

Craignish Community Council
Minutes of Meeting held in Craignish Village Hall
Wednesday 6th February, 2008

Present

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

Also in attendance were 14 members of the community.

- 1. Apologies for absence**
There were apologies for absence from Councillors Alison Hay and Dougie Philand.
- 2. Minutes of the Last Meeting**
The minutes of the meeting held on 5th December 2007 were signed as a true record.
- 3. Matters Arising**
 - 3.01** At the hearing into the planning application for 2 houses in front of the Galley of Lorne on 16th January A and B Councillors voted to refuse the application. Colin Smith drew attention to the references to Community Councillors in the applicants submission to A and B Council in support of the application, and also to an email from a member of the community about the Community Council wishing to buy this land. It was stated that there may be confusion between the Community Council and Community Company, but it was agreed that it was in no-one's interest to pursue this, as the decision to request refusal was taken in open public meeting with 100% support from the councillors and members of the community in attendance. George Bevan had stated at the hearing that the Community Council may wish to ask that this piece of land be re-zoned in the Local Plan as not for development, but this would need to be discussed and voted in a full Community Council meeting, and no decision should be made until it was ascertained if there was to be an appeal. Colin confirmed that if there was an appeal all objections and letters of support would stand.
 - 3.02** Mill Burn issue still outstanding.
 - 3.03** The CC's letter to A&B Council about the primary school has been acknowledged, and the school has provided details of existing and projected roll. It was agreed that ideally pre 5s should be on the same campus, the layout of school meant even with fewer numbers teaching was difficult, and growth envisaged in Local Plan would lead to increased numbers. It was agreed to monitor situation and maintain pressure.
 - 3.04** There are serious potholes in road outside shop, in front of Traigh Mhor and Otters. It was suggested that as the lay-by at the road-end is used daily by car sharers and is very muddy it should be surfaced.
 - 3.05** There has been further correspondence with Colin Lindsay-MacDougall, and George Bevan and Colin Smith are meeting with him informally later this week.
 - 3.06** Colin Smith has received a letter from A and B Council confirming that the notice boards are covered by their insurance.

3.07 In the public discussion at the previous meeting Iain Saunders had mentioned that if additional building was to re-house people already in the community it would not affect the infrastructure. Colin Smith pointed out that if most of those being re-housed were from Lunga, they have private water and sewage services, and were mostly using the Craobh road, so a move to Ardfern would impact on the infrastructure.

3.08 A letter has been received from Scottish Water particularly in reference to the development in front of the Galley but with relevance to Ardfern in general. It states *"Currently the Ardfern Water Treatment Works has insufficient capacity for the proposed development. Scottish Water is currently carrying out investigation to upgrading the treatment works. However before the works can be upgraded Scottish Water has to apply for a new extraction order to increase the demand for the raw water source. The environmental effect that the increase in yield would have on the raw water source at Loch Fadda is currently being investigated but as yet there is no known date as to when this will be complete. As yet we do not have the timetable for upgrading work at the Ardfern Septic tank but where possible we are working with developers to move certain works up the priority list where development is imminent."*

4. Planning

4.01 There have been 3 planning applications since last meeting .

- For a new entrance on the A816 north of East Lodge, Barbreck and the blocking up by concrete bollards of the existing Barnlaunich entrance. It was agreed that this currently a very dangerous entrance and its re-siting would be a huge benefit.
- For an extension to 14 The Green, Craobh Haven which has been approved.
- For the re-roofing of the Galley Of Lorne, replacing the flat roof with a pitched roof following the storm damage. A decision on this was held over for open discussion at the end of the meeting.

5. Secretary's Report

5.01 The Community Council has been asked by a member of the community to write to Scottish Hydro to complain about the recent interruptions to electricity supply. It was agreed that Secretary would write.

5.02 The agenda has been received for the Planning Forum organised by A and B Council on 14th February. Sandy MacKilligin and Colin Smith are to attend.

