

Ordinary Meeting of KCC
Monday 13th May 2024 at 7.30pm
in Kilmarnock Millennium Hall

1) Sederunt

KCC : Andrew Sinnott (Secretary/AS), Anita Anderson (Treasurer/AA), David Scott Park (DSP)

Plus 9 other members of the community

2) Apologies

Gavin MacLellan (KCC Vice-chair)

3) Declaration of interest for tonight's agenda

DSP declared an interest in a planning application to be discussed.

4) Minutes of meeting on 4th March 2024

Proposed as accurate by DSP, seconded by AA.

5) Treasurers Report

The annual report was presented in the AGM held prior to this meeting. KCC thanks AA for the work done once again.

a. Outgoings since last meeting were for KMH rental and internet hosting.

b. Current account balance : **£1030.24**

c. Benevolent fund balance : **£354.41**

6) Planning Matters

New since last meeting

Erection of dwellinghouse and garage

Land Adjacent To School House Ross Loan Gartocharn G83 8NE

Ref. No: 2024/0093/DET | Received: Mon 15 Apr 2024 | Validated: Fri 03 May 2024 | Status: Current

The location was discussed and it will be worthwhile checking if the school has any concerns. Traffic on the corner was discussed but that will more likely be an issue for any future occupants rather than the general public. It was noted that part of the site will be offered for public access and for the local community to have an input on its future use. DSP expressed concern over whether the community would then be required to maintain the site and who in the community that would be. DSP also noted that the application includes private sewage treatment to a soakaway rather than connecting to the public sewage network.

Installation of electrically operated opening/closing arms to existing manual gates and installation of intercom device adjacent to gates

Ross Priory Lodge Ross And Aber Road Gartocharn Alexandria G83 8NQ

Ref. No: 2024/0083/LBC | Received: Thu 04 Apr 2024 | Validated: Thu 04 Apr 2024 | Status: Current

DSP explained the reasoning behind the application and declared an interest as it is the shared gateway to his property.

The potential back up of traffic waiting at the gates was not thought to be an issue.

Flamingoland latest

Erection and operation of a mixed-use tourism and leisure development including refurbished tourist information building; up to 60-bedroom apartment hotel; up to 32-bedspace budget hotel, up to 104 no. self-catering holiday lodges; restoration and redevelopment/conversion of Woodbank House and attendant listed structures for up to 21 self-catering holiday apartments (subject to other necessary consents); leisure pool, waterpark, spa; restaurants, hot food cafe and retail areas; craft brewery including pub; visitor reception area and hub building; external activity areas including areas for event and performance, play, picnic and barbeque; monorail; staff service and welfare accommodation; transport infrastructure; associated access and parking; landscaping and utilities infrastructure works

Land At Pier Road, Ben Lomond Way And Old Luss Road, Known As West Riverside And Woodbank House (Lomond Banks) Balloch

Ref. No: 2022/0157/PPP | Received: Mon 16 May 2022 | Validated: Wed 25 May 2022 | Status: Current

LLTNPA sent out a new consultation notice as a result of a slight change to plans being submitted.

KCC reiterated our objection based on loss of Park & Ride amenity opposite Balloch Railway station. The developer instead wants to create a replacement car park on a greenfield site down Pier Road which is not an acceptable solution. There is also concern about loss of habitat/trees and public amenity land on the area known as West Riverside.

The developer's PR company, Streets UK, are willing to meet us either at an ordinary meeting or special topic meeting. They have made the same offer to BHCC who had a wider ranging objection.

KCC to liaise with BHCC and decide on best option for a meeting.

WDC supported the application but suggested multiple conditions be attached should planning permission be granted.

At the council meeting of 24th April to discuss their statutory consultation response, the councillors proposing that WDC should object to the application spoke and explained their reasoning clearly, the councillors proposing support for the application made no case. The motion to object was dismissed in favour of a motion to request multiple conditions be added to any approval.

AS inferred that those in support of the development already knew they had enough numbers for support therefore no one else needed persuading of their case. The only Labour member who did not vote in support was Cllr Sorrell who was recused due to her position sitting on the NP Planning Committee. AS further noted his concern that *if* it was the case that Labour members acted collectively, then it would appear unlikely that Cllr Sorrell (Labour) would be voting any differently had she been present, hence it may make more sense to recuse herself from the Planning Committee to avoid any suggestion of a conflict of interest.

7) Community Matters/Local Place Plan

Local Place Plan

The final amendments were applied and the document submitted to LLTNPA for validation on 15th April. As soon as the validation is confirmed the document will be published on village and KCC websites.

Relocation of War Memorial

KCC has been in correspondence with the War Memorial Trust and have offered to liaise with them for a site visit to show the access issues.

Suggestions for a new location are Kilmaronock Old Kirk or somewhere to be determined in Gartocharn village.

Janet Beveridge representing KOK Trust gave a presentation showcasing a location at the Old Kirk tying into the Heritage and infrastructure already in place for them to host it. They also have the capacity to run the relocation project from funding and contractor management to maintenance and access.

Arguments in favour of a site within the village were based on it being a focal point and within walking distance of village residents.

Suitable sites within the village need to be identified and a project management team assembled.

Once the WMT site visit has taken place and a relocation approved, both Kilmaronock & Croftamie communities will be consulted to decide the new site.

KCC (AS) to post updates on KCC website News page.

8) Kilmaronock Community Trust

There was a reasonable turnout for the AGM held in March.

Following up on the interests raised during the LPP process, there was a two day informational event in the hall to signpost ways to save energy and switch to greener power. It did coincide with a spell of beautiful weather and football was disappointing but a lot of information was provided which was collected for future use. Two thermal cameras were purchased which will be available to borrow once a booking system has been set up. The booking details will be posted on the community Facebook page. In the meantime, anyone who wants to borrow one can email the KCT secretary address – kct@gartocharn.org

KCT are also seeking any interest in reviving the Gartocharn Flower Show. This takes a lot of work so would need some volunteers to assist in the organisation of it.

9) National Park Issues

Classification of “Other Paths”

DSP brought up the issue of various private access roads and tracks being described as “Other Paths” by the LLTNPA. Any planning applications that are within 50m of one of these designations are subject to constraints needing to be assessed by the Access Officer. A detailed explanation of the basis of this designation and the criteria for inclusion has proved elusive. There was a suggestion to approach the Local Access Forum directly for more information.

KCC (DSP) to raise the issue with the National Park.

10) West Dunbartonshire Council

Nursery places at GPS

Due to council cut backs, the school will no longer provide nursery care for children under 3 yrs old. More information is expected to be provided in a letter to parents which will be forwarded to us for the next meeting. There was also concern that children from out with Kilmarnock were being offered places for the 3-5 year olds while local children were unable to get a place.

Balloch Castle Country Park Regeneration Group Report

Sally Page representing BCCPRG gave an update on the work of the group.

Roads

Auchincarroch Road has been re-surfaced.

11) Correspondence

Police Scotland

A crime report was requested but was not available for the meeting.

RSPB

#1 – The 5yr management plan is being produced – the RSPB management will be present on the RSPB site daily this week to answer any questions. Details were presented.

#2 – Two drop-in sessions will be held in the Millennium Hall will be held on May 22nd to discuss the RSPB plans for a Nature Discovery Hub.

Woodland Trust

WT forwarded their felling and timber extraction plan for Whinny Hill which has been distributed to interested parties.

12) Next Meeting

Monday 1st July 2024 at 19:30 in KMH

Please send in any items for discussion to secretary@kilmaronockcc.org This helps us to prepare in advance to make the meetings run smoother.

Meeting closed at 21.20h