

# ARROCHAR & TARBET 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 19 May 2016 Three Villages Hall

### Present:

Ronald Ross	Chairman	Dawn Gourlay	Co-opted Projects
Ronnie MacDonald	Vice Chair	Jim Proctor	Co-opted Projects
Mary Haggarty	Secretary	Cllr Robert McIntyre	Argyll and Bute Council
Jean Mustarde	Minute Sec	Cllr George Freeman	Argyll and Bute Council
Ian Kay	Planning	Cllr Maurice Corry	Argyll and Bute Council
Bill Lowe	Environment	David Robertson	Forestry Commission

### Item 1 - Apologies

Apologies were received from Ellen Greenwood, Tim Kinvig, Iain Hunter, Ian Wilkinson (Luss Estates), David McKenzie (National Park), Callum Smith (Dunbritton) and Gregor Cameron

### Item 2 – Declaration of Interest

There were no declarations of interest.

### Item 3 - Minutes of Last Meeting

There were two requested changes to the minutes of the last meeting:

- **War Memorial Project** – the sentence stating “The Park Planners have stated they wish to put the extension plan before the full Planning Committee” should have read “There is no requirement for the extension plan to go before the full Planning Committee”; and
- **Car Park Leases** - the minutes stated that “Cllr Freeman had not obtained copies of the leases...” and should have read “Cllr Freeman had **now** obtained copies of the leases”.

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

#### **Item 4 – Treasurers Report**

The accounts have been audited and were presented for inspection by the Community Council. The current account total stands at £2,787.12 which includes the National Park Grant of £1,870.00 towards the War Memorial Project.

#### **Item 5 – Police Update**

No report received. Councillor Freeman suggested that the CC email the inspector at Helensburgh to request police updates are emailed to the Secretary prior to each CC meeting.

#### **Item 6 – National Park**

The CC reviewed one application by Network Rail who has applied to install CCTV cameras at both Arrochar and Ardlui Stations. This was a continuance of station upgrades along the line. The CC had no objections to this application.

David McKenzie emailed his apologies for not being able to attend and stated that the meeting with Scottish Water, outlined at the last meeting, will be hosted by Kilmun CC as part of their regular meeting on Tuesday 12 July and extended an invitation to the CC to attend.

The CC met recently with Gordon Watson, Chief Executive of the National Park, to seek updates on the Ben Arthur Resort and other sites around the villages that need urgent attention. No commitment was given to help but equally the National Park are also disappointed with the BAR situation and are looking at raising a planning enforcement against the project to look at the existing state of the site, particularly as this planning application expires in July 2016. The application has been in existence for 3 years and the Chief Executive admitted the Park do not see any way forward for the project at present as financial backing seemed to be lacking. The CC expressed concern again that if the planning application is renewed, the village will be left with an eyesore on this entry to the village which is worse – if that were possible – than when the derelict Torpedo Range and associated buildings were standing. There is a need to confirm if the demolition of some of the buildings on the site constitutes being classed as ‘start of the work on site’. A demolition certificate had to be raised for that element of the site clearance and a check should be made to ensure that the work done satisfies the conditions of that certificate. Councillor Freeman will raise the current state of play with the application when he meets with the Park next week. The Chief Executive stated the notes he’d made from the meeting would be circulated to the CC but as yet nothing has been received. The Chief Executive also stated that he would arrange a joint meeting with Jackie Baillie – re-elected MSP for Dumbarton – to discuss a way forward on the issues facing the villages.

The Chief Executive did suggest the idea of linking the Charette programme and previous Local Plan devised by Arrochar Business Association taking in the installation of a viewing platform on the ground to the west of the A83 / A814 junction, which would serve the same idea as the one recently installed at Inveruglas. The Park has an aspiration to develop the car park / land at Tarbet pier but part of the land in question is privately owned so this will have to be negotiated with the landowner. Similarly the old garage site in Tarbet is an area for debate on future usage.

The CC will request a copy of the notes from the Park.

