

ARROCHAR, TARBET & ARDLUI COMMUNITY COUNCIL

Ronald Ross – Chairman	01301 702286	Tim Kinvig - School	01301 702232
Ronnie MacDonald - Vice Chair	01301 702441	Bill Lowe – Environment	01301 702481
Mary Haggarty - Secretary	01301 702553	Iain Hunter – A82 / Ardlui	07712 677002
Ellen Greenwood - Treasurer	01301 702818	Vacant	
Jean Mustarde - Minute Sec	01301 702445	Dawn Gourlay – Co-opted	07901 753610
Ian Kay - Planning	01301 702543	Jim Proctor – Co-opted	01301 702650

Minutes of Meeting held on Thursday 16 June 2016 Three Villages Hall

Present:

Ronald Ross	Chairman	Iain Williamson	Luss Estates
Ronnie MacDonald	Vice Chair	David Robertson	Forestry Commission
Mary Haggarty	Secretary	Cllr Robert McIntyre	Argyll and Bute Council
Jean Mustarde	Minute Sec	David McKenzie	National Park
Ellen Greenwood	Treasurer	Gregor Cameron	Dunbritton
Iain Hunter	A82/Ardlui	Callum Smith	Dunbritton
Jim Proctor	Co-opted Projects	James Commons	Dunbritton

Item 1 - Apologies

Apologies were received from Tim Kinvig, Ian Kay, Bill Lowe, Dawn Gourlay and Councillors Maurice Corry and George Freeman.

Item 2 – Declaration of Interest

There were no declarations of interest.

Item 3 - Minutes of Last Meeting

The minutes were then agreed by the Community Council (CC). Proposed by Ronnie Ross and seconded by Ronnie MacDonald.

Item 4 – Treasurers Report

The current balance stands at £2,536.11 with no outstanding invoices to be settled.

Item 5 – Police Update

No report received.

Item 6 – National Park

David McKenzie outlined a number of Park issues:

- **Charging for Car Parking within the Park** – a new initiative to install parking charges within previously free car parks within the Park will be introduced. The system is based on a number recognition system where the car number plate is recorded on entry to calculate the parking fee based on time spent in the car park. If the parking fee is not paid a Stay Issue Parking Charge Notice will be issued to seek payment of the fee. David has reviewed the missed fee document and the company due to be employed by the Park to chase the parking fee and has a number of reservations on both. The Stay Issue Parking Charge Notice looks like a legal document but is not enforceable unless the driver is taken to court. Which lead to reviewing the company background and this raised many concerns given the amount of concerns raised on the company in recent history where they have governed other car parks. The Park and the partner company will divide the fines recouped with the Park receiving 85% and the company 15% which the Park will reinvest in the Park – although not in the area where the fines have been collected which is disappointing. The use of a camera recognition system also does not offer any chance of a parking attendant being employed so the benefit to the area with a possible local job is even less, another example of a no-win for the villages. It was disappointing too that not all car parks in the Park are being targeted, another hit on our area that receives very little support from the Park and this will lead to tourists passing through the villages or blocking resident areas with cars in order to avoid paying the car park charge.

The CC outlined the email received from Susan Brookes in the Park who has asked the CC for their views, concerns and questions on the proposal. These have been drafted and will be reviewed in the light of the new information outlined by David before being returned to Susan but the main one is the impact this will have on local residents. Particularly the Tarbet Car Park which is highly used by parents for the school run but also when parents are involved in school activities, plus staff for local businesses. The CC expressed concern that this charging should not affect any local residents as they did not ask for the Park to rule their local area and will now be penalised going about their daily business. David outlined that it is possible under the proposed scheme to have a permit or a scheme for certain cars to be exempt from payment. The issue of foreign vehicles was raised as they will be able to park for nothing as they will not be fined as it is hard to trace a foreign vehicle. Will there be a token time without a fee for those just needing to use the toilet facilities?

The CC expressed concern on the proposal as it was due to begin in Inveruglus overseen by the leaseholders of Café Lochan, next week when no proper consultation has been completed. David agreed to raise the issues within the Park at a meeting on Friday (6 June).

- **Ben Arthur Resort Project** – Stuart Mearns of the Park met with representatives of the BAR project on 1 June to request that they implement a programme to tidy the site and deter fly-tipping by the end of June, consulting on the plans and timetable with the CC. If this work is not carried out then the Park will issue an Amenity Order to enforce the work. The Stopping Up Notice – issued to BAR Project Team by A&BC to oversee the local access road – has lapsed and to reinstate this it will require a new planning application to be submitted. At present access to the site is very easy resulting in the fly-tipping. Cllr McIntyre agreed to check if the road ends can be blocked in some way to restrict access. There was no mention during

the discussions regarding the existing planning application for the development which is due to expire on 9 July. The CC have yet to have any notification from the BAR Project Team regarding the clean-up work but will include the clearance of overhanging branches to the footpath of the A83. The CC stated that post 9 July – if no planning application extension is forthcoming, that will leave a total of 5 brownfield sites within the villages and none have any planning applications on them.

