

Craignish Community Council

Minutes of Meeting held in Craignish Village Hall
Wednesday 10th January 2007
(DRAFT)

Present

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

Also in attendance Councillor Alison Hay and 20 members of the community.

1. Apologies for absence

There were no apologies for absence. The new landlord of the Galley of Lorne Andrew Stanton was welcomed to the community.

2. Minutes of the last meeting

The minutes of the meeting held on 1st November 2006 were signed as a true record.

3. Matters arising

3.01 Colin Smith reported that within 2 days of the derelict cars being removed 2 commercial fridges had been dumped at the top of Ardlarach Road. Although these had now been removed by A & B Council, it is important that everyone is vigilant because if people know we will get rubbish removed in Craignish they are more likely to dump it here.

3.02 There is now a litter bin outside the Fire Station.

3.03 A and B Council's new Planning Website is still down.

3.04 The Secretary will contact SEPA about the sewage outfall pipe to find out what happened to the plan to extend it.

3.05 The Secretary will continue to chase SEPA about finding the source of the pollution in the Mill Burn. SEPA has said that there is a requirement on all households with a septic tank to have it emptied every year. If this is not being done it will could be the problem. It is important that all householders get this done regularly. SEPA are investigating the responsibility for emptying the Ardfarn Cottages septic tank and will report back. The Secretary will chase. Alison Hay will check the responsibility and frequency of emptying the village septic tank.

3.06 Alison Hay was thanked for confirming that Council funds could be used for the notice-boards.

3.07 Sergeant Keith Philip is the new sergeant at Lochgilphead Police Station with responsibility for our area.

3.08 A and B Council have confirmed that there will be no collections of bulky household rubbish in this financial year. European funding had been used for these but has run out. They will be reinstated if they can find the budget in the next financial year.

4. Planning

4.01 The Planning Sub-committee reported the following: Following visits to Argyll and Bute Planning Department and consideration of representations from Mr Kirk and Mr Baird of West Highland Homes Ltd, all members of the council were consulted by email and telephone and resolved that the CC's letter dated 29th July about Plot 11s Craobh Haven should stand. A meeting was held on 19th November to discuss planning application for erection of dwelling at Ach na Caltain, Ardfarn. Resolved that as the site was within a designated 'rural opportunity area' and private water, sewage and access were specified there was no objection. The Sub-committee resolved that Colin Smith would research the amount of development in Ardfarn within the past 10 years to support the submission to the Draft Local Plan Enquiry. (see 4.03 below) Members of the community have expressed concern about the use of Retrospective Planning Applications to formalise building work not carried out according to approved plans and the use of non-material amendments for alterations to plans which were clearly material. The Sub-committee agreed that a letter of community concern should be sent to Planning Department. In telephone consultation over 2nd and 3rd December consideration was given to a letter from A&B Council Planning Department dated 23rd November including a revised plan for Plot 11s Craobh Haven. It was resolved that the Community Council's original concerns had not been addressed and the letter dated 29th July about Plot 11s Craobh Haven should remain unaltered.

4.02 There are 2 new planning applications, which were held over for public discussion. Of these, the application for a house on the land behind the Galley has not been validated and a decision cannot be made at this point. However as there was a large cross section of the community present, it was agreed that soundings would be taken to inform the planning sub-committee's response.

4.03 Colin Smith has compiled a list of properties built in Ardfern in the past 10 years (52) to help prepare a case for the Local Plan Enquiry. He made the point that the infrastructure has not improved to serve this development, therefore the level of development planned for Ardfern would exacerbate the problems. Further development should be resisted until the infrastructure was brought up to standard.

4.04 The Council has received a letter from Mr Kirk expressing concern about the process of neighbour notification for planning applications. It was agreed that the system is ambiguous with potential for abuse or mistake, i.e. " it is the responsibility of the applicant to issue neighbour notifications " the practice of erecting notices outside plots which are the subject of a planning application seems to have stopped " if there is even a small strip of land between an applicant and a neighbour there is no need to notify " plans are no longer lodged in the Post Office " applicants should give notifications to owners as well as tenants It was decided that the CC will write to the Planning Department to ask why notices are no longer displayed outside properties, and why the responsibility for issuing neighbour notifications does not lie with the Planning Department. The Secretary will ask Ardfern Post Office if they are willing to hold a copy of all Plans.

5. Secretary's Report

5.01 A letter has been received from George Lyon saying that at a Development Constraints meeting Scottish Water confirmed that Ardfern Waste Water Treatment Plant and the Water Treatment Plant are to be upgraded to provide extra capacity in the area. He hoped that this work will be carried out quickly to allow the Fyne Homes development to go ahead in the next financial year.

5.02 A copy of the HITRANS (Highlands and Islands Transport Partnership) Draft Regional Transport Strategy has been received and will be put on the bookshelf in the Hall for information.

5.03 A network of Core Paths must be set up under the Land Reform Act. A & B Council is holding a series of Core Path Planning Consultation Drop-in Days. The 2 nearest us are in Oban, Corran Halls on Tuesday 30th January or in Lochgilphead, Community Centre, Manse Brae on Tuesday 20th February, both from 11.30 -6.30. If you cannot get to either of these the consultation can be viewed online at www.argyll-bute.gov.uk/corepaths.

5.04 £100 has been received from Kip Marina towards the cost of the notice boards. The Secretary has written to thank them.

5.05 A copy of the Scottish Executive's response to the Clyde and Hebrides Ferry Services Draft Service Specification has been received.

