Colin Smith, Lix Armstrong and Mary Smyth were present on behalf of the Community Council. Craobh Haven. - the section on Craobh Haven is being changed to reflect the reality of the situation and the fact that planning permission has been given for 195 houses. PDA 12/14 which was suggested could include light industrial/workshop area - the planners said that an area within a village would not be zoned for industrial use, and the fact that no area in Craignish had been earmarked for workshop/industrial use was not a problem as the planners preferred to look at each application individually and judge it on its merits and its relationship to neighbouring properties. They acknowledged that there was a problem with water and sewage, and that much of the housing planned could not proceed because of infrastructure problems, but said that that did not preclude identifying areas for potential residential development. They reiterated that Craignish would be far down Scottish Water's list of priorities, as major centres of population i.e. Dunoon. Oban, Campbeltown and Lochgilphead were all suffering development constraints due to water and they would be the priority. They stressed that creative solutions would need to be found if development was to go ahead. Roads and school were discussed. The planners recognised that dialogue between planners and roads department and education department had traditionally not taken place but was beginning to happen.

The land between high water mark and the road would be re-zoned as not for development. This is a mapping issue. PDA 12/80 Request to have the whole Glebe area zoned as one PDA, to allow the development to be planned in a co-ordinated way- the planners said that this is possible if they receive a submission, by mid March, outlining the overall plan for the Glebe and some idea of timescale and phasing. The Glebe committee will be asked to prepare this submission. Density. - They stressed that it was not the intention for total areas zoned for high density housing to be filled with high density housing, as areas of green space around housing developments must be preserved to maintain the village character, and remaining areas could be used for other uses, e.g. recreational space, in the future. Any development over of 10 houses and over would need to include 25% affordable housing. The planners stressed that the local plan is a rolling plan and what happens during the life of the plan will inform subsequent plans.

5.02 Details of the new schedule of the Mobile Police Office have been received. This will be displayed in the shops.

5.03 Notice has been received about a new call handling system for the police. All calls will now go through 2 new call centres in Govan and Motherwell.

5.04 Annual membership fee for the Association of Argyll and Bute Community Councils is due. The Council agreed to continue membership at a cost of £10.

5.05 Forestry Commission Scotland is holding meetings in Dundee (9th March) and Luss (21st March), to inform stakeholders and seek views on the new draft forestry strategy. Secretary has details if anyone is interested in attending.

5.06 A response to the consultative document 'What can we do to help Community Councils fulfil their role' will be prepared and sent off as soon as possible.

6. Treasurer's Report

The Treasurer reported that there was £858.98 in the Council's account of which £496.68 was for the road-end and £362.30 is the Council's funds. Movements are interest of £1.12, bulb refund of £33 and hall charges of £22.40.

7. Chairman's Report

7.01 The Chairman and Colin Smith attended a meeting of the Mid Argyll Partnership. Development constraints were discussed with Scottish Water, who had nothing new to say. There are no funds for 20's Plenty signage at the school. Japanese Knotweed was discussed but there is no policy as yet. Mid Argyll Partnership is to participate in a community survey run by Mid Argyll Learning and Regeneration staff, for which a grant from 'Awards for All' has been received.

7.02 Sandy MacKilligin will attend the 'Meet the Funders Roadshow on Friday 3rd March.

7.03 A letter has been received from Craignish Community Company outlining their plans for 2 parcels of land which they have been offered. They hope to have a business plan by summer 2006 and be ready for funding applications by the end of the year. They are looking at play area/sports field development, light industrial workshop provision and social housing.

8. Road end

It was confirmed that if the work on the 2 information and interpretation boards for the road-end and shop is not completed and invoiced by Easter we will lose the WHELK grant. The grant is only for the boards and not for the rest of the work. It is understood that the wood from Barbreck has not been cut. Lix will contact Sandy R immediately. If commercial timber is used the grant may be invalidated. The cost is £460 for the boards not including the timber and £705 for the rest of the work, i.e. weed killers, seeds, bulbs and levelling. It was agreed that focus must be the boards to avoid losing the grant. Colin Smith voiced major concern about the delay and the importance of not undertaking work for which there is no budget.

9. Correspondence from Colin Lindsay-MacDougall

Mr Lindsay-MacDougall has written to Don Phillips and to Colin Smith about various issues. He feels that it is the Council's submission to A and B Council on the local plan that has resulted in planning permission for 5 houses at Soroba being refused. Having checked with the Planning Department it has been ascertained that this is not the case. He has also written about his plans for PDA12/14, on which he would like to build 10 houses served by a road linking in to Annieswell 2. He is asking for the Council's views about redrawing the boundaries of PDA12/14, which he thinks would allow the houses to sit more sympathetically in the landscape. It was agreed that the Council should arrange a meeting with Mr Lindsay-MacDougall at which these and other issues can be discussed, and at which he could be invited to present his plans for development in Ardfern to the community as a whole.

10. Any Other Business

Jan Brown noted that the recycling bins are back in the Hall car-park. It was felt that they were more convenient where they were in the lay-by and we will find out under whose instruction they were moved back.

11 Date of Next Meeting

The next meeting will take place on Wednesday 3rd May 2006 at 8pm in the Village Hall. This will be the AGM.

There being no further Council business the meeting closed and was opened for public discussion.

Public Discussion

The planning application for additional car and yacht parking space at Ardfern Marina was discussed at length. It was suggested that the development could stop short of the shop and leave a window keeping the view of the lagoon. There was major concern about the height of yachts and how it would block the view in winter. It is understood that all yachts stored will have masts off. Although the plan states that no boats greater than 10 metres will be stored in front of the lagoon, this gives no indication of height. It was agreed that the council will not object to the development but will write to the planners pointing out their concerns about levels, and drawing attention to the existence of alternative plans which would give the storage required but not block the view entirely.

Mr Lindsay-MacDougall's plans for 30 houses in the Ardlarach Road and 10 behind Ach-na-Duine were discussed. It was felt that it was vital that this development proceeded slowly to ensure the character of the village was retained.

THESE MINUTES ARE DRAFT UNTIL THE NEXT MEETING