**Litter Pick** – The Park conducted a litter pick on 8 May to provide evidence for analysis by Marine Conservation into the type of rubbish being washed up on our shores. The CC requested a copy of the analysis from Marine Conservation and received an overview of the past 10 years of surveying the rubbish in the area. It was not very conclusive as to where the rubbish originated or any changes in what was being found but did show a spike in the amount of plastic rubbish collected in 2014. Marine Conservation did state that further analysis could be provided if required. This has been borne out by the lack of help over recent years when more rubbish than normal has washed up after storms and left the Head of the Loch in a terrible condition. The CC would like to see more action from all interested parties to seek a lasting solution over and above what needs to be a daily clearance after each tide deposits more debris on the shoreline. It needs to be stopped from coming ashore in the first place. The Chief Executive of the National Park agreed to investigate options to address the problem.

**Building Grants for property built before 1919** – the National Park has released its latest phase of renovation grants for houses older than 1919 – see poster attached to these minutes for details.

**Arrochar Hotel Planning Application** – It was suggested to the CC that they investigate the current status of the planning application on land next to the Arrochar Hotel with the possibility of linking it to the 'village centre' option in the Charette proposals. The National Park had shown an interest in the ground but the Sports Council had filed an objection as it still considered the football field at the site a designated sports field. The CC had supported the change requested by the Arrochar Hotel for the site to change from mixed use to housing at a review of the Park Plan. It was recommended that the CC email the National Park Chief Executive and the Park Planners to seek what conditions could be imposed on any planning applications for the brown field sites in the village to ensure that any initial work leaves the development sites in a tidy state. Or, bring it up at the proposed new Forum.

The CC request that the Park make urgent repairs to the highly promoted cycle path alongside the Loch Lomond at Firkin as the edge of the path has been washed away and has left a dangerous drop into the Loch in places. It is particularly hazardous for the smaller cyclists that use the path. Repair and installation of barriers is urgently required to avoid a serious incident.

## **Item 7 – Projects**

**War Memorial** – Landmarc have reviewed the project and agreed to help with the engineering work, supply of plant and use of external materials. Their response in writing is still awaited and until this is received the project is on hold. The engineering input is crucial for the planning application and a revised drawing. The meeting was positive and confirmed that the materials available on the site of the new forestry road were suitable for use with the project. The CC will chase the response to keep the project moving David Robertson of the Forestry Commission requested to be involved in future discussions on site.

**Pontoon** – The project team have met with Max Curruthers and have submitted photos on the tidal difference to him for consideration on planning the pontoon. A drawing has been designed for submission to the Park as part of the planning application. An application to

LEADER has also been submitted and acknowledged although further details will be required when the LEADER grants are available for full application.

### **Item 8 – Luss Estates**

Iain Wilkinson sent his apologies for not attending the meeting but submitted the following update:

- **Belmont Plot** (Chapel) – a surveyor will be completing a mammal survey during this week and if the site is clear of any endangered species, clearing of the trees will follow shortly after.
- **Tarbet Toilets** – Councillor Freeman has been discussing this issue with Luss to chase an answer. Agreement in principle has been received on a way forward for the site. Luss are discussing access to the site with Transport Scotland but at present there is no forthcoming answer. Luss Planning Consultant will be instructed to prepare permission in principle planning application for the site which will hopefully go through without any issues. The planning application for renovation of the site will be lodged with the National Park on Friday 20 May.
- **Foreshore** – Enquiries have been made following the conversation with the CC however people are either not interested or not replying. Associated to this is the boat on the foreshore, which is believed broke free from a mooring at Ardgartan.
- **Knotweed** – regrowth is being monitored on previously treated sites and new stands are continuing to be discovered. Treatment will take place later in the summer.
- **Squirrels** – the final grey squirrel trapping session will begin next week.

### **Item 9 – Forestry Commission**

David Robertson gave the following update:

- **Cobbler Footpath** – the dog poo bags have been removed and hopefully the lack of this evidence will mean it will not reoccur.
- **Cruach Tairbert** – work on the access road is progressing well.
- **Rest and Be Thankful Car Park Area** – the proposal to build a Museum telling the history of the Hill Climb (motor) that was held annually in previous years came as a surprise to the Forestry Commission as no contact had been made with them before the announcement in a national paper. It now seems the project was more ambitious than initially thought. The Commission is seeking clarification on the proposal.
- **Boundary** – the CC requested clarification on where the boundary of the CC area ended around the Rest as no paperwork or consultation papers have been received in connection with the new bus turning area at the Rest. Cllr Freeman agree to provide that information.