5.06 The Association of Argyll and Bute Community Councils has asked for contributions for its Spring Newsletter.

5.07 A copy of the summary of points received during the consultation on 'What can we do to help Community Councils fulfil their role' has been received, and circulated to all councillors.

6. Treasurer's Report Funds stand at £1,049.74 of which £688.06 is Council funds and £361.68 is for Road-end. There have been payments for the hall hire of £11.20 and the Road-end of £235.00. Income comprises £100 from Kip Marina and Interest of £1.62.

7. Chairman's Report

The Chairman had nothing to report.

8. Roads and Road-end

8.01 Road-end Lix reported the final cost of the notice boards including construction, scanning, printing and mounting as £1,450 for 3, including a donation of £50 to Jock Bevan who has designed the map voluntarily. Lix has received pledges from Ardfern Shop and Craobh Haven shop of £50 each and £100 each from the Crafty Kitchen and Ardfern Yacht Centre. Sandy Mac has a private funder who will donate £500. Road end funds stand at £361.68, and the council agreed to use Council funds for the balance of £289. At the North side of the road-end the council have put in a filter drain to stop the road flooding, and left an open trench. The Secretary will write to the Roads Department and ask that a wriggly is put in and the verge returned to the way it was before. The bulbs have been planted, and Sandy Ritchie will sow grass in the spring. A schedule for the on-going maintenance will be organised. Lix will send a progress report and an apology for the delay to the original funders.

8.02 Pot-holes Following the last council meeting the Secretary wrote to A&B Council about potholes. Some work has been done but there are still large and dangerous holes at the church, at Traigh-Mhor, Barfad and various other places. Sandy Ritchie pointed out that if they do not sort the problem of the springs under the road any repairs will not last. The Secretary will write again pointing this out.

8.03 Footpath to Village Hall Stewart Clark of A&B Council has dismissed a footpath from the village to the hall as unrealistic. The Roads Department is responsible for the road corridor and any path in the corridor must be a local authority path maintained by the Roads Department. For insurance and liability reasons it must be to a certain standard, i.e. it must have raised kerbs, be tarmac'd, and in places would need a handrail or fence where the drop to the sea is more than a certain height. He estimated a cost of £96,000 plus about £65,000 for drainage. Alison Hay agreed to pursue with the appropriate authorities. As an alternative the council has offered countdown signs to the 30mph sign, and also Mother and Child signs There is still no prospect of 20's plenty signs at the school. The Secretary will investigate.

9. Coastal and Marine National Park

The Scottish Executive intends to create a Coastal and Marine National Park and launched a consultation process in October 2006. There are 10 candidate areas and Craignish falls within the Argyll Islands and Coast area. The Executive failed to consult Community Councils in candidate areas. North Knapdale CC became aware of the consultation and has obtained an extension to submit a response. It has asked Craignish, as the other mainland CC affected, to endorse this response. Several members of the community attended a meeting in Crinan Hotel on 4th January and it appears that the two communities are in broad agreement with the draft response. It is likely that Argyll Islands and Coast will be the chosen area and it is important to ensure that the management board is made up of locally elected people not career politicians from Edinburgh. We will let Hugh Semple, the Secretary of North Knapdale know that we support their submission but try to get a last meeting with him to discuss the final draft. The Secretary will arrange this. The Secretary will also write to the Scottish Executive and to George Lyon to complain that the CC was not consulted about this important development.

10. Any other Business

There is a meeting on 22nd January at 7.30 in the Village Hall organised by the Community Company to discuss self-build housing. Alison Hay was asked if the report on the Lunga situation was available. She said it was not available publicly as people were still being dealt with on an individual basis. It was felt important that the community was kept informed and Alison Hay will speak to the appropriate people and report back.

Peter Richardson asked if there is any information about the extent of the plans for water and waste improvements. The Secretary will contact Scottish Water to see if there is any information available.

Lix announced that he is standing down from the council at the end of this meeting as he is leaving the area. Colin Smith on behalf of the Council thanked him for his time on the Council and as Chair.

There will now have to be an election. A notice asking for nominations will be placed in both shops. Each nomination must have a proposer and a seconder. If there is only one nomination, that person will be returned unopposed, if more than one there will be an election. If there are no nominations we will remain a council of 6 until the next full election. Nomination papers are available from the Secretary Mary Smyth on 01852 500336 or email marysmyth@hotmail.com.

12. Date of Next Meeting

The next meeting will be held on Wednesday 7th March 2007 at 8pm in the Village Hall.

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

Public Discussion

There was discussion about the proposed house on the land behind the Galley. This application has not yet been validated.

It was reiterated that as a matter of principle the Council, as outlined in its submissions on the Local Plan, is against any new development between the road and the sea and must oppose this unless it wishes to change its policy.

Andrew Stanton, the new landlord of the Galley said that the proposed building had almost made him withdraw from the purchase. If one building was allowed there then in future, building which completely blocked the view from the main function room could be allowed.

The meeting agreed that the Galley is a vital community asset and success under its new management is of major importance to the whole area. The preservation of the view from the Galley is key to this success.

The Council and all members of the community present were unanimously against any development in this area and when the official plans are submitted the Planning sub-committee is authorised to object.

Kirsty MacLarty asked if this land could be bought by the Community Company but this is unlikely as it would need to make a profit from any purchase.

The planning application for change of use of Kirkton Steading from agricultural to residential use was discussed. It was agreed that as this was a change of use for an existing building it could be approved. It is in a very sensitive area and any conversion would need to be sympathetic. The application will undoubtedly be referred to Historic Scotland and if allowed such constraints should be imposed.

THESE MINUTES ARE DRAFT UNTIL THE NEXT MEETING