- **Scottish Water Meeting at Kilmun** – just a reminder that this meeting will take place on 12 July at Kilmun covering issues regarding sewage at Ardintinny area, all interested CCs are encouraged to attend.

Finally, David outlined that he will be standing down as the National Park Representative in the near future and will keep the CC informed on developments for his successor. The CC expressed their thanks to David for all the help he has shown them over the years that he has held the post of our National Park representative.

Item 7 – Projects

War Memorial – Landmarc have regrettably withdrawn their services from the project due to other work commitments but have offered to happily consider help with other projects in the future. This is disappointing as the project will now incur further costs. With this in mind, the project team have submitted an application to Tesco for a grant of £8,000 from their communities' fund. The search now begins to find a structural engineer who could assist with the drawing of the project plans which are required as part of the application for planning permission. A number of options were suggested around the table which will be followed up in the next few days to keep the momentum of the project going. The grade of infill to be used, which is spoil from the new Forestry Commission Road at Cruach Tairbert, will need to be assessed by the selected engineer and David Robertson of the Forestry Commission agreed this would not be a problem and to let the contractors on site know when such an assessment would take place.

Pontoon – A set of drawings based on the input by Max Curruthers for an inflatable pontoon where reviewed. The drawings of the pontoon that are on displayed in the village hall and also attached to these minutes will be sufficient to submit for planning application purposes. It is recommended that the CC should test the drawings and outline plan with local residents to gauge the feeling of local residents on the project. Luss Estates have confirmed they have no issues with the proposals, and the CC has received some negative comments as well as very positive ones; however the public display should allow anyone who wishes to make comment in writing to Dawn Gourlay (CC projects) by the third week in July 16. The representatives from Dunbritton offered to include this in their future community presentation for the development in Succoth. The CC confirmed this was an option if the date of the presentation would be taking place in the near future.

Item 8 – Luss Estates

Iain Wilkinson sent his apologies for not attending the previous meeting and gave the following update:

- **Tarbet Toilets** – the planning application has been submitted with the Park looking for the site for an affordable house to be built to be sold around £28,500 which Luss believe is somewhat optimistic. If the site is not sold the building will be cleared and left blank. There are possible issues with access to the site.

- **Belmont Plot** (Chapel) – the work to clear the site has been postponed until October.
- **Container** – a request from the local scout leader has been received to see if a site on Luss Estates ground could be found for a container that the Scouts could use for storage. Iain agreed to discuss the proposal further to see where Luss could help and asked if the Scout Leader could get in touch with him. Message has been passed on.
- **Allotment** – the CC asked if there were any pieces of ground Luss would consider for use as allotment. Iain agreed to look at any suggestions.
- **War Memorial** – the grant application to Tesco submitted included the opportunity to add a woodland path along Church Road to the War Memorial. Luss agreed this would be a good idea. Additionally the culvert close to the memorial is blocked which Luss agreed to review along with the septic tank at the TA Centre as it is unknown when this was last emptied.

Item 9 – Forestry Commission

David Robertson gave the following update:

- **Cruach Tairbert** – work on the access road is progressing well and on schedule. Clear felling is due to start in October but this is dependent on the road being finished and the weather so could be delayed until February 2017. It will be known from the October sales of the timber which direction the felled logs will be transported and could come through the village depending on the buyer. The new road is part of a bigger plan for the area to reach areas to be felled and will link up with existing tracks. Cllr McIntyre asked if there had been any notion of removing the wood by rail rather than road. This has previously been looked at but there are many logistics involved and at present there is no appetite within National Rail to begin this type of movement. Cllr McIntyre has a contact from his Hi Trans meeting who is keen to progress this idea and will put David in touch with him.
- **Ardgartan Visitor Centre** – the project to change the use of the old visitor centre has suffered further delay due to the placing of suitable contractors to complete the work. The new site is anticipated to be open for business at the end of August. The CC reiterated that on previous delays there was the overarching proposal that if the site was not in use by April the project would be retendered but this is unlikely to be invoked by the Forestry Commission.
- **Rest and Be Thankful Viewing Area** – the proposal, which came as a surprise to the Commission as no contact had been made, was discussed during a meeting at the Helensburgh Civic Centre today. The CC found this a strange forum to discuss the project as any planning activity would be handled by the National Park and the forum contained two community council representatives – our CC and one from Helensburgh CC. The remainder of the forum was made up from A&BC officials – staff who would have no say on the project.

