

Craignish Community Council
Minutes of Meeting held in Craignish Village Hall
Wednesday 1st November 2006
(DRAFT)

Present Lix Armstrong (Chair)
Colin Smith (Treasurer)
Mary Smyth (Secretary)
George Bevan
Sandy MacKilligin
Don Phillips

Also in attendance Councillor Alison Hay and members of the community.

Inspector Dearie from Lochgilphead Police Station reported on the policing situation in Ardfern. Following a meeting with Community Councillors on 22nd August an action plan was decided on. This included higher visibility patrolling of the area and more patrols on the road to Ardfern and Craobh. Since then there has been one case of drink driving reported to the Procurator Fiscal and several visits have been made to the Galley of Lorne. Since 31st August there have been 10 incidents reported to the police by members of the community, including 2 domestics and 2 problems with abnormal loads. Inspector Dearie reiterated the need for the public to report any problems to the police. Inspector Dearie was asked about the central call system, and confirmed that all calls go through to the central call centre in Govan, but they will immediately put a caller through to the desk officer in Lochgilphead if requested. For serious incidents people should still call 999, all other calls to 01546 702200. Inspector Dearie was asked how problems with the Galley of Lorne were being addressed. He said that the police can write to the licencing board if they feel there is a problem. Inspector Dearie was asked if there was a plan to deal with un-licenced cars. He said there was not, but if the police see one they will deal with it. Otherwise it is up to the public to report any seen. Inspector Dearie left at 8.20pm and the council meeting opened. The secretary will write to Inspector Dearie to thank him for attending.

1. Apologies for absence

Apologies for absence were received from Colin Davidson and Alistair MacLachlan.

2. Minutes of the last meeting

The minutes of the meeting held on 6th September 2006 were signed as a true record.

3. Matters arising

3.01 George Bevan reported that 48 cars have been removed from the peninsula. This is an excellent result. The problem should be less in future as there are now firms that will take cars away for nothing, or even pay for the scrap.

3.02 Bob Goudie has seen the council spraying Japanese Knotweed earlier in the year.

3.03 Don Phillips has passed the information on Rural Communities in Scotland to the Community Company but has not had any feedback.

3.04 Colin Smith contacted Fernhill Stone about the sign at the Road-end and it was removed quickly.

3.05 Lix mentioned the broken gate at Craobh to Iain MacLean but it is an old gate and not necessary so no action is needed.

3.06 The Planning Sub-committee has been formed and held its first meeting. It consists of Don Phillips, Colin Smith, George Bevan and Mary Smyth. (see under Planning, Item 4)

3.07 There is still a need for a litter bin at the Fire Station. Secretary will ask Amenity Services for a black bin, hopefully free.

4. Planning

4.01 The Planning Sub-committee met and considered 2 applications.

Dwelling house at Barrananoil. This is for one house for single occupancy and there was no objection.

Dwelling house at Ardlarach House. This is for one house for single occupancy and there was no objection.

4.02 Colin Smith noted that Argyll and Bute had updated their planning website and it was now very helpful and user friendly, although it has crashed and currently not available. All documents, plans etc are now available on-line.

Councillor Hay remarked that planning applications would soon be able to be made on-line.

4.03 There were no further new planning applications.

4.04 The Community Council had received a letter from David Baird objecting to the Council's letter of concern to Argyll and Bute Planning Department regarding a retrospective planning application at Half Acre Hill in Craobh. The Council has also received a submission from Malcolm Kirk. There was discussion about what constitutes a non material

amendment and prevalence of retrospective planning permission. Alison Hay could not comment in case the matter went to committee but understands that new updated plans showing what has been built have been asked for. David Baird wished to speak and the matter was held over for public discussion at the end of the meeting.

4.05 There will be a Public Local Enquiry into the Finalised Local Plan, which will be held in the first quarter of 2007. This will be an opportunity to reinforce the representations made in our initial objection, but not to make new objections. It was agreed that we should target specific members of the community with special skills to help put the case together. The Planning Sub-committee will take this forward and report progress to the next council meeting in January.

