

Craignish Community Council
Minutes of Meeting held in Craignish Village Hall
Wednesday 3rd June, 2009
DRAFT

Present

George Bevan (Chair)

Don Phillips (Vice Chair)

Mary Smyth (Secretary)

Sandy MacKilligin

Also in attendance were Councillor Dougie Philand, Sergeant Danny McGeachy of Lochgilphead Police (part) and 16 members of the community.

1. Apologies for absence

There were apologies for absence from Colin Davidson and Sandy Ritchie, and Councillors Alison Hay and Donnie MacMillan. Sgt Danny McGeachy was delayed and attended for part of the meeting.

2. Minutes of the Last Meeting

The minutes of the meeting held on 1st April 2009 were signed as a true record.

3. Matters Arising

3.01 A and B Council has put in the planning application for the extension to the graveyard, however it has not been validated. It will be re-submitted and should be validated before the next CC meeting.

3.02 BT is still looking in to the problems with the speed of broadband at peak times.

3.03 The letter of support for C3 to the National Forest Land Scheme has been sent.

3.04 Scottish Water attended a site meeting with the Community Council about the septic tanks and the pollution in the loch. SEPA did not turn up. At the time of the visit the septic tank beside the shop was working well, however they accepted there is a problem and will revisit at low tide and ensure there is a valve at the end of the pipe and it is working properly.

They recognised that Ardfern has a sewage problem and is operating at the edge of acceptability. They confirmed that Ardfern was not in the 2010-2014 investment plan for first time provision, but will begin looking at possibilities for the future. We await the written report of the meeting and action plan, which should include more frequent emptying and de-sludging of the tanks. The CC will continue talks with SEPA about the continuous testing of the Mill Burn and loch over the summer. Scottish Water will provide leaflets on proper care of septic tanks.

3.05 Lady Selby is having a meeting on Friday with A and B Council about the siting of the bins at the bottom of the Corranbeg track.

3.06 The report on the review of Community Councils by A and B Council has been received. The main proposals are

- Craignish to have 10 councillors, and 6 are needed for the council to function
- There are to be no co-opted or nominated members
- A and B Council to run all elections and by-elections
- The administrative grant to remain as before
- Office bearers to be limited to 2 terms

The consultation period ends on 26th June and it is still hoped to meet the timetable for elections in the autumn under the new scheme.

4. Planning

4.01 Planning Applications

Two planning applications were discussed
an agricultural shed at Barfad Farm - no representation to be made
17 houses at Ardlarach Road - held over to end of meeting for public discussion

4.02 Development Plan

Members of the Community Council attended a meeting with Fergus Murray about the Community Council's plan to produce a Development Plan for Craignish which will feed into the next Local Plan. Fergus Murray will attend a meeting with the community to start the process, and explain the parameters of the Working Party and how it will tie in to the next Local Plan. This meeting will take place in early September. It is envisaged that the Working Party's report will go before the Area Committee and if approved will be adopted as Supplementary Planning Guidelines. However it will not be possible to change zoning or introduce new zones.

5. Secretary's Report

5.01 The subscription to the Association of Scottish Community Councils is due and will be paid. (£15).

5.02 The Planning Training for Community Councils being arranged by A and B Council will take place on 2nd July. 2 members of the council can attend.

5.03 There is a consultation exercise from the Scottish Government on GP services.

5.04 At the recent meeting of the Mid Argyll Partnership it was reported that A and B Council has a Community Safety Budget from which small grants of a few hundred pounds can be made, for example for life-buoys, leaflets about water safety, etc.

5.05 Street Scene, a new service from the Council is up and running. A team of workmen will visit villages and carry out small obvious repairs, eg potholes, damaged bins, blocked drains. Members of the public can ask for specific things to be done. They should operate a regular rota and we will find out when they are expected.

6.0 Treasurer's Report

There was no Treasurer's Report

7. Chairman's Report

7.01 It is not possible for the person with a Community Service order to serve it locally.

8. Report from Craignish Community Company (C3)

At the AGM on April 22nd, Jan Brown, Iain Catterwell, Bridget Jensen, Sandy Mackilligin, Mark Potter-Irwin, Paul Smyth and Ania Zwozdiak were elected to the Board. Office bearers are Chair- Sandy Mackilligin, Treasurer – Paul Smyth and Secretary-Jan Brown. Chrissie Sugden remains as the Project Officer for the Salachry Forest Project.

Salachry.

An application has been made to the National Forest Land Scheme to purchase the piece of land in question. Assessors from the scheme have been down to look at the site and the result of the application should be known by June 9th. If successful the next move is to apply to the Lottery for the funds to buy the land.