- **Arrochar 10K Race** – the CC have asked for permission from the Forestry Commission to advertise the new 10K race but this has not yet been received. Due to the need to produce the advertising posters and flyers, permission is urgently required which David kindly gave during the meeting.

Item 10 – Argyll and Bute Council

A number of outstanding issues were discussed:

- **Land ownership in McKenzie Avenue** – Plans from both ACHA and A&BC has confirmed that the area of land under discussion has been confirmed as belonging to A&BC. The land is part of the footprint of the old school in Arrochar;
- **Water on McKenzie Avenue** – this remains outstanding with the water running from the land owned by ACHA. Luss Estates agreed to engage with ACHA to seek a solution as a landowner in the area.
- **Gullies** – those in Kirkfield and at the junction of McKenzie Avenue are blocked and need urgent cleaning.
- **Graveyard** – the standard of grass cutting within the cemetery is poor and needs to be remedied urgently.
- **Church Road** - The jet packer tarmac repair lorry patched tarmac over the newly painted white lines in Church Road, covered a number of gullies along the road but stopped halfway through the procedure thereby not completing the work on the worst part of the road further along Church Road.
- **Cutbacks** – The CC commented on the poor service that the villages are currently experiencing and suggested that instead of doing many things badly it would be better to concentrate on the few things that are priority and do them well. Perhaps the discussions on delegating budgets to community councils so the local community can prioritise where the money is best spent.
- **Head of the Loch** – The CC expressed their thanks to the Payback team, National Park and to Drimsynie for the hard work, also SCORE Scotland for grants made available to allow the clean-up of the Head of the Loch to take place
- **Tighloan Bin Collection** – Cllr McIntyre suggested a solution to the problem could be to place 2 large bins at the end of the road so that bags of rubbish can be dumped rather than dragging the bins along the length of the road. This was welcomed and will be discussed further but it still remains that the lorry is crossing the bridge – claimed to be unsuitable for use by the lorry – to turn **after** emptying the bins. Cllr McIntyre reiterated that the condition of the road was also an issue, to which the CC called for a copy of the risk assessment conducted to show that the lorry was damaged by this particular road as it is maintained that local roads that this vehicle will traverse are equally as bad to cause damage and no complaints from other service vehicles using this route have withdrawn their services along this road.

- **Regeneration Fund** – This fund is still under discussion but the CC is recommended to prepare a list of 2-3 projects which could be submitted for consideration of this fund.
- **School Holiday Dates** – no update as present before the reconvened discussion within the Council on this subject in September.
- **Economic Development Action Plan** – in the last edition of this plan the three villages of Arrochar, Tarbet and Ardlui were not mentioned at all. However the CC representative who attended the recent meeting highlighted the problems in this area.
- **Electoral Arrangements** – these will be reviewed by the CC.
- **HGV Signs** – the CC expressed its thanks for the recent installation of the HGV restriction signs at the junction of the A814 and A83, at Church Road and at the Whistlefield Roundabout. The CC asked if it would be possible to add a height restriction to the signs to alert high vehicles who continue to use the road to the low railway bridge on the route.

Item 11 – Transport Scotland

The CC received the following update:

- **CCTV survey** – Investigation carried out at the Tarbet Hotel last week. As part of this the subcontractor entered one of the badly choked man holes and removed a partial blockage. It appears to have restored partial flow to the system. The gully tanker/jetter that BEAR are currently in possession of managed to clear some of the pipe work. It is proposed to get the subcontractor back in with their specialist ultra-high pressure jetter to carry out further clearance of the system.
- **Marked drains** – All gullies through the Arrochar and Tarbet section were cleared as part of the cyclic works and the situation is being monitored in Arrochar to see if the problem returns. If it does then we will carry out further investigation works. Any gullies reported as defective will be repaired.
- **Guithus Cottage ditch** – Start date awaited for this scheme, there are a few environmental issues to be ironed out before the scheme can proceed. Date will be confirmed asap.
- **Junction of A82 and A83** – The permanent repair on this junction is programmed for after the summer season. This work will require 3-way temporary traffic lights and will be carried out overnight for 3 nights, depending on the weather, to reduce disruption to traffic. White lining issue reported to BEAR for action.
- **A82 Road sweeping to School** – Road sweeping is a matter for Argyll and Bute Council.
- **Minutes of Transport Scotland meetings** – Agreed at the last Argyll and Bute, Police, Transport Scotland Liaison meeting that minutes are made available to the CC. A&BC have the action.

The CC also noted that the drains at the crescent and outside both Braeside Store and Silverdale remain in need of repair. Also new paint marks have appeared on the pavement edge by the Tarbet Hotel but unsure why.