5. Secretary's Report

5.01 Kilmartin House has asked for an expression of support for a programme of events planned for Highland Year of Culture 2007. They are applying to Argyll and Bute Council for grant assistance from their Major Events and Festivals budget. Elemental Arts are holding an exhibition in Kilmartin House as part of this programme. A letter of support has been sent.

5.02 The secretary attended the inaugural meeting of the GRAB Beach Forum. This is a new forum which brings together organisations and individuals with an interest in the state of beaches and shores in Argyll and Bute. A representative from Keep Scotland Beautiful talked about Blue Flag Marinas, of which there is only one in Scotland. These are marinas which adhere to strict environmental standards. It was felt that with 2 large marinas in our area we should approach them and encourage them to consider applying. It is also possible for individual boats to have Little Blue Flags and this should also be promoted in the marinas. Colin Smith agreed to take this forward.

5.03 It was reported that Ardfern is on Scottish Water's Development Growth Plan for 2006-10. However no additional capacity will be considered unless the local authority can confirm projected growth. Therefore it is important that any planned development such as the Glebe project applies for planning permission. A letter has also been received from George Lyon, enclosing a letter from Dr Hargreaves, Chef Executive of Scottish Water saying that initial indications are that the existing membrane plant can be extended by a bolt-on solution, and the original supplier is being approached to determine technical options. Dr Hargreaves also confirmed that waste water improvements will also be delivered during the 2006-10 investment period. From the floor Robin Turner pointed out that the only suitable place in Ardfern for a waste treatment plant was the land between the shop and the marina. Alison Hay reminded the Council that SEPA had written to Scottish Water about the need to extend a sewage outfall pipe into deeper water and this was never done.

6. Treasurer's Report

Funds stand at £1,194.32, of which £697.64 is Council funds and £496.64 is for Road-end. There have been payments for the hall hire and for the website.

7. Chairman's Report

7.01 Lix has received a letter from the Scottish Executive about 2 consultation papers on environmental standards to protect aquatic ecosystems and the setting of environmental objectives through river basin management. We are invited to comment on the consultation papers by 13th December. Copies of the 2 papers can be obtained on www.scotland.gov/Publications/Recent if anyone wants to comment.

7.02 Lix and Sandy Mac attended a meeting at Cairnbaan with NVA, the company involved in the event at Dunnad planned for September 2007, similar but smaller than the lighting up of Storr. During the day there will be walks, organised visits and dramatised reconstructions, and at night the light show. Mention was made of including the Kintraw standing stone. Sandy Mac will pursue the possibility of Neal Ascherson writing the story of the Kintraw standing stone which could be enacted as part of Craignish involvement.

8.0 Environmental Issues

8.01 Mill Burn

SEPA did not sample the burn when they visited because water samples will not show the extent of the problem because of the dilution of water. However they plan to ask a microbiologist to sample soil. They did identify a couple of discharge pipes into the burn behind the Crafty Kitchen which were broken and too short and householders have been asked to repair these. SEPA also identified an area of reeds below Craignish Cottages which are showing signs of sewage effluent and they are investigating this. Secretary will continue to pursue this. (See also public discussion)

9. Roads and Road-end

9.01 Road-end

Colin Clarke has completed levelling of the area. Lix will remove the log and replace with rocks. Further spraying is required for butterbur and rushes. Sandy R will do this in the next few days. It will then be seeded with slow growing grass seed. Bulbs will be put in this month. Colin Clarke's cost is £235 inc VAT. The wood has been donated by Barbreck and has now been milled. Mary S has confirmed from Richard Kerr that the boards do not need planning permission. Kip Marina has agreed to a board outside the shop at Craobh. Jock Bevan has completed the interpretation

drawings at no cost. Nick Kirk will scan 2 copies of drawing at £140 for 2 or £210 for 3 if original cannot be used. Quote from Reece for making the boards is under £1,000 plus VAT. Colin Smith reminded the Council that there is only £200 left in the Road-end account and insists that no expenditure is incurred for which there is no funding. Colin is of the opinion that according to Standing Orders Council funds cannot be used for the boards. Alison Hay will consult Deirdre Forsyth and report back. Don Philips thought that if funds were not available it would not be necessary to do all 3 boards now. Lix will ask Kip Marina for a donation and Sandy Mac will approach a private funder. All costings and finance will be in place by the next meeting in January.

