Community Council Meeting

Date: 9 April 2024 Location: Cove Burgh Hall, Small Hall @ 1930

1. Fire Alarms and Housekeeping
2. Present:

John Auld (Convenor) Susannah Conran, Nick Davies, Sheena Edwards (Treasurer), Derek Fowlis , Lynda MacKenzie, James McLean, Ali Mills (Vice-Convenor), Sheelagh O’Reilly (Secretary)

Councillor Mark Irvine (part meeting)

1. Apologies

Christine Murdoch, Sheena Lamont, Kenny Barlas

Cllr M. Corry, Cllr S. Patterson

1. Declaration of interest (financial and non-financial interests)

The following Declarations were made:

1. Derek Fowlis has a business link with Robert McIntyre (re Planning Appeal)
2. Sheelagh O’Reilly re School Road
3. James McLean re planning issues including Holiday pods, fish farm and planning appeal.
4. Linda MacKenzie re Fish Farm
5. John Auld re LDP2 (statement as given in previous meetings)

1. Police Report

There was no policy report at the meeting, but the CC noted that there have been, in the last month, incidents of sheep worrying locally.

1. Complaint from Stephen Lambie (Note this item will be chaired by N. Davies)

For the record Nick Davies (former Chair / Convenor) was asked to chair this item to ensure neutrality in the process.

The complaint was handled in line with the Cove and Kilcreggan Community Council complaints procedure (adopted December 2022). The details of the arrangements for the Secret Ballot are included in the Annex to the minutes below.

The complainant and the subject of the complaint had both been briefed in the week before the meeting as to the procedure that would be followed,

The process began with the Community Council agreeing unanimously that the complaint was not vexatious and that the review of the complaint should therefore proceed.

Three key issues were agreed to be the focus of the complaint as summarised in an email exchange between the Secretary and Mr. Lambie prior to the meeting:

1. That you object to the style of one CC members ( Mr. McLean) lobbying re your planning application;
2. That the focus of the complaint is on Mr. McLeans role at the Community Council in December 2023;
3. The perception that C&K CC did not follow its own Declaration of Interest Procedure.

***Presentation by Mr. Lambie (the formal complaint as received is given in the Annex.***

***Presentation by Mr. McLean given in the Annex***

Discussion points made by members of the CC:

* Community councillors are allowed to make private objections to a planning application but that this should be declared at the start of the meeting under Declarations of Interest.
* Note in addition to the summary of events by Mr. McLean that the CC discussed the issue of the Change of Use for this planning application at its August 2023 meeting and wrote to A&B Council around this issue given it was in the final days of the LDP and would affect the soon to be adopted LDP2 (land designated as Countryside in both plans).
* importance of impartiality and ability to represent the community as per the CC constitution.
* It was noted that the Our Community survey indicated that local people had a high regard for the environment.
* Members of the CC felt that they were able to make up their own minds on the basis of the material presented at the meeting and were not unduly influenced by any one individual.

***The CC voted as per the agreed process (see Annex) with the results as follows (7 votes cast):***

1. Mr. McLean lobbied members of the community to object to the application via social media ‘call to arms’. Vote: Yes – 3 / No 4
2. Mr. McLean unduly influenced the Community Council in Dec 2023 to oppose the planning application. Vote: Yes 1 / No 6
3. C&K CC failed to follow its own Declaration of Interest Procedure. Vote: Yes 0 / No 7

In relation to the question: Having considered the complaint, should C&K CC now withdraw its objection to this Planning Application the vote was: Yes 2 / No 5 with 1 abstention (8 votes cast)

**Reflections on the process:**

The complaint was received and difficult to deal with but the process was carried out efficiently and effectively. The Secretary will draft a short note regarding issues of impartiality and lessons from the process which may see (following discussions with A&B Council governance and the CC members) some modifications to our current Declaration of Interest documentation.

The acting chair for this item thanked both Mr. Lambie (complainant) and Mr. Mclean for their engagement with the process. An initial learning, and of relevance more broadly, is that if people are thinking of putting in a planning application then having a pre-discussion with the Community Council may enable early feedback and aid wider understanding of the application and its likely impacts on the area.

The Secretary will complete the requirements of the Complaints Procedure and inform the complainant of the outcome even though present at the meeting. The Complaints Procedure also documents the process for appeal if any party is not satisfied with the process and the outcome.