Item 12 – Dunbritton Housing

Representatives from Dunbritton gave an update on the current position. They advised that when information was available updates had been provided to the CC as previously advised. A quick recap of the project was given, the development will be 26 rented, affordable homes. The planning consent and stage 1 building warrant have been granted along with the Scottish Water approval. Work on the stage 2 building warrant is being pursued. It remains that the upgrade to the road remains the biggest hurdle.

The team outlined the drawings of the upgraded road which will be a two-way road with traffic calming put in place that will narrow parts of the road to single carriageway. This is why on plans it looks like it is a single track road with long laybys. The junction by the bus stop in Succoth will also be widened to make access to the development two ways. A footpath will be installed along the length of the road which begins on the right-hand side of the road at the junction of the A83 and crosses to the hillside of the road after the bend at the junction. This will need clear sight lines. An additional footpath into the development will run from the existing field gate just opposite Glen View. New street lighting will be installed along the length of the road. The power lines that run along the Succoth road need to be fully relocated further up the hillside. The Scottish Water main under the road and the adjacent BT infrastructure will also have to be relocated. The private water supply at the Chalets will be maintained along with any connections to private septic tanks. The road junction with the A83 will be redesigned too with the A83 widened by utilising part of the car park land move the wall and footpath to the left allowing for the inclusion of a turning lane. Pictures of this proposed widened junction will be included within the community presentation. As widening the A83 and the Succoth road will incur traffic management, which comes with additional costs.

Due to these infrastructure requirements being more costly than expected, Dunbritton applied to the Scottish Government for additional funds to complete the project, which was approved in March. Due to the length of time for the approval to be reached and the end of the financial year, Dunbritton have had to approach their tendered contractors again as the tenders for the project has expired. The contractors are reviewing their tenders and revising pricing which will be reviewed by Dunbritton when received. Only when this process is complete can the final timetable for the development be planned which will be shared with the community at an open event at the Hall and a separate event with residents of Succoth to outline how the road will be constructed. All Succoth residents need notification of future on-site updates.

The wording of the conditions in the planning consent that states the work on the A83 must be in place before any work on site begins. Although the A83 work will be the first step of the project and traffic management will be put in place for access.

Given that SSE have yet to apply for planning consent to move the powerlines and conduct this work before any roadworks begin, then the road built before any development of the housing site, it is unlikely any work on site will begin until at least next year. It is hoped that work on roads improvements and relocation of power lines will commence this year.

Contact has been made with Andy Donaldson at Transport Scotland and with A&BC to work on the widening of the road and changes to the Head of the Loch Car Park wall area.

A member of the CC stated that although affordable housing is needed within the area in their opinion the choice of site was a questionable use of taxpayers' money given that there are more accessible sites throughout the villages which would have better access to the public transport network and would not incur such costly infrastructure work such as work on the A83, upgrade of access road, the moving of electricity poles and the extended sewage system. The CC also questioned that the surface water in the area will be carefully managed as the road has a number of water sources along its perimeter. The water will be diverted into existing culverts along the road and the newly installed culvert at the edge of the development. Scottish Water will also be installing a new septic tank to accommodate the new development as well as the existing houses in the Succoth envelope within the next two years in the meantime a temporary septic tank will be installed initially for the Dunbritton development.

CS questioned the wording of previous minutes especially that of the previous meeting which criticised Dunbritton and asked for a more considered wording. The project team will continue to come to meetings and update when it is possible and information is available.

The CC acknowledged their statement but commented that the minutes reflect the views expressed to the CC from the residents in Succoth, through e-mails and correspondence.

The project team concluded that as soon as it was possible post the contractor review, they will be in touch to arrange a community presentation but as other resourcing issues are still pending these will impact on the timing of any event where the new homes which could benefit the Arrochar villagers can be discussed. The CC commented that this development may not benefit the village residents as it will be those at the top of the Home Argyll housing list who will benefit. The project team explained that they had encouraged locals who were interested in a new home to complete a Home Argyll application so they could be considered for a house. **Anyone interested can go to the Home Argyll website <http://www.homeargyll.co.uk/> or speak to a Dunbritton representative.**

Item 13 – Development Trust

The Development Trust meeting was held this month but did not refer to any minutes from the previous meeting. The minutes from this month's meeting will remain confidential until ratified.

Item 14 – Any Other Council Business

Ardlui – a grant application for the defibrillator has been completed and awaiting a response no this. The price for the defibrillator is approximately £1,400 plus VAT.

The CC would be taking its normal summer break in July so no meeting will take place. Should any issue arise that requires urgent attention, a special meeting of the CC can be called.

Date of Next Meeting

The next Community Council Meeting will take place on 18 August 2016 at 1900 in the Village Hall.

