

Ordinary Meeting of KCC

Monday 2<sup>nd</sup> November 2020 at 7.30pm

Zoom Video Conference

1) Sederunt

KCC : Gavin MacLellan (GM/Chair), Andrew Sinnott (AS/Trs), Sarah Guy (SG), Jim Morrison (JM), David Scott-Park (DSP) and Bob Balmer (BB)

WDC : Cllr Sally Page (SP)

LLTNPA : Willie Nisbet (WN) and Nik Turner (NT)

KCT : Mary Sweetland

Plus 12 other members of the public

GM welcomed Bob Balmer to the meeting and thanked him for performing his role as virtual secretary in dealing with incoming mail traffic.

2) Apologies

Police Scotland are unable to attend Zoom meetings. A crime report was received and included below.

Jackie Baillie MSP

3) Declaration of interest for tonight's agenda

None.

4) Minutes of meeting on 7<sup>th</sup> September 2020

Proposed as accurate by DSP, seconded by JM.

5) Matters Arising and Associated issues

None other than already on the agenda

6) Treasurers Report

a. Outgoings : Monthly subscriptions to Zoom and monthly web hosting.

b. Current account balance : **£893.45**

c. Benevolent fund balance : **£620.81**

AED - The total outlay was **£196.80** which will leave a new balance of **£424.01** pending issue of a cheque (COVID delaying multiple signatories).

7) Planning Matters

2020/0256/MSC - Erection of 2 no. holiday lodges and associated ancillary works (Matters Specified in Conditions 1 and 2 of application 2017/0256/PPP)

Claddoch Cottage Gartocharn West Dunbartonshire G83 8NQ

Application for discharge of Conditions 1 & 2 of approved Planning Permission in Principle

Comment : We confirmed that unlike the last time, neighbour notifications were received this time. Questions around the nature of the application – removal of PPP conditions versus standard detailed planning – were discussed. General consent that the height and design of the proposed buildings are not considered compliant with the Development Plan in this setting which is traditional stone built single storey cottages. Concerns were raised regarding access and whether adequate parking provision has been made. The area is renowned for flooding and there are concerns over drainage. Documentation posted has a lack of evidence of compliance with condition 2 regarding sewage.

**KCC will liaise with Planning Authority and follow up with a letter.**

2020/0249/DET - Further application (under section 42) for planning permission for the development of land (use of buildings) without complying with conditions 4, 5 and 6 attached to planning permission 2002/0101/NKN

Loch Lomond Homes And Garden Centre Stirling Road Balloch Alexandria G83 8NB

Continuing changes to original conditions of retail use of the site.

**No comment from KCC**

2020/0240/DET - Renewal of temporary planning permission (2015/0273/DET) for the Siting of exhibition/interpretation trailer and public toilet unit

High Wards Farm Gartocharn West Dunbartonshire G83 8SB

RSPB - Extension of previously approved application – no change to existing facility and use.

**No comment from KCC**

2020/0205/DET - Erection of ancillary residential unit incorporating existing double garage

The Lea Rig Duncryne Road Gartocharn Alexandria G83 8SA

'Tied' cottage for housekeeper/gardener to be built in grounds of main property i.e. not a standalone property although detached from main house.

**No comment from KCC**

2020/0203/DET - Erection of replacement farmhouse and garage (including installation of waste water treatment plant)

Burnbrae Farm North West Of Ash House Ross Loan Gartocharn G83 8NE

Relocation to new build – old farm allocated for housing in LDP

Comparisons with other farm applications were discussed.

**No comment from KCC**

2020/0201/DET - Change in the use of garage and extension to form semi-detached dwellinghouse

Dunag House Church Road Gartocharn Alexandria G83 8NF

Additional new dwelling on same footprint as exists now.