1. Minutes of the CC meeting held on 13th February 2024

* **Agreement of Minutes for signature: Agree and signed.**
* **Actions / items not included on the agenda:**
  + **Update on Community Council Election Process**
  + 6 candidates stood for election and as this was less than the number of vacancies (7) no poll will be held. From 2nd May at 10.00 the candidates will be declared as elected Community Councillors.
  + 3 formally co-opted members are elected (Kenneth Barlas, Sheena Lamont, Lynda MacKenzie).
  + 3 new members will joint the CC (Katherine Gostick, Ellen McVey and Anne Strachan)
  + Shortly after the 2nd May the Secretary will send out the C&K members pack.
  + The secretary has already requested that new members emails be used for the CC members group email and all have agreed.
  + Will update the website with the members list after the 2nd May.
  + **Benches and memorial plaques, status list – still to be finalized.**

1. Convenor

* We note the recent changes in the A&B Council administration.  We would like to record this change and thank Cllr  Corry for his diligent work locally as Councillor
* We note the beach clean on the 1st April and thank the volunteers who participated on the day, for those who worked on Barbour Road and to those who regularly pick up the rubbish on the beaches and verges.  The regular work by often ‘unseen’ people help to keep our local environment cleaner and it is well known that a ‘clean environment encourages effective use of bins (or taking rubbish home!).  Secretary requested to send out letter to key ‘unseen’ people.
* With that It should be noted that there has seems to be a rise in fly tipping locally and perhaps we all should be more suspicious and vigilant, and use the Facebook page to post pictures / dates / times which may help locate offenders!
* Deer also featured in our Facebook page and the Helensburgh advertiser.   I do feel we need to note that the information indicates that on average there seems to be one incident a week involving mostly Roe deer on the roads on the peninsula.  Over 45 Red deer cross the Mill/Ferry brae twice a day, concerning on the basis that 15yrs ago the issue was Roe deer with no Red on the peninsula.  Options for management e.g. road signs for deer crossings to be further investigated.
* We have held elections and 6 uncontested members (including three of the co-opted members) will join us on the 2nd of May, to which we will extend a warm welcome,
* We have also been notified at this point and Argyll & Bute are not looking at a CC joint forum although will have a meeting later in the year, and that may be reviewed.  We may consider a joint meeting with our neighbouring Community Councils regarding planning issues.
* No update on the Play Park – Secretary to check progress with A&B Council prior to the next meeting.

Meeting Dates

Community Council dates (see options in Annex) for 2024 / 25 to be agreed at the AGM on 13th June 2024. The Secretary will send out an email ‘poll’ to see if there is consensus prior to the AGM. Points raised including:

* A point raised by the Treasurer was that if monthly meetings were held we would double our hall fees payments thus leaving less money from our admin grant for payment of the website (current paid by OC) from November 2024.
* Additional burden of monthly meetings for Convenor / Secretary.
* Additional burden of monthly meetings on our elected Councillors.
* Will the issues raised just expand to meet the additional time?

1. Treasurer

* Report from Treasurer – account has £2161.92. But there are some outstanding commitments such as the purchase of a bench. Rental for CBH paid quarterly (£54.45) and payment for the Heritage leaflets. (£284) made.
* Awaiting payment from Glasgow University (National Resilience Centre) regarding the CHEP work. This will then enable the Secretary to be reimbursed for the agreed expenditure.
* March statement – will then enable the accounts to be reviewed and certified in time for the AGM on the 11th June.
* Note we need a volunteer to take over as Treasurer from the AGM (11th June 2024).

1. Update on Our Community Project

* Update from the OC team. Noted that the team has had a break and will start again on Thursday 18th as now starting Programme Year 3. Sub-groups have started work with some more advanced than others with a range of participants from the local community. There has been a lot of focus on Kilcreggan village and car parking – this needs to be resolved. Ideally the OC team should raise its eyes to the strategic plan for the village. No confirmed data for a community meeting. No end of year report – report on a regular basis to CEIS.
* No decision yet taken on noticeboards for the two villages.