5.03 There is a public meeting on 20th February at 7pm in Lochgilphead Joint Campus to discuss the future use of the Argyll Sports Centre and High School. Notices will be put on the notice-board.

5.04 A letter has been received from Robin and Rosemary Turner informing the Community Council that they have succeeded in buying Eindh na Greine opposite the Village Shop. The property includes a large tract of land running behind the house and along behind Andioirlinn. They have offered the School and/or its trustees some of this land, either for a school extension or a playing field, and hope to enter in to negotiations. It was agreed that this land would be of major benefit to the school and it was hoped that the purchase would go ahead.

5.05 A joint meeting with the Community Council, Kirk Session and the Community Company was held on 24th January. Latest status on the Salachry crofts proposal, the Fyne Homes project and preparations for the Jim Mather meeting were discussed.

6.0 Treasurer's Report

General Fund account stands at £660.13. Movements since last time are

Village Hall	£14.84
Website Domain Name	£10.56
Interest received	£ 1.05

7. Chairman's Report

- 7.01 George apologised that he and Sandy have not yet repaired the ladder sign at the South side of the road-end.
- 7.02 The school has asked if the litter bin could be moved from the Fire Station to outside the school. There was no objection to this.
- 7.03 There is a problem with graffiti around the school and the community is asked to be vigilant.

8. Website

Colin and Mary have had a meeting with Laura and the Website is ready to go live. There was discussion about whether the Community Council website should include a local business directory but as the Village Hall Website has just started doing this, it was agreed that a link from the Community Council's site would suffice. Colin is to take some photos which will be put on the website and there is a request on the site asking for good photos of the area to be sent in.

9. Housing Policy Statement

The Draft Housing Policy Statement has been circulated to the community twice since the last meeting. All comments have been favourable but there have been several suggestions for minor amendments. These were discussed in detail and, with the agreed amendments, the statement was approved. It will be issued with the minutes and a copy sent to A & B Councillors before the Jim Mather meeting.

10. Jim Mather Meeting 15th February

George will chair meeting. Attendees confirmed to date are 3 A & B Councillors, Fergus Murray and Mark Lodge from A and B Council Development Policy Department, Nick Purdie from Forestry Commission Scotland, Moira MacDonald, A and B Council Community Support Development Manager and Matthew MacAulay from ACHA. To date no attendees from Scottish water and Fyne Homes have confirmed. The Community Council Kirk Session and Community Council are working on the presentation.

11. AOB

- 11.01 Simon Bevan brought Radio Ardfern to the attention of the meeting. This is a grant assisted commercial internet radio station and Ardfern is one of 4 communities contributing. It is looking for volunteers and contributors. There is a meeting on 5th March in the Village Hall. Details will be put on the CC Website.

12. Date of Next Meeting

The next meeting will take place on Wednesday 2nd April 2008 in the Village Hall.

There being no further business the meeting closed at 9.15 and opened for public discussion.

Public Discussion

- Joe Leslie asked that if the road-end was to be surfaced it should not be tarmac. It was pointed out that the road-end area did not belong to A and B Council so it was not their responsibility.
- There was discussion around various points in the Housing Policy Statement.
- It was asked that if a complaint was to be made about outages to electricity supply it should begin by thanking staff who come out in atrocious weather to repair lines.
- There was discussion about the application for the re-roofing of the Galley. It was pointed out that the design incorporated dormer windows and the intention was to have additional bedrooms in this space. The words that ' the new roof may be just seen above the existing kitchen and cellar' should sound a warning that the height of the roof may obstruct the view of the island. It was agreed that following a site visit by Community Council representatives and ascertaining exact heights, CC would write a letter to the Planners urging caution on the height of the roof, but urging that nothing should impede the process of getting the Galley re-roofed as soon as possible in order to protect the business.
- Clive Brown appealed for photographs for the 2009 Craignish Calendar. He asked for action shots rather than pretty views.