

Ordinary Meeting of KCC

Monday 5th November 2018 at 7.30pm

Kilmaronock Millennium Hall

1) Sederunt

Committee : Gavin MacLellan (GM/chair), Neil MacGregor (NM/Sec), Andrew Sinnott (AS/Trs), Jim Morrison (JM), David Scott-Park (DSP) & Sarah Guy (SG)
Councillor Sally Page (SP)

Guest: Dave Robinson LLTNPA

25 members of the community

2) Apologies

Apologies received from MSP Jackie Baillie, Paula Baker (RSPB) and Mary Sweetland (KCT).

3) Declaration of interest

The committee members confirmed that they had no interests in any matters on the agenda.

4) Minutes of meeting on 3rd September 2018

The minutes of the previous meeting were proposed as accurate by NM and seconded by GM

5) Matters Arising and Associated issues

No matters were arising from the previous minutes.

6) Treasurers Report

AS reported that recent expenditure consisted of the monthly payment for webhosting of the new website and the room rental for the previous meeting on Inchmurrin – £18.

Imminently we have a payout of stationery expenses to the secretary in lieu of the Secretary's Honorarium – £108.71

It was noted that we have still not been invoiced for the construction of the website. SG will follow up with the developer. This outlay has been allowed for in our budgets.

A contribution of £100 to the Kilmaronock Millennium Hall to host the National Event commemorating 100 years since Armistice will be made from the Benevolent Fund.

Balances (after above outlays) :

Main account : £1218.36

Benevolent Fund : £618.21

7) Planning Matters

Building Warrants for reference only :

Landfill at Auchencarroch with installation of containerised generator within existing compound
Various internal and external alterations at Dunerica
Removal of existing 2 storey extension and erection of a new 2 storey extension at Mansefield
Removal of an internal wall at Westerton
East Cambusmoon Farmhouse erection of a double garage for recreational use
2018/0300/HAE – 2 Blairennich Cottages – erection of porch and single storey rear extension

Planning Applications :

2018/0249/DET – E Cambusmoon Farm – proposed erection of cattle shed, formation of new access and temporary siting of mobile home

2018/0250/DET – E Cambusmoon Farm – proposed erection of cattle shed and machinery store

2018/0251/DET – E Cambusmoon Farm – proposed erection of silage store

The applicants were present to discuss their plans and answer any questions that may come up.

Comment from the floor in support of the creation of a new farm for local young family.

GM commended the applicant and noted that KCC were very supportive of providing opportunities to attract or keep young people to our parish and this aspect meets with the Development Plan.

The applicants reported on the detailed questions from planners regarding their application and the fact that their original business plan was rejected and had to be rewritten by consultants.

Comment from the floor that NP need to be consistent in dealing with applications – reference the NP response to the following applications.

Question from the applicant regarding whether the CC would support the application.

GM clarified the process for official CC responses.

The CC agreed that as a conclusion it had no difficulty with the application but would support the planners in the adherence to the Development Plan.

2018/0283/PPP – Spittal Farm – erection of agricultural worker's dwelling

2018/0284/PPP – land east of Ben Ard – erection of agricultural worker's dwelling

2018/0285/PPP – land north of W Cambusmoon – erection of agricultural worker's dwelling

2018/0286/PPP – land north east of 3 Views – erection of agricultural worker's dwelling

A discussion took place to familiarise the attendees with the proposals.

KCC referred to the letter dated 18 October from Sue Laverge, LLTNP, to the applicant's agent which covers many points regarding justification to allow new homes to be built out with the LDP.

KCC support the content of the letter and await the answers in due course before expressing further opinion.

On more general matters, there were comments from the floor showing concerns about land splitting leading to addition of houses. First for agricultural use then once established changed to domestic dwelling.

Also comment on the proliferation of new access points being created and whether the NPA control addition of agricultural access. The worry being that adding access points leads to more favourable development of houses in the future.

AS pointed out that while this kind of suspicion is valid, the planners legally have to follow the Local Development Plan. Extreme justification would be needed to allow housing out with the LDP. Hence KCC supported the detailed questions to applicants by the NP to the above application.

2018/0299/DET – High Wards Farm – further application for planning permission for the retention of 2 portacabins for office use previously approved under 2013/0274/DET for a further 5 year period

Neighbours report that previous conditions set for granting of the original permission have been ignored or breached.