- **Filming** – currently a film crew are installed in car park area at the Rest with filming taking place close by.
- **Felling** – the harvesting at the bottom of the Rest is now completed with further phases planned for the area. Updates will be forthcoming when available.

### **Item 10 – Argyll and Bute Council**

The CC has received an email from the Head of Amenities stating “I refer to your discussions with my Officers and write to advise you that Amenity services are no longer in a position to offer the previous financial assistance to your group. We have experienced a significant cut in our budget, which has resulted in a reduction in manpower and vehicles. In addition to this we are no longer able to assist your group with the financial contribution of £1,000 associated with the annual clean-up of the storm debris at the Head of Loch Long in Arrochar; however we could assist by removing 2 containers to landfill. This will have to be reviewed ahead of next year’s clean-up operation”.

The CC wish to state that contrary to the wording of the email, the CC has never received £1,000 towards the clean-up. This was the price quoted to A&BC for the removal of litter and cleaning the two sides of the Loin Water, which is the A&BC’s responsibility, which the CC offered to include – as has been done in previous years – in the clean-up of the Head of the Loch which is completed by contractors. Each time the clean-up was planned, the A&BC was asked if they wished to work with us as it would be cheaper to use the contractors that were on site. A&BC were billed directly for this work which is believed to cost £999.00. The CC expressed their disappointment now to be told that this work which is A&BC’s responsibility can no longer be supported, Councillor Freeman, pointed out that under the Environmental Protection Act, it is the landowner’s responsibility to keep their land tidy. The CC also noted this was another example of the major agency neglecting its responsibilities to the village.

A number of outstanding issues were discussed:

- Land ownership in McKenzie Avenue continues to be investigated. A&BC plans highlight the area that was transferred to ACHA and Councillor Freeman has requested a copy of ACHA’s plans to compare the boundaries and identify any anomalies. Once the answer has been identified, legal officers at the A&BC will be asked to try and clarify the situation. The CC stated that Luss Estates have deeds showing the land in question belonged to the Education Scheme in 1962 and would supply a copy of the deeds if requested;
- The water running down McKenzie Avenue remains outstanding;
- The drain repaired by Silverdale is welcome but the tarmac is torn out of the repair almost immediately leaving the repair outstanding;
- Street lights R1 and R2 close to the Church remain outstanding along with the dubious temporary repair that has been installed to try and remedy the situation;
- White lining of Church Road remains outstanding. The lining lorry did complete some lining of the A814 but when it got to the area of Church Road it stopped as it had run out of lining paint. The areas painted were not swept prior to painting

leaving debris in the road which was merely painted over. The crew stated they would return when the better weather predicted.

- Following last month's concerns on the withdrawal of the bin lorry collection from Tighloan, residents have duly brought their bins to the end of the road for emptying. Ironically, the bin lorry which stated the bridge was not substantial enough to cross came to empty the bins, and then subsequently crossed the bridge in order to turn round. Photos of this have been taken and forwarded to A&BC to support the query of why the service has been withdrawn. No risk assessment covering this issue has been received by the CC, or a response by the CC as to what action was taken to the team in question or confirmation of whether services will be reinstated now the bin lorry is content to use the bridge to turn. Phone calls and emails on this subject sent by the CC have not been replied to at the time of this meeting which is very disappointing.
- The CC is still awaiting the schedule for the recently employed beach cleaner which was requested to be forwarded to them.
- HGV road signs for the A814 remain outstanding due to the requirement for a discussion on the design and printing of the signs. No sign will be put in place by Transport Scotland at the junction of the A83. Cllr Freeman informed the Community Council that information he had received from council officers was that the signs would be erected at Whistlefield, at Glen Mallan and on the A814 at Arrochar adjacent to the junction with the A83. Design of the signs should not be a problem as there are plenty to view at the junction of the A82 and the B832.
- The fund for Regeneration Money is still being looked at and more information will be forthcoming via Councillor Freeman.

The CC expressed their disappointment that none of these issues were going forward to resolution.