1. Community and Household Emergency Planning update

* Final report and invoice for the grant from the National Centre for Resilience was circulated to the Community Council Members. This has provided a good initiation of the work and there is material (including a Peninsula map) which can be used for documentation of ‘flooding hot-spots’ that may require focused attention to reduce risks.
* The CHEP team have submitted an application to Argyll & Bute Communities Fund and a discussion with the team looking at the proposals was held on the 9th April. The fund is heavily oversubscribed. A key element of our application was work over the 18 months of the grant with Kilcreggan school (two semester – one Autumn 2024 and one Autumn 2025).
* A workplan for ongoing work, based on the proposal will be developed to enable documentation of key risks, liaison with business community for ‘business continuity’ planning and with the schools. Winter preparedness leafleting will take place in September.
* James McLean to seek a site visit with the A&B Council Drainage Inspector so that we can begin to map the hotspots (photos / GPS so can be mapped onto the CMS system). This to include issues of blocked ditches and, where possible, identification of responsible bodies / land-owners / householders. Note that the CHEP team have put up links on the CC website to A&B material provided to Tigh Dearg residents which is useful to understand what are known as ‘riparian’ responsibilities.

1. Ferry and Pier

* ND indicated no change regarding pier and ferry issues as no decision by the Scottish Government (Transport Scotland) on the replacement ferries.

1. Roads / Paths / Lighting / Drainage etc

Flooding / Drainage

* Discussion of the issues emerging from the ongoing work on Tigh Dearg and examples of flooding in other sites in Cove and Kilcreggan. **It was agreed that the Secretary would write to A&B Council, the local elected councillors with a copy to the MSP and A&B Council Chief Executive. Key topics include: i**ncreasing risks (old infrastructure, increased use, poor maintenance and climate change leading to more intense rainfall events), need for good communication with residents, with contractors and better cross -departmental working in A&B Council e.g. Flooding department and Roads department. Issue of upstream management of water and timeframes for repairs to be laid out. The CC is keen to learn from the Tigh Dearg work to ensure we are well prepared for any further work on other sites in the villages e.g. School Road, Donaldson Brae or emerging sites through Cove village.
* **Previously the elected councillors have indicated they would take forward the issues of clearing ditches to reduce flooding, repair of road, documentation of issues such as Barbour Road and effect on the road surface etc.**
* **There needs to be, with urgency, a strategic plan for the regular maintenance, clearing and repair of the drainage system in Cove and Kilcreggan.**  Agreed methods for maintenance need to be shared more widely so that contractors (private or council hired) are aware of best practices for long term viability of repairs (operations / maintenance regulations?). This would also apply to issues of hedgerow maintenance to ensure that contractors (private or hired by A&B Council) follow best practice in relation to the timing and form of hedge cutting on a public road.
* **James McLean to arrange (copy to the Secretary) a meeting with the relevant A&B Council staff for an inspection visit** to help identify ‘flooding hotspots’ and, if possible, clarity on the the responsibilities for ongoing maintenance.

Fly Tipping

* There have been 4 incidents recently. Taking place between 2 – 6 am and seems to bags of household rubbish. Police are involved. A&B Council came out hers after the last incident to clear it up. All incidents of Fly Tipping should be reported to A&B Council (Craig Callaghan @argyll-bute.gov.uk ) and to the Police.

Refuse Bins

* The bins at Cove Bay (and other sites) are now being emptied again. The land belongs to C&K Trust and issues regarding the design of the bins should be addressed to them.
* For Beach cleans Nick Davies agrees in advance with A&B Council the location for the deposit of the rubbish. It was then picked up the the next day, which was much appreciated.
* CC agreed to request large bins on Fort Road to aid recycling – including material from the beach and to aid a reduction in litter. Some members of the public indicated that bins caused litter but no evidence was presented on this point.

Kilcreggan Bus Shelter

This was to be taken up by Cllr Corry but he was not at the meeting. **Secretary to take up with Cllr Corry to see what progress / timeline may be in place for the repair of this important village asset.**

1. Licensing

No issues this month.

1. Community Council Planning Policy / Meeting with Planning

* It was agreed that it would be good to have a meeting with A&B Council planning department. The CC had previously agreed that this would, ideally, be with R&C CC as well as GCC as there are likely to be a number of common issues. Following the by-elections this would seem a good time to have a meeting with all new members. **J McLean to resend email to planning (copy to Secretary) to try to agree a date for this meeting.**
* No progress yet on website / planning content but now that LDP2 has been agreed (28th February 2024) and LDP3 engagement will commence shortly there is a need to move this forward.
* OC outcome is focused on a ‘master plan’ and the Local Place Plan. The CC requested an update on the work on this and were told it will be discussed on the 18th May following a short break by the OC management team.

