

# Craignish Community Council

## Minutes of Meeting held in Craignish Village Hall

### Wednesday 1<sup>st</sup> October 2008

#### **Present**

George Bevan (Chair))

Colin Smith (Treasurer)

Mary Smyth (Secretary)

Don Phillips

Sandy MacKilligin

Sandy Ritchie

Also in attendance were Councillors Alison Hay, Donnie MacMillan, Dougie Philand, PC Tom Campbell and 25 members of the community.

#### **Police Visit**

PC Tom Campbell from Lochgilphead Police Station was present to answer any questions about local police issues. He confirmed that the area had been quiet and the police had no concerns. He stressed the importance of boat owners securing boats and outboards over the winter as thefts of this sort were common. PC Campbell was thanked for attending.

#### **1. Apologies for absence**

There were no apologies for absence.

#### **2. Minutes of the Last Meeting**

The minutes of the meeting held on 6<sup>th</sup> August were signed as a true record.

#### **3. Matters Arising**

**3.01** The smell from the village septic tank has been reported to SEPA who will make a formal complaint to Scottish Water.

**3.02** Colin Smith reported on a letter from A and B Council stating that Craignish Primary School was operating at or near capacity on an on-going basis.

**3.03** No reply has been received from Jim Mather to the Council's letter about neighbour notification. The Council will write again.

**3.04** Colin Smith reported that there are restrictions on 4 of Craignish Cottages stipulating they must be holiday lets but not on the other 4. However A and B Council has lost all documentation so all 8 are free to be sold without burden. Colin has written to the Planning Department in line with the previous minute.

**3.05** Mary has written to the Lagoon Moorings Association asking that they ask their members to park considerately and not block the road.

**3.06** There is now an extra bin at the bottom of the Corranbeg track, however it is still at the bottom of the track and the bin-men will not empty it from the lay-by further up the track.

**3.07** A and B Council confirmed that Simon Bevan was correct to tender his resignation on leaving the area and the Community Council was correct to accept it.

**3.08** A and B Council has been asked to do some scrub-cutting along the B8002 to improve sightlines.

**3.09** Scottish Water has confirmed that work is starting on the upgrade to the treatment plant on 29<sup>th</sup> September. If anyone has any issues with traffic or other disruption they should call the Helpline on 0845 6018855 quoting 'autocode 34530'

#### **4. Planning**

##### **4.01 Planning Applications**

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

Revised application at Tigh-na-Camus – no representation made

Application for certificate of lawfulness for caravan at Lunga Gardens– no representation made

Application for alterations and extension at Lunga House – no representation made

#### **4.02 Enquiry into Local Plan - Council's response**

The Community Council's draft letter to Fergus Murray asking for the Glebe to be reinstated as a PDA for affordable housing was circulated with the Agenda before the meeting. Colin Smith read a statement in which he disagreed to the sending of the letter because of the pressure on infrastructure, and the fact that he felt it went against the Council's Housing Policy Statement, and that additional residents would place a further burden on an already inadequate infrastructure. He pointed out that the letter should read '100% Affordable Housing and Open Space as in the draft Local Plan. There was discussion around the letter, but it was agreed that the decision to send the letter had been made at the last meeting and it was the wording of the letter that was being discussed.

From the floor Alan Gent-White made the point that the decision taken at the last meeting was ultra vires and unconstitutional as it was made after the Chairman had closed the meeting.

The decision to send the letter as drafted was proposed by Sandy MacKilligin and seconded by Sandy Ritchie and approved by the Council by 5 votes to 1.

#### **5. Secretary's Report**

**5.01** There is an invitation from Digital UK to a seminar run by digitaluk in Glasgow to help and support communities get ready for the switchover to digital. No-one is able to attend.