### **Item 11 – Transport Scotland**

The CC received the following update that a CCTV survey of the drainage issues at the Tarbet Hotel is planned for 31 May and that work will continue on drainage and pitching on the A82 between Tarbet and Inveruglus.

The CC noted that the culverts and drainage pipes between Arrochar and Tarbet have been marked for repair work pending their condition with some noted as having collapsing walls leading to the collapse of the drains.

Information has been received by the CC as to work due to be carried out to the ditch at Guithus Cottage, entrance to Coileissan.

Further the CC noted the following issues:

- The condition of the road at the junction of the A82 and A83 is in an appalling state. The surface layer of the road has been eroded to leave large, deep holes which a layer of tarmac has been placed as a temporary repair but this neither flattened nor sufficient enough to repair this section and has been partially torn away again. The surface is dangerous as cars trying to avoid the holes use the northbound lane which

will lead to a collision soon. White lining indication the junction is now not visible at all.

- No road sweeping has taken place on the A82 from the junction with the A83 to the end of the village past the school, resulting in a substantial build-up of debris along the kerbs and blocked drains. This is not the first time this issue has been raised and agreement was received that this cleaning would be completed but to date nothing has happened.

The CC requested via Councillor McIntyre, copies of meeting minutes which referred to any discussions involving the A82 and A83 in this area as there seem to be a lot of talking on proposed repairs but very little happening in reality.

### **Item 12 – Dunbritton Housing**

No formal update received. Local residents in Succoth are becoming concerned that the statement of 'work beginning on site in the next month or so' as reported in previous minutes mean that the building work on the houses will begin before the upgrade of the road. This is in contravention of the promise the road would be completed before any work on the housing site would begin. If the housing is now due to begin in August as has been suggested, the road must surely be completed by now. As nothing has happened in the area, the CC will review the submitted documents on the project to ensure that pressure is kept on the project to keep its promise and upgrade the road first before any work on site. Local residents felt they had been treated as fools given that the new culvert at the edge of the proposed housing site was substantially upgraded by the A&BC and supplemented with funds from Dunbritton. This has been seen locally as Dunbritton breaking their word on completing the road first as they have already begun the process of preparing the building site in advance of any work on the road.

The CC have been informed that it will be neither Transport Scotland nor A&BC who will upgrade the road but Dunbritton's own contractor TLS. It is hoped that both Transport Scotland and A&BC will take a close interest in the construction of the road as it will remain an adopted road by A&BC which leads onto the A83 controlled by Transport Scotland. Councillor Freeman agreed to review the conditions stipulated on the planning application.

Dunbritton have confirmed that as soon as onsite dates are confirmed they will hold a public consultation but at present there is no point in holding a meeting as they do not have any answers to offer. The CC was dismayed by this statement given that an onsite date of August to begin work has been quoted. If Dunbritton do not know the facts and figures around the build by now then how can the work begin? The CC agreed to review the planning application and subsequent papers on the project and watch future developments on this project very carefully indeed.

### **Item 13 – Development Trust**

There has been no change in the position of post holders with only the Treasurer's position being filled. A Trust meeting is being held on 31 May with a view to filling the vacant positions or, if these are not filled, taking a decision on the way forward. There are 14 positions covering office bearers and directors.

### **Item 14 – AOCB**

The CC extended its congratulations to Councillor Maurice Corry on his success during the recent MSP elections.

**Ardlui** – pricing for defibrillators to be placed in Ardlui are being sought prior to contacting James Fraser re funding.

**Battle of Jutland Commemoration** – Councillor Corry extended his thanks to the CC and the School for their participation in a very successful exhibition.

**Health and Social Care** services will be highlighted in a forthcoming flyer available from the doctor's surgery.

The **Economic Development Action Plan** will be discussed at a meeting on 31 May to which the CC has been invited.

An **Asset Management Seminar** is being held in the Hall on Saturday 21 May.

The CC received a brochure from the Gaelic University if anyone is interested in reading it please contact the CC.

A local resident who has concerns over the Pontoon Project has been invited, should they want to; attend the next CC meeting to discuss the issue in question.

#### **Date of Next Meeting**

The next Community Council Meeting will take place on 16 June 2016 at 1900  
in the Village Hall.