1. Planning Applications (details of applications on A&B website)

* **Update on Fish Farm appeal**. JM indicated that the report from the Reporters is now with the Scottish Government ministers. There is no indication of when a decision is expected.
* **Unauthorised developments:** The CC agreed (Nick Davies / Lynda MacKenzie) that it would send a formal complaint to Argyll & Bute Council regarding two properties:
  + Auchengower – cutting down of trees and placement of ‘units’ on the area marked for refuse in the 2011 Planning Application.
  + Achnashellach application and breach (24/00047/ENOTH3) due to unauthorized ground works relating to 24/00135/PP.
* **No decisions yet regarding**:
  + Letter from A&B Council regarding development near Medical Centre Planning Application 19/02612/PP – from website (25/03/24) still awaiting decision.
  + Holiday Pods (Peaton). (Planning Application 23/01120/PP)
  + Appeal regarding Land west of Ruanda - 24/00002/REPLAY
* **Faslane - Proposal of Application Notice (PAN) for Single Living Accommodation (SLA).** The CC agreed it would not invite the team to present to the Community Council. James McLean indicated he would attend, in a personal capacity, the public meeting in Garelochhead.
* **Sustainable Urban Drainage Systems[[1]](#footnote-2) and tarmac driveways was raised in relation to Glen Duallt**. Not a mandatory requirement in A&B. No action to be taken but may be of interest to the OC Green Group?

1. Any Other Competent Business

**Issue of grass cutting in Cove and Kilcreggan.**  It was noted that the land from near Kilcreggan Pier to Auchengower on the shore side of the road (to the low water mark) is the property of the Cove and Kilcreggan Trust. They have arrangements in place with Argyll and Bute Council to cut the grass although a number of householders do cut the grass outside their properties.

1. Date of Next Agreed Meeting **TUESDAY** 11th June 2024 which will be proceeded by the AGM starting at 1930

Annex: Options for Cove and Kilcreggan Community Council Meeting dates for 2024/25

**Options for meeting dates for 2024 / 25 – to be agreed at the AGM on 13th June 2024**

**Four options presented:**

1. Our current practice of holding meetings on the 2nd Tuesday of every second month for the even numbered months;
2. Holding meetings every month with Option 2a seeing no meeting in January and July i.e. 10 meetings per year
3. As option 1 but on the odd numbered assuming that we can change the dates with CBH and that looks feasible.

**Points to consider:**

1. That the meetings have been held on the second Tuesday of the month (either monthly or bi-monthly) for a long period.
2. That the meetings are held in such a way that the Elected Councillors can attend not only our meetings but those of other CCs such as Rhu and Shandon, Luss and Arden, Rosneath and Clynder, Garlochhead and Arrochar, Tarbet and Ardlui
3. We cannot have the AGM before end of May to ensure our accounts are in order and the AGM can agree them. This enables A&B Council to then pay our administrative grant.
4. A request that we try to avoid school holidays.
5. That it is well established that the C&K CC is held the second Tuesday of every second month. Additional meetings could be held in between these times - virtually or in-person if an urgent matter has to be resolved.
6. The need to ensure that CBH has our bookings well in advance for the use of the Small Hall.
7. We have bookings through to end of 2024 already in place. Availability for other options is being checked.
8. Having meetings monthly or 10 months a year will increase our hall rental charges and therefore reduce any funding for other things that the CC currently funds.