General discussions and concerns that once granted, no further progress will be made on plans to provide a permanent office space hence a rolling 5 year extension will be requested. The application did not refer to any proposal submitted for a permanent solution as per the terms of the original application.

The justification for the location of the office was not clear in the application and the siting of any building is not compliant with the Development Plan. A more environmentally friendly solution would be to locate the office near public transport.

JM pointed out that after 10 years pre-emptive planning permission could be determined to be given unless a specific clause was included to prevent this.

General concern regarding the supporting documents including the future plans for paths and car parks being included in the granting of permission for the Portacabins. KCC understand from the LLNP that the application is for the Portacabins only.

GM has suggested to LLTNPA to have unnecessary documents removed from the application for clarity.

DR commented that RSPB have highlighted routes that they would like to see as Core Paths during the recent consultation, this caused concern to attendees since the site is a Nature Reserve

RSPB were not in attendance to comment so reports of preparation work for paths could not be confirmed. Paula had sent in a detailed informative document for KCC. There were various comments over the future of the Nature Reserve and SSSI. GM advised that the guardian on behalf of RAMSAR and the other Nature Conservation bodies is SNH and explained his limited understanding of their role. The community supported a closer dialogue with SNH and GM suggested inviting SNH to a Special Meeting to elaborate on their role - this was supported as a way forward.

Regarding this specific application, the original conditions applied to the granting of permission ought to be reviewed e.g. sewage treatment, screening etc. For example higher standards for effluent treatment now in place should be applied to the applicant under this Application.

NM suggested that there should be an insistence for the application of a permanent solution before the next 5 yrs is up.

2018/0303/DET – Former Public Toilets – Change of use of public amenity space to garden ground

Designated as Open Space in the LDP. Loss of public amenity to private amenity was discussed.

General consensus was against the loss of public amenity which despite the argument presented in the application seems to be of high utility for safe access to Church Rd for children both walking and in pushchairs as well as disabled or less abled persons. Safe paths are a vital part of the community path network.

A telephone box in this area with notably bad cell phone reception is a valuable asset in case of emergency.

It was not confirmed if the land had been sold already but I is generally understood that WDC still own it. A community buy out was raised but thought unnecessary as it is already a public asset.

KCC will advise the planners of the views from the community.

2018/0307/DET – Loch Lomond Garden Centre – Application to discharge a planning obligation related to Planning Permission LT/2002/0101/NKN/W

No comment.

CC supportive of local businesses of this scale.

Concern raised from the floor on the safety risks implicated by potential for new access being created on A811 if the business does get split but we believe we can deal with that if it comes up via the planning process.

Search for planning applications here :

<https://eplanning.lochlomond-trossachs.org/OnlinePlanning>

8) Kilmaronock Community Trust

KCT met shortly after the last KCC meeting with another meeting due in 2 weeks' time. A joint meeting with KCC and KMHA to review the CAP status is due for Tuesday 13th November.

- Football field – bad weather has affected the ground works so they are not expected to be completed until spring next year. The site has been levelled and the drainage routes dug.
- Broadband upgrade – Elaine Ellen has collated the survey responses and forwarded them to BT Openreach. They will analyse the data and advise a cost for implementation.
- Local path audit possibly leading to an information leaflet for walkers
- AS & SP met with WDC and Sustrans regarding signage at crossing on CN7 and A811 – no response as yet.
- Pavement – AS met with WDC roads department and presented the case. There was some confusion with the plans for recreational pathways which was clarified. WDC reiterated that there are no funds allocated to pavements only road surfaces themselves. They were encouraged to find funds at the soonest opportunity and advised that according to the NP this pavement was listed as a Core Path.
- Public toilet facility – no further progress.

9) National Park & Community Partnership Issues

David Robinson (Recreation and Access Advisor to NP) was present to inform us of the imminent Core Path consultation.

Core Path (CP) status has added value over an ordinary path.

The added value of a CP is that NP have powers to maintain or repair it. However, they do not have a duty to do so!

The previous plan was issued in 2010 and has to be reviewed every 10 years. The process to publish a new plan in 2020 has commenced with a pre-consultation late Spring/early Summer leading to the upcoming actual consultation.