**No comment from KCC**

2020/0191/DET - Upgrade of existing track (110m) and construction of 3.5m wide track (450m)

Dunerica Church Road(sic) Gartocharn Alexandria G83 8NG

Changing/re-routing access to existing property. Current access from A811 through neighbouring property (farm and equestrian) is unsatisfactory to both parties. 'New' access from Duncryne Road (not Church Rd!). Entrance around existing gate to be improved. Hardcore track from there to house.

**No comment from KCC**

Older applications

2020/0151/DET - Change of use from vehicle breakers yard (sui generis) to campsite and motorcaravan hire centre (sui generis), erection of toilet block and associated landscaping

Update : Further letters of support for proposal added to planning portal

2020/0060/DET - Use of land for a mixed use comprising agriculture and business (including the provision of heat and power from biomass), operational development including the formation of a wood chip storage bay, parking area and access track, installation of a sewage treatment plant (retrospective), variations to the external appearance of office and storage building (approved under reference 2015/0191/DET) , and erection of a solar car port

Arisaig Farm Gartocharn Alexandria G83 8ND

Update : WDC roads satisfied with the access arrangements. KCC had requested additional information from the NP/Applicant. Both KCC and applicant are waiting on replies from NP.

**KCC will prompt NP for an update.**

2020/0055/DET - Erection of training centre (use Class 8) comprising leadership centre and 4 no. visitor accommodation buildings with associated parking and landscaping

Land Adjacent To Ross Priory Gartocharn West Dunbartonshire G83 8NL

New documents submitted as requested by KCC e.g. traffic management plan

Notional plans submitted for HGLC to be connected to public sewer. SEPA will withdraw their objection if connection to public sewer goes ahead otherwise they advise that

conditions be attached should private arrangements be made. A pumping station and a backup storage solution will be needed as there is a 20m head to the sewage treatment plant to be overcome.

Letters of support from FoLLAT and Strathclyde University lodged

No news of it being called in.

**KCC to arrange a special meeting to discuss updates. Monday 9<sup>th</sup> November at 7.00pm.**

### **Other updates**

Core Path ADD26 – no news from reporter

Little America – the owner was present to update us on the status of the works on site and the intention to apply for retrospective planning permission for an access off the A811.

### 8) Community Matters

#### **Food Growing Initiative**

WDC sent us some correspondence with a draft strategy document which we decided to follow up. A local resident has offered a potential site for a community facility. No land purchase will be necessary. The vision is for a 'Wisley' rather than a 'shanty' style allotment.

**KCC (AS and DSP) to follow up further.**

### 9) Kilmaronock Community Trust

AS presented a note from the chair of KCT who was unable to attend tonight.

#### **Path Repair Grants.**

KCT submitted grant applications to the National Park to fund repairs to Aber Dam Bridge and the Dumpling Path. We were successful in the Aber Dam project. We are however still in negotiation with the NPA because the award would include KCT taking responsibility for any bridge repairs over the next 5 years including, for example, flood damage and we are not prepared to take that on. Discussions on this matter and the detailed implementation plan are ongoing.

We were unsuccessful in the application to fix the drainage and resurfacing issues on the Dumpling path where it crosses the fields. We are now investigating alternative funding sources and possibly reducing the specification.

### 10) National Park and Community Partnership Issues

#### **Nik Turner – Litter and waste prevention manager LLTNPA**

Nik introduced herself and described her role within the NP and how it came about.

In general, the NP role is to engage with the public and other agencies and via the Environmental Protection Act have some enforcement powers. Waste collection is generally the responsibility of the 4 local authorities within the NP although as landowners, NP do have a collection role. For this there is an Estate Management Team along with the Rangers.

A national litter prevention strategy is in the making but held up by COVID. A local strategy has been put before the NP board and approved last month. The three pillars of the strategy are Information/Engagement, Infrastructure and Enforcement.

Nik went on to describe each of the pillars in more detail and then took our questions.

Regarding enforcement powers, Rangers can issue fixed penalty fines across the NP not just on NP owned land.

Public can report litter to their local authorities and flytipping to local authority or Dumb Dumpers website (<https://www.zerowastescotland.org.uk/DumbDumpers>). There is no specific NP reporting site other than the general enquiries helpline.