**Below are the options with dates through to the AGM in 2025.**

| **Option 1 – every second month on second Tuesday of the month (even months)** | | **Option 2 – every month on second Tuesday of the month**  **Option 2a would remove the January and July meetings so only 10 meeting per year.** | | **Option 3 – every second month on second Tuesday of the month (odd months)** | |
| --- | --- | --- | --- | --- | --- |
| Date | **Comments** | **Date** | **Comments** | **Date** | **Comments** |
| **2024** | | | | | |
| **11 June 2024** |  |  |  | **11 June 2024** |  |
| **11 June 2024**  **AGM** | **Needs to be held annually. Focus on election of officers and agreement of accounts and dates for CC meetings.** | **11 June 2024**  **AGM** | **Needs to be held annually. Focus on election of officers and agreement of accounts and dates for CC meetings.** | **11 June 2024**  **AGM** | **Needs to be held annually. Focus on election of officers and agreement of accounts and dates for CC meetings.** |
|  |  | **9 July** | In School Holidays |  |  |
| **13 August 2024** | In School Holidays | **13 August 2024** | In School Holidays |  |  |
|  |  | **9 September 2024** |  | **9 September 2024** |  |
| **8th October 2024** | In School Holidays | **8th October 2024** | In School Holidays |  |  |
|  |  | **11 November 2024** |  | **11 November 2024** |  |
| **10th December 2024** |  | **10th December 2024** |  |  |  |
| **2025** | | | | | |
|  |  | **14 January 2025** | **Remove if Option 2a taken forward** | **14 January 2025** | **? keep this as January?** |
| **11th February 2025** | In School Holidays | **11th February 2025** | In School Holidays |  |  |
|  |  | **11th March 2025** |  | **11th March 2025** |  |
| **8 April 2025** | In School Holidays | **8 April 2025** | In School Holidays |  |  |
|  |  | **13 May 2025** |  | **13 May 2025** |  |
| **10 June 2025** |  | **10 June 2025** |  | **10 June 2025** |  |
| **10 June 2025 AGM** | **Needs to be held annually. Focus on election of officers and agreement of accounts and dates for CC meetings.** | **10 June 2025 AGM** | **Needs to be held annually. Focus on election of officers and agreement of accounts and dates for CC meetings.** | **10 June 2025 AGM**  **(kept to the June as we have the accounts ready and need to agree to receive admin funding)** | **Needs to be held annually. Focus on election of officers and agreement of accounts and dates for CC meetings.** |

Annex re Complaint from Mr. Lambie

1. **Formal Complaint as received.**

FORMAL COMPLAINT TO ARGYLL & BUTE COUNCIL

& HELENSBURGH PLANNING DEPARTMENT

9/2/2024

I’am the applicant for the Planning Application 23/01120/PP and I’am concerned that Mr James McLean of The Cove and Kilcreggan Community Council has acted outside appropriate council policy’s and guidance relating to my planning application 23/01120/PP and ask that this be fully investigated and a full review of this application and any decisions based on submissions he has influenced, if found in breach.

Firstly, he submitted 2 personal objections dated 4/8/23 and 13/9/23 which we understand is not allowed due to his position on the Community Council.

Secondly, in various community groups he is involved in, he sent what can only be described as a ‘whatsapp call to arms’ asking them to engage with the community council regarding the matter and that he himself had already engaged with the planning department on this.

The message read :-

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“Hi Ive mentioned this application to many of you in the past.

Ref – link.

This is for the erection of 2 holiday pods on land designated in LPD2 as countryside and outside of recognised settlement zones.

The application is requesting a change of use of the land on the shore side of Shore Road opposite Peaton Woods, from the countyside to development land. It will set a precedent for the future.

As you may know the Our Community survey had the environment as one of the most important issues for the village communities and the OC green group have identified the preservation of the land in a natural state on the shoreward strip to be important.

I have asked the CC to consider putting in an objection and it is on the agenda for Tuesday 12th”

Council Guidance in governance states it’s the duty of a community councillor to fairly represent all of the community, this must be looked at amongst other issues / planning applications. Was correct declaration of interest protocol followed by James McLean with his personal objections, then prompting many others to approach the CC to declare their concerns, and then although declaring an interest he then lead a discussion on the matter and proposed a Community Council objection to planning. Given that the community as a whole was not involved in the discussion (only prompted to show a large interest) the resulting decision was neither balanced, fair or representative of the whole community. All the facts were not represented nor challenged and we as the applicant or the owner were not offered to put our side across.

We ask that as a matter of urgency this matter is investigated as a possible breach of governance by creating a fabricated public opinion of his own views by private messages and not a true reflection of the general community as he is supposed to do. This falsey added weight to a community council planning decision to which only a handful of people had previously shown interest in and formally commented. This makes a mockery of both the planning process and the Community Council’s otherwise good name. This is clearly adding bias of his personal views.

Council guidance states that Councillors, when registering interest in a matter, should take into consideration how their taking part in the determination process would be viewed by the community and how it reflects on the reputation of the community council.

It can only be concluded that the required standard for a member of the community council have not been met and he has purposely misled the community, eliminated fairness in the planning process and potentially cost myself a great deal of expense in the professional fees to prepare the application and the planning fees to the council, should this application be refused.

Can you please make sure that the objection in question from the CC is removed from the records of my planning application and not used in its determination as it is not representative of the community. The CC objection should also be omitted in the recent nearby application ref:- **22/00678/PPP** as this was also subject to the same manipulation and probably many more we are unaware of. This application has since been refused but should there be any appeal submitted this matter must be raised with the Appeal Members / Electives Assessing an Appeal.