The consultation will predominantly be online but 3 stations will have hardcopies – NP HQ at Balloch, Three Villages Hall, Arrochar and somewhere in Callander. The consultation is delayed but due to start on 19th November.

Consultees can suggest new path routes or deviations to existing routes. New routes proposed so far, WDC proposed Old School Road in order to link the John Muir Way to the village. RSPB have proposed a couple within their land.

CP will be signposted and safe access – which is at odds for the likes of Old School Road in its present state where there is no path.

DR informed us that there are 10 criteria that have to be satisfied before a CP designation can be given.

Ideally discussions with the landowners would take place before the suggestion is sent to NP,

CP's can be designated without landowner permission but that would be extreme situation following legal processes.

There is a time constraint on the designation of a new path once proposed. It has to be done within a year. Since it all requires external funding and engagement of external contractors, it is best to arrange funding in advance.

Several expressions from the floor regarding the pavement between Balloch and Gartocharn which has steadily fallen into disrepair over many years despite being a Core Path since 2008. NP designate it a CP but WDC ignore any responsibility to repair or maintain it.

GM pointed out that the 2008 Core Path plan had not materialised and there seemed little or no communication between KCC and LLNP on this during 10 years.– If a clearly defined pathway with public need can fall into this state despite being a CP then what is the advantage or purpose of making any path a Core Path?

Question from the floor on how much the consultation was going to cost and whether instead that money could be spent on repairing existing paths.

Regarding consultations and further information, DR agreed to have his contact details posted in these minutes :

Dave Robinson
Recreation and Access Adviser
Loch Lomond & The Trossachs National Park
Direct: 01389 722147
www.lochlomond-trossachs.org
www.twitter.com/lomondtrossachs
www.facebook.com/lomondtrossachs

10) West Dunbartonshire Council

Community Transport – Information regarding this service will be posted on the KMH noticeboard rather than read out and minuted.

Fly tipping – There has been a recent increase in instances of fly tipping –

GM questioned whether WDC robustly monitor Waste Disposal Licences held by businesses since this weakness is encouraging the illegal activity.

SP will bring this up in her next meeting with WDC Environmental Licencing Dept, Rodney Thornton and another.

Scottish Police had sent in a report outlining a stop and search campaign. GM suggested that WDC and SP work together to be more effective.

NB - Landowners carry the burden since they have to pay for removal of material fly tipped on their land and costs can be significant.

Community Budgeting – Phase 4 - Information regarding this round of grants was read out and will be posted on the KMH noticeboard.

It was noted that the method of voting will be fairer this time.

11) Correspondence

MSP Jackie Baillie submitted a detailed mail concerning items including weaknesses of the train service to and from Glasgow with stations being missed with increasing frequency, updates on VoL Health Board issues and the abolition of the national single person household water discount.

Paula Baker from RSPB had submitted a report on the status of RSPB plans which will be posted on the KCC website for all to read.

12) AOCB

Battle's Over - A Nation's Tribute - 11 November 2018 – SG presented the finalised programme.

As well as the absence Police Scotland tonight, no crime statistics had been received

A further traffic monitoring event took place, however it coincided with the A811 roadworks so traffic management was in effect. One driver was stopped for a warning only.

NM attended the Croftamie CC meeting and was thanked for keeping them informed of the A811 roadworks as WDC had not. Also shared the interesting plans for a visitor experience at Finnich Glen (of Outlander fame)

Comment from the floor asking KCC to thank WDC roads dept for the excellent work done on repairing potholes earlier and now the resurfacing and when will Duncryne Road be attended to. GM already done so. NM - Duncryne Rd work due "soon".

SP informed the floor that WDC were in receipt of dash cam footage of all our roads.

Another comment from the floor informing us that the pavement between Ardoch Bridge and Ross Loan was covered in grit thrown up from the road and the bus stop has been moved.

Church Rd was also mentioned as bad at turning points.

New road surface is notably quieter.

Janet Beveridge informed us that the Old Kirk Trust had secured funds to commence a feasibility study on future uses of the Old Kirk.

13) Next Meeting

Next ordinary meeting will be on Monday 7th January 2019 in Kilmarnock Millennium Hall.
A special meeting with SNH is to be convened with the time and date to be arranged and published when known.

Meeting closed at 21:40