9.02 Pot-holes

There are potholes at the road-end on the A816, between the Road-end and Craighdu, at Traigh Mhor, past Craignish Lodge, and past the gate on the road to the point. There are also potholes on the Ardlarach road. Secretary will write to the Council.

9.03 Footpath to Village Hall

A negative letter in response to the request for a footpath has been received. However following discussion when the council was informed that the land should not be a problem and the community was prepared to do fundraising the Council is now carrying out a feasibility study. George B asked if now that the pre-five unit was in the Village Hall the 30mph limit sign should move to the other side of the hall, and possibly a school sign erected. Secretary will ask Council.

10. Association of Community Councils' meeting with leader of A&B Council

Colin Smith attended this meeting.

There was a presentation from NHS Highland.

The new method of electing councillors to A and B Council was discussed. The Single Transferable Vote system will be used from the May 2007 elections onwards. This will mean larger wards with 3 councillors. Craignish will be in the Mid Argyll ward, extending from Arduaine to Kilberry, including Lochgilphead and Ardrishaig. The Chair of the ACC believes Community Councils will also be affected and is pursuing enquiries, although Alison Hay believes that they will be unaffected apart from some tinkering with borders to ensure they are aligned with the new wards. Craignish submitted 2 written questions. A question on the level of proposed development for Craignish in the local plan was unsatisfactorily answered, mentioning only the road.

We also asked about the single track road at Carnassarie. Alison Hay said that to put the road back as it was would cost £1,000,000, and they were investigating the possibility of realigning the road between the Ford Cross Roads and the single track bridge north of Tibertich.

(The Q and As will be put on the Council website.)

11. Any other Business

George B said that the school PTA is starting a quarterly newsletter and asked if the Community Council would like to take a page. It was agreed that this was a useful way to get information about the work of the council to parents and we should do this.

There had been a request to the Council to ask Kip Marina to provide annual accounts to residents of Craobh who pay an annual service charge. Don Phillips pointed out that accounts were provided in the past. It was agreed that the Council should write to Kip.

Lix asked if there was a report from the planners on the Lunga situation. It has been confirmed that this information is confidential at the moment. Councillor Hay stressed that the Council was very aware that it was dealing with peoples' lives and livelihoods and was being as sensitive as possible, however the situation needed to be resolved.

12. Date of Next Meeting

The next meeting will be held on Wednesday 10th January 2007 at 8pm in the Village Hall.

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

Public Discussion

David Baird objected strongly to the Community Council's letter of concern to the Planning Department about the Planning Application on Plot 11s Half Acre Hill, Craobh. He said that the Council had made allegations which were not true, and that nothing has been built that does not have planning permission. He asked for a reply to his letter as soon as possible, and expressed his willingness to meet with the Council to explain the situation. It was agreed that the Planning Sub-Committee would examine its letter in detail and ascertain if it was factually correct or not. Following this if necessary it would call a Special Meeting of the full Council.

Valerie Haxton who lives near the Mill Burn said that the reason for the smell was that 6 houses, one business and a caravan all have septic tanks with outflow into the burn very close together and some are not emptied. The Secretary will find out whose responsibility it is to empty the tanks of the council houses and how often this is done. Also what requirement is there for private houses to have tanks regularly emptied. She also complained about the problem with the new tarmac road behind the Crafty Kitchen, which because it is higher than the old gravel road, and not porous, causes a faster run-off of rain water which is causing flooding of gardens.

Pat Barclay asked when the next council collection of bulky household rubbish is. Secretary will enquire and report.

THESE MINUTES ARE DRAFT UNTIL THE NEXT MEETING