

Colintraive & Glendaruel Community Council

Venue: Colintraive Village Hall

Date: 3 April 2023 19.30 - 21.00

Present: Charles Dixon-Spain (Chair) (CDS)
Philip Potter (Vice Chair) (PP)
Cathleen Russell (Treasurer) (CR)
Paul Bulmer (PB)
Michael Russell (MR)
Martin Cook - Secretary (MC)

Apologies: None

Argyll & Bute Councillor: None in attendance

Community members: 9

Agenda	Discussion	Actions	Person Responsible
Welcome	CDS welcomed and opened the meeting.		
Apologies	None		
Declarations of Interest	None		
Minutes of previous meeting	Proposed MR Seconded CR		
Matters Arising	Clachan Defibrillator - CDS has spoken with David Mitchell regarding locating the defibrillator at the school. Due to a one year delay in this being possible, it was suggested that the BT Phone box could be used. David Mitchell to investigate if there is still a live mains supply to the box, although opinion from the committee and the floor suggested that it had been disconnected. If not, alternative locations at the church and school to be investigated.		CDS

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Police Update	<p><u>Community Council Debrief</u> Date of brief: 03/04/23 Location & Beat: ColGlen 50/51 Officer Reporting: Sgt Eddie McGunnigal</p> <p>No. of Incidents reported (since last meeting) 20 Incidents reported to police since 01 January 2023 7 x Road traffic matters 7 x Planned animal control shoots 2 x Silent 999 calls (all in order) 3 x Calls regarding possible offences 1 x Assist other services (ambulance)</p> <p>No. Of Crime Reports generated (since last meeting) Two</p> <p>Breakdown of Crime Reports 1 x Communications Act (minor threats) 1 x Criminal Justice & Licensing Scotland Act (abusive behaviour) Both crimes detected and persons reported to Procurator Fiscal</p> <p>Current Initiatives Community Speedwatch</p> <p>CDS informed that the police will attend the next meeting.</p>	<p>Leaflet to be posted on CC website and at village halls</p>	
Councillors Report	<p>No Councillor in attendance and no report received prior to meeting.</p> <p>CDS informed meeting that Cllr Gordon Blair will attend the next CC meeting.</p>		

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<p>Housing Consultation - Holiday Homes, both new build and change of existing use</p>	<p>The Community Council is a statutory consulted in the planning process. As such, it is notified of each planning application in its area and is entitled to make comments.</p> <p>Applications to build new properties for holiday let are made from time to time and, going forward, anyone wishing to change the use of their property from a permanent dwelling to holiday let will have to obtain a short-term let licence. These new regulations take full effect later this year and have been introduced because of the pressure on permanent accommodation in some parts of Scotland as a result of an increase in holiday lets and to raise standards in the sector.</p> <p>The Community Council is consulting about these issues so that it is clear, when making representations, that it understands and represents local opinion.</p> <p>Therefore, is the issue of holiday lets important or should the CC make no comment on the matter when faced with applications to build new properties for holiday let and take no position on applications for short-term letting no matter how many are made?</p> <p>CDS highlighted previous planning applications had not made it clear that the property was intended for short term letting and in one instances it was made by a developer from outside the area.</p> <p>Concerns expressed about the detrimental effect on services and affordable properties for locals. Houses for holiday lets can lead to an increase in land prices and a reduction in local populations. In certain areas of the UK some villages are almost completely devoid of permanent residents.</p> <p>MR - only response is object to all applications or object to each individual application on planning grounds.</p> <p>CR - Development Trust Area Housing Survey - CC to piggy back onto that to help determine level of short term let.</p> <p>Agreed CC should have a policy regarding responding to planning applications - PB suggested perhaps some form of scoring matrix.</p>	<p>MR to continue to discuss with A&BC regarding how process will work. CC to work up a policy and promote widely - website, Facebook etc.</p>	<p>MR</p>