Housing:

The Housing committee has had a meeting with Derek Logie of the Rural Housing Service concerning the Glebe. Derek will carry out an options appraisal based on three possible models identified at that meeting; he is also going to organise a meeting with David Robertson of the General Trustees of the Church of Scotland, himself, Craignish Parish Church and C3. Funding for a full feasibility study will then be sought.

Robin's Field:

Nothing to report.

Youth Committee

There is currently no C3 Director actively working with the Youth Group however Iain Catterwell and Bridget Jensen are, between them, attending meetings of the Youth committee and reporting back to the Board.

The regular Friday meetings of the Youth group will stop for the holidays at the beginning of July, but there are plans for a series of meetings and events over the summer.

Renewable Energy

Nothing to report

9. AOB

The website is not up-to-date because responsibility for its maintenance is passing from Laura Neville to Mary. It will be brought up-to-date as soon as possible.

Mary Smyth and Don Phillips attended a meeting with npower about a proposed 23 turbine wind farm at Raera. The next phase is a public Roadshow before a Planning Application is made.

10. Date of Next Meeting

The next meeting will take place on Wednesday 5th August 2009 at 8pm in the Village Hall. An EGM will be arranged before the end of June to approve the Accounts. Notice of the EGM will be issued at least 12 days before the date of the meeting.

Public Discussion

Alan White reported on negotiations with the Crown Estate about the proposed additional moorings in the lagoon. The Craignish Lagoon Moorings Association consistently asked for sight of the new agreement and it was finally sent a week before it was required to be signed. The Moorings Association took legal advice and was advised not to sign, as it took away its exclusivity to the area and gave rights for a third party to put in an unspecified number of moorings. Therefore the current status will remain, and the CLMA will retain its exclusivity, without the additional moorings. However the Crown Estate could rescind the current agreement in the future, if it wished to increase revenues from additional moorings. Councillor Philand will meet Alan White after the meeting to see if Argyll and Bute Council can offer assistance.

Colin Smith asked what procedures were in place to ensure that there was no conflict of interest between Sandy MacKilligin's position on the Community Council and as Chair of the Housing Committee of C3. Sandy said that as C3 had no current planning applications, there was no conflict and if they did, he would leave the room when it was discussed. Councillor Philand confirmed that as councillors that was the advice to them. Colin Smith said the 2 positions were incompatible, and despite the assurances given he and Alan White continued to request Sandy to resign. It was

pointed out that both the Community Council and the Community Company board were elected bodies and there was an opportunity for anyone to stand for either, or vote against anyone at the appropriate time. The Community Council agreed that Sandy's position was not an issue. Jo Leslie thought it was a positive thing that there was a good line of communication between C3 and the CC.

David Baird presented the plan for 17 houses, including 5 affordable, at the top of Ardlarach Road. He confirmed that the water would come from the Scottish Water mains system and an environmentally friendly 3 stage treatment plant would be installed for sewage. The funding for the affordable houses would come from the Rural Homes For Rent scheme. If successful the first houses to be built will be the affordable ones, tied to Housing Association rents. 3 or 4 sites will be sold to fund the infrastructure developments.

There will be a meeting with the Roads Department to discuss the improvements to the road and the provision of a footpath or a pavement. No lighting is to be required. If the grant application is unsuccessful Lunga Estates will apply again in the next round. David pointed out that according to the Local Plan they are not allowed to build less than 25 houses, and all are shown on the current plan, although they will be built in stages.

David Baird will report the outcome of his meeting with the Roads Department and the CC will make its representation, repeating concerns about density, and subsequent pressure on schools and road, and safety around the school.

Sgt McGeachy from Lochgilphead Police was asked about the recent burglaries in the village. He confirmed there was a suspect who was not local.

There was a complaint about drunken youngsters around the school after the Battle of the Bands. It was confirmed there was no licence in the Hall for that event as it was targeted at youngsters and the drink had been bought outside the village. Sgt Mc Geachy asked that the police are told if a big event was planned.

There was discussion about the corner by the telephone exchange, where several cars had left the road. The police report all accidents to the Roads Department so they can monitor accidentblack-spots..

Colin Smith asked that the bank mandate was changed so that his name was taken off as cheque signatory for the CC account.

Alan White said that SEPA and A and B Council should be involved in the discussions with Scottish Water. Mary confirmed that all correspondence was copied to SEPA and A and B Councillors and all are kept in the loop.

KIrsty MacLarty asked if the potholes in the south of the church could be filled in and if the verges could be cut. Jan asked that the Council be told about the butterfly orchids between Herons Cottage and the Boat Club and asked to avoid them.

The meeting closed at 10pm

These minutes are draft until the next meeting