**5.02** Mary will attend the meeting at Kilmory on Saturday with the leader of A and B Council Councillor Walsh.

#### **6.0 Treasurer's Report**

General Fund account balance is £ 686.03

Movements since last meeting are

Expenditure

Assoc of A and B CCs subscription      £10.00

Village Hall      £10.00

Income

Interest      £0.38

#### **7. Chairman's Report**

**7.01** George reported on the correspondence between a member of the community and the Council about the way decisions are made and the complaint that decisions made during the public discussion part of the meeting are undemocratic.

**7.02** It was agreed that because there will be Community Council elections during the second week of April there is no need to hold an election for the vacancy on the Council and the Council will operate with 6 members until then.

#### **8. Loch Craignish Water Quality**

John Brailsford informed the meeting that Forera Ltd (his mussel business) was tested weekly by environmental Health inspectors from Argyll and Bute Council as part of their Food Standards Procedures. There are indications that the water quality in Loch Craignish is declining, especially in the immediate vicinity of the Lagoon and the Boat Yard. In John's opinion this could be the inadequacy of the Village Septic Tank. He is concerned that it could threaten his business and the jobs it provides. It was agreed that John would provide his test results to the Community Council, who will write to Scottish Water, SEPA and Argyll and Bute Council.

Many years ago Scottish Water was to extend the outflow pipe but this was never done. Alison Hay sits on the SEPA board and will raise the issue with them.

## **9. AOB**

- 9.01** Mary reported that A and B Council is investigating the possibility of accepting the offer of land for an extension of Kilvaree Cemetery from Caroline Younger. The original papers and documentation have been lost so the process is starting from the beginning again.
- 9.02** A and B Council is hoping to develop a pilot project to spray knotweed using community volunteers. They will provide training for volunteers, chemicals, high viz jackets, and other support. They are keen to use Craignish as a test area because the knotweed is on a B road and will not need traffic management, and as the knotweed is in a contained area the efficacy of the spraying can be monitored.
- 9.03** Ali MacLeod has been trapping the mink that are decimating the ground nesting birds on the islands off Ardfern. He is working closely with the RSPB and Scottish Natural Heritage. During the winter he wants to target specific areas on the peninsula where mink have been seen, and he asks that all sightings be reported to him so that he can lay traps. (Contact Ali on 500272) Ali has asked if the Community Council could help publicise this and it was agreed that we could use the Noticeboards, website and restricted mailing list.
- 9.04** The Community Council is investigating the best way to set up a committee or Working Party to produce a Development Plan which can feed the community's wishes into the next Local Plan. We are waiting for advice from A and B Council on the best way to move this forward.

## **10. Date of Next Meeting**

The next meeting will take place on Wednesday 3<sup>rd</sup> December 2008 at 8pm in the Village Hall.

## **Public Discussion**

Chrissie Sugden from the Community Company reported that the Lottery had accepted their initial proposal for a purchase of part of Salachry for woodland crofts and community use and they had now to submit a full application.

There was further discussion about the Glebe project. It was asked how it could be guaranteed that any houses built would be for people already in the community. Alastair MacLachlan said that the Kirk Session was working closely with Derek Logie of the Scottish Rural Housing Service and his understanding is that Local Letting Initiatives are available under the circumstances that prevail in Craignish. Also the Church Commissioners will be asked to put a burden on the land stipulating that the land will be for affordable rented housing and that the houses must be specifically for local people.

Tom McCardel pointed out that the reinstatement of the PDA was not a guarantee of planning permission, but its reinstatement would allow debate and discussion to continue.

Alastair apologised on behalf of the Kirk Session that immediate neighbours had not been specifically approached and consulted on their plans for the Glebe. Alan Gent-White told the meeting that the immediate neighbours were not against the development of the Glebe but there was a need for sheltered accommodation for the elderly, a play area, facilities for visitors and a bus turning circle.

Alastair pointed out that sheltered housing had always been on the Kirk Session's wish list, but they had been told that it was impossible unless it involved more than 40 units, so instead the Kirk Session has been pursuing barrier free housing, with units suitable for all ages including the wheelchair bound.

The meeting closed at 9.30pm.