There is no specific pollution team in NP so all reporting should go to SEPA for water contamination or local authority for land contamination. SEPA have a free 24hr hotline 0800 80 70 60 or online at <https://www2.sepa.org.uk/EnvironmentalEvents>

SP asked WN to bring up to the board that they should seek more funds from ScotGov to cope with peak visitor pressure as they continue to encourage visitors without providing the infrastructure to cope leaving it to locals to deal with the overflows. WN pointed out that NP had applied for and received more funds this year.

### **Active Park, Healthy People**

KCC have suggested to the NP that all strategic planning within the NP be driven by Risk Assessments in order to shake out any knock-on impacts to local communities in general and the environment in particular. As noted earlier, there is increasing tendency to encourage and bring in more visitors without first providing the infrastructure to accommodate them.

### **Engagement Survey/CC Forum**

A number of CC's from the 4 council areas within the NP have discussed collaborating as a forum to share common ground and improving community representation within the NP area. KCC discussed this and have agreed to participate in such a forum.

#### 11) West Dunbartonshire Council

##### **A811 pavement**

We held a zoom conference but WDC roads dept failed to join in. There has been no further response from them either to us or councillor Page. Sally has written to Gail McFarlane.

##### **Cllr Page Report**

SP is checking into work by Scottish Water time to fix the hydrant (specifically why the crossing lights were out for a week for a <12 hour repair) and has reported a potential leak on School Rd

The care inspectorate visited Gartocharn Primary School and approved extra places which means all local children who wish can now attend Early Learning.

Lomond Bridge works – completion date now May 2021

Balloch Station Square improvements – consultation ongoing until 15<sup>th</sup> Nov

<https://www.west-dunbarton.gov.uk/council/public-consultations/balloch-station-square/>

Sally persuaded them to include a more cost effective option of a thorough tidy up of the area and has lobbied for the creation of a public toilet facility behind the Visitor Centre allowing the removal of the present 'Tardis' public loo.

GM acknowledged that though not directly on our patch he was able to pass on the concerns of BHCC. DSP supported removal of the litter on the tracks at Balloch station as that is the first thing visitors see when arriving by train. AS agreed that the option of a tidy up was all that was needed and suggested some investment in the car park (surface and lighting). SP reminded us that the car park is owned by Scottish Enterprise. SG asked whether the present public loo, if removed, could it be transferred to Gartocharn.

**KCC support the proposals of cllr Page as best we can.**

## 12) Correspondence

### **Police Report**

Between 01/09/2020 - 05/11/2020 There were 29 calls made to police for Gartocharn (beat 13) however there were no crime reports raised.

In terms of advice, with the darker night's drawing in, I would encourage people to ensure they are locking doors and windows and reporting any suspicious behaviour in the area, persons, vehicle etc.... I would also encourage people to wear hi visibility clothing when out and about walking, as we are aware the speed some vehicle travel through Gartocharn is excessive and that this is an ongoing problem.

PC Glen Roberts is no longer the Community Officer for Gartocharn. KCC thank him for his good work and cooperation and wish him well for the future. We hope to welcome his successor soon.

### **Ardoch & CHAS**

KCC received an email from Peter Armitage confirming that Ardoch Management are now running Ardoch on behalf of CHAS as new owners. CHAS have invited KCC to view the facility once COVID rules allow.

**KCC want to thank Peter Armitage for donating this asset within our community to a worthwhile cause.**

## 13) Next Meeting

Monday 11<sup>th</sup> January 2021 at 19:30

Please send in any agenda items in good time to [secretary@kilmaronockcc.org](mailto:secretary@kilmaronockcc.org)

## 14) AOB

**Remembrance Sunday** - COVID has affected services. WDC commemoration in Christie Park will involve wreath laying at 15 min intervals. James Macrae organises the wreath laying at the Gartocharn War Memorial.

Meeting closed at 22:05