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Planning Matters	<p>CDS outlined three planning applications;</p> <ol style="list-style-type: none">1. 22/02161/PP Erection of dwelling house, installation of sewage treatment tank and formation of vehicular access and parking. Land west of Auchenbreck House (Plot 1), Colintrave.2. 22/02164/PP Erection of dwelling house and two agricultural buildings (animal store/machinery store), installation of private treatment tank and formation of vehicular access. Land South West of Auchenbreck House (Plot 2), Colintrave <p>Concerns were raised regarding the intended use of the dwellings and the possibility of the intended use being as a short term let. As the CC are currently consulting with the community regarding how they would respond to such developments, it was agreed that further information would be required before a decision could be reached.</p> <p>3. 23/00441/FGS Woodland Creation. Auchencairn Forest, Glendaruel CDS has received correspondence from the applicant regarding the proposed deer fence. At present this is envisaged to be vehicular access only with no pedestrian access. Issues raised regarding right of access. Also similar access restrictions on a recent new forest planting raised from the floor and further details requested to be sent to CC.</p> <p>CDS confirmed that he had written to Argyll & Bute Planning, Jenni Minto MSP and Brendan O'Hara as agreed at the CC meeting on 13/3/23.</p> <p>CDS participated in an online training session for community councillors on Planning and Local Development Planning (LDP) hosted by Argyll & Bute Council. It was recommended that a nominated person be identified to deal with planning matters.</p>	<p>1,2 & 3 CDS to contact Steven Gove, Planning Officer, Argyll & Bute Council.</p> <p>Agreed that CDS would take on this role.</p>	<p>CDS</p> <p>CDS</p> <p>CDS</p>

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Community Council	<p>Financials</p> <p>Expenditure March/April.</p> <table border="0"> <tr> <td>CVH rent.</td> <td style="text-align: right;">£100</td> </tr> <tr> <td>Website hosting.</td> <td style="text-align: right;">£23.98</td> </tr> <tr> <td>Defibrillator pads (Colintraive).</td> <td style="text-align: right;">£134.63</td> </tr> <tr> <td>Grant - McKirdy Memorial.</td> <td style="text-align: right;">£223.20</td> </tr> </table> <p>Income March/April A&BC. £428.90</p> <p>Administration</p> <table border="0"> <tr> <td>Grant monies held by CGCC.</td> <td style="text-align: right;">£11424.17</td> </tr> <tr> <td>Newsletter.</td> <td style="text-align: right;">£1945</td> </tr> </table> <p>Balance in bank (at 3/4/23). £16287.33</p> <p>Correspondence</p> <p>Notification from A&BC Highways regarding a temporary weight limit (3 tonnes) and speed limit (10th) placed on Glendaruel Bridge, West Road, from 0001 hours on 01/4/23 until 2359 hours on 01/10/24.</p> <p>Funding Applications</p> <ol style="list-style-type: none"> 1. David Eaglesham for repairs to Colintraive Heritage Centre - £1000 2. Neil McKenna for art materials for summer term Art Workshops - £500 	CVH rent.	£100	Website hosting.	£23.98	Defibrillator pads (Colintraive).	£134.63	Grant - McKirdy Memorial.	£223.20	Grant monies held by CGCC.	£11424.17	Newsletter.	£1945	<p>1. Granted</p> <p>2. Granted</p>	<p>CR</p> <p>CR</p>
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Cost of Living Crisis	<p>CR confirmed that only a small number of payments left to complete.</p> <p>PB suggested that for future schemes such as this an acknowledgement of receipt email is sent to the applicant.</p> <p>Warm Hubs will run for another 4 weeks until the end of April.</p>		CR												
Development Trust Update	Nothing reported.														
Rally Update	<p>The weight and speed restrictions placed on Glendaruel Bridge, West Road are likely to have impact and the rally organisers are in discussions with A&BC regarding options.</p>		CDS												

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Cal Mac Update	MR informed the meeting that MV Loch Dunvegan has been removed from service and replaced with the vessel that operates the Tarbert - Portavadie service. It is hoped that the vessel will return to service at the end of the week.	MR to discuss with Cal Mac why MV Loch Dunvegan is out of action again.	MR
Milton Wood Update	CDS informed that no response from Bute Estates received to date.	CDS to pursue.	CDS
AOCB	MR has discussed lack of contact and attendance at Community Council by Councillor's with other Argyll & Bute Community Councils on Bute and Mull.	MR to discuss with CC's regarding a joint approach.	MR
Calendar of Meetings for 2023	1 May - Glendaruel 5 June - Colintrave inc. 2022/23 AGM 4 September - Glendaruel 2 October - Colintrave 6 November - Glendaruel	All meetings to start at 19.30.	MC