

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

Present

George Bevan (Chair)
Colin Smith (Treasurer)
Mary Smyth (Secretary)
Sandy MacKilligin
Sandy Ritchie

Also in attendance were Councillors Alison Hay, Donnie MacMillan, Dougie Philand and 18 members of the community.

Police Visit

Sergeant Danny Mac Geachy from Lochgilphead Police Station attended the meeting to update the community on policing in the area and to answer any questions. He confirmed that the mobile Police Station was now operating again with PC Richard Barry and would be visiting Ardfern regularly. He confirmed that a dinghy had been stolen from the sailing club, but not found as yet.

Robin Parry asked about band concerts at the village hall which can sometimes cause disturbances. The police confirmed that they know the venue well and they are happy to deal with events such as this.

Sgt McGeachy was thanked for attending.

1. Apologies for absence

There were apologies for absence from Don Phillips.

2. Minutes of the Last Meeting

The minutes of the meeting held on 4th June were signed as a true record.

3. Matters Arising

- 3.01** The meeting with SEPA about the Mill Burn has still to take place, and George will rearrange. Mention was also made about the smell recently from the village septic tank next to the shop. It was agreed that Mary will contact A and B Council to establish if it is their or Scottish Water's responsibility, and ask for something to be done about it.
- 3.02** Alison Hay confirmed that Argyll and Bute Council is still working on the review of the entire school estate. No further action on this is needed at the moment.
- 3.03** Colin Smith has spoken to the Scottish Government Planning Department about the neighbour notification regulations and they confirm that they are open to misinterpretation. They suggested that the Community Council write to Jim Mather MSP and ask him to ensure that the ambiguity was removed in the new Planning Act.
- 3.04** The problems with the A and B Planning website are more or less fixed but there are still problems with access via Apple and the Council are looking in to this.
- 3.05** The Community Council has responded to The Scottish Government's consultation on the role of Community Councils.
- 3.06** The rubbish situation at the bottom of the Corranbeg track is getting worse and George has still to speak to Rory Day.
- 3.07** Laura Neville has been thanked and given an honorarium of £250 for her work on the Website.

4. Planning

4.01 Planning Applications

Planning applications dealt with by the Planning sub-committee are:

Application for erection of an antenna at Ardfern Fire Station – no representation made.

Extension and alteration to Gair na Mara – no representation made.

Considered at the meeting

Application for extension and alteration to Cnoc Ard – no representation to be made.

The application to demolish and rebuild 2 Craignish Cottages and build 4 additional cottages was discussed. It was agreed that if the cottage nearest the water was not rebuilt it would improve the aspect from the village. It was also agreed that it would be detrimental to the economy of the village if the cottages were to change from a holiday letting business to holiday homes. It was agreed that Colin would write to the planners to enquire about any conditions or restrictions on the properties and to suggest that the cottage nearest the loch not be rebuilt.

Application for 2 houses at Barrichybeyan – the Reporter has recommended that all Rural Opportunity Areas in Areas of Panoramic Quality in Mid Argyll be removed from the Local Plan. The Planning department will therefore suggest that these applications be withdrawn and resubmitted when the situation is clearer. The Community Council will make no representation.

Craobh Haven – the application for major development at Craobh Haven has been resubmitted as the permission is due to expire. No representation will be made.

4.02 Results of enquiry into Local Plan

The Reporter has published his report into the Local Plan and the 4 PDAs in Ardfern have been removed, as has the Rural Opportunity Area in Ardlarach Glen. The Housing Allocation Area for 30 houses, with 25% affordable, at the top of Ardlarach Road remains. The Reporter has suggested that some slackening of the pace of development in Ardfern would permit the council to engage with the Community Council, individual local residents and other interested parties in undertaking a comprehensive review of the settlement plan.

Further debate was held over until the open public discussion.

5. Secretary's Report

5.01

Scottish Water has written to advise that the work to upgrade the water treatment plant to increase capacity will start soon and that it is hoped that the increased traffic will cause minimal disruption. They will confirm start date, which is expected to be early August.

5.02

Forestry Commission Scotland has written to update the Community Council on activities at Salachry forest. The application for the West Loch Awe Timber haul link road between Salachry Forest and Collaig Forest at Kilchrenan has been submitted to the strategic timber transport funding stage, and a response is awaited. Also Forestry Commission Scotland is currently considering the approach made by Craignish Community Company for a woodland croft acquisition, although an application under NFLS has not yet been made.

5.03

There is a consultation event on 12th August in Ayr on the Scottish Marine Bill in Ayr. No-one is able to attend.

5.04

The Scottish Government is consulting on 'Safeguarding our Rural Schools and improving School Consultation Procedures'. Consultation document is available at www.scotland.gov.uk/221476 Response is needed by 19th September. The Council will consider and respond.

- 5.05 Minutes of the Local Licencing Forum are now available on the A and B Council Website.
- 5.06 Notices have been put up on the Council notice boards about the £750 grant available from A and B Council for improving private water supplies.
- 5.07 The £10 subscription for renewal of the membership of the Association of Scottish Community Councils is due and payment was approved.

6.0 Treasurer's Report

General Fund account balance is £ 705.65

Movements since last meeting are

Expenditure

Website design	£250.00
Village Hall	£10.00
Assoc of Argyll CCs sub	£15.00

Income

A and B Council Grant	£400.00
Interest	£.037

7. Chairman's Report

- 7.01 At the last meeting Simon Bevan tendered his resignation because he no longer lives in the area. A number of people have approached the Chairman to ask that he does not accept this resignation as he has been forced out of the area. It was agreed that the Council would ask Alison Younger at A and B Council for advice. Colin Smith objected as he felt that it was unnecessary to ask advice as it was clear from the constitution that he was ineligible.

8. AOB

- 8.01 George reported that in the last couple of weeks a car had been parked partially blocking the road to the point, by someone away on a yacht. The car had to be removed as it would have prevented emergency services reaching properties to the south, and the bin lorry and a delivery lorry had to turn back. It was agreed that the secretary would write to the secretary of the Lagoon Mooring s Association and ask that they ask their members to park properly and alert them to alternative parking sites.

9. Date of Next Meeting

The next meeting will take place on Wednesday 1st October 2008 at 8pm in the Village Hall.

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

Public Discussion

- Pam Bevan asked if anything could be done about the speed of the traffic on the B8002. It was agreed that the Secretary would write to the Roads Department and ask if the entire B8002 could be made a 30mph zone, and remind the Council that it had promised 20s Plenty signs for the centre of the village around the school. At the same time we will ask if sightlines could be improved by scrub-cutting along the length of the road.

- There was discussion about the removal of the 4 PDAs in the Local Plan, particularly the removal of the Glebe, and the impact this will have on the provision of affordable rented accommodation for people already resident in the area being made homeless by the A and B Council enforcement orders. Argyll and Bute Council is currently studying the report of the Reporter and formulating a response. The Community Council was criticised for its letter of objection, however it was pointed out that the Community Council's submission on the Local Plan was drafted after wide consultation, and a well attended meeting, and voiced the opinion of the community as expressed and not just the Community Council. The Reporter's action could not have been foreseen, and there is an opportunity to write to the Council to ask for changes. It was agreed that the Community Council would, having consulted with our A and B Councillors, write to Fergus Murray and Councillors to ask that the Glebe be reinstated as a PDA for affordable housing.

In the longer term it was agreed that a professional planner should be employed to look at the whole area and develop a plan acceptable to local residents, local landowners and other interested bodies, which could be submitted to the Planners for inclusion in the next Local Plan. A Steering Committee will be set up to move this forward.