The Democratic Process set out must be duly followed, and do so in the future to avoid this kind of manipulation of power.

Many thanks

Stephen Lambie

1. **Procedure to be adopted on 9th April for the secret ballot**

C&K CC are required to consider the complaint submitted by Mr Lambie. The complaint concerns the decision by C&K CC to oppose a planning application for ‘camping pods’ in the land to seaward of Shore Road opposite Peaton Glen.

Firstly we need to decide whether this complaint is ‘vexatious’ (i.e. raised just to cause annoyance).

Assuming it isn’t vexatious we need to consider whether the Scheme for the Establishment of CCs, the Constitution or Standing Orders have been breached.

The complaint can be distilled to 3 issues which we need to consider and decide whether or not they are valid. Individual Community Councillors are requested to vote on each issue by deleting either YES or NO against the 3 individual issues:

1. Mr McLean lobbied members of the community to object to the application via social media ’ call to arms’. ***(YES / NO)***
2. Mr McLean unduly influenced the Community Council in Dec 2023 to oppose the planning application ***(YES / NO)***
3. C&K CC failed to follow its own Declaration of Interest Procedure ***(YES – NO)***

In the event of a majority YES vote the C&K CC complaints procedure requires us to decide, (in respect of issues 1 & 2), what action we then take (please tick):

1. Censure Mr McLean.
2. Issue a formal warning to Mr McLean.
3. Suspend Mr McLean
4. Above Sanctions insuffient, refer Mr McLean to A&B Conduct Review Panel

Having considered the complaint, should C&K CC now withdraw its objection to this Planning Application? ***(YES / NO)***

Mr Lambies Statement (typed from hand written which is on file)

Thank you.

* The reason or my complaint is simple, I believe Mr. McLean’s conduct has fallen well short of that expected of a community councillor.
* Far from representing the community, Mr. McLean’s actions have shown to be self serving, in pursuit of some personal agenda.
* The planning process has its rules & Procedures, which I am happy to adhere tom it is not for an individual, certainly not a community councillor to try and manipulate the process through false representations.
* There are 10 objections to our planning application, 9 complaints as Mr McLean submitted his twice. 9 complaints from a population of over 1200.
* Initially I could not understand why all the complainants, who should know the area, refer to this mythical site full of biodiversity and ancient woodland. Argyll & Butes conservation officer states, the proposed development site is mostly bracken with some seedling trees. It is not within any designation either.
* It wasn’t until Mr. Mcleans actions of actively encouraging people to object were made aware to me, that things started to make sense.
* People are entitled to their opinion, but when these are misguided, and factually incorrect it corrupts the whole process, and when it is shown that one individual is the driving force behind this, then surely this is unacceptable and cannot be tolerated. Small communities need visitors, they help the local economy, which in turn helps residents.
* Ive’ experienced first hand what can happen when the local economy suffers, in the space of few short years in Arrochar and Target, we lost 3 shops, 2 post office & 2 café’s, ultimately it’s the local residents that lose out.
* There are enough people here that can remember when common sense was actually a thing to be considered, this application if successful can only help the area, it takes nothing away from what’s already there to be enjoyed.
* I hope that the community council will seriously consider supporting our planning application. Thank you.

Mr. McLeans Statement

**Summary of events leading to complaint being submitted regarding holiday pods at Peaton.**

The background to the holiday pods application starts with the application for a dwelling opposite the house known as Ruanda, which is adjacent to the holiday pods site on the shoreward side of Shore Road opposite Peaton Woods. The following is a chronological list of events leading to the complaint by Mr Lambie regarding the holiday pods. In that complaint he conflates the two applications even though he is the applicant for one.

Ruanda

* I first became involved with the planning application opposite Ruanda after talking to the owner about the difficulties he was having getting help from local representatives.
* I suggested he approach the Community Council for support and get others who he had spoken to, to do the same. I also brought the application to the notice of people who were concerned about the shoreward lands, following the “Our Community” public consultation.
* The Community Council considered the appeal from the community for help and agreed to submit an objection to the scheme.
* Following this the applicant made a complaint to A&B about me, accusing me of drumming up objectors, bias and lying.
* The result of the A&B Review Panel’s considerations was that there was no case to answer.
* The application Has been rejected and is now subject to an appeal.

Holiday Pods

* The application by Mr Lambie for holiday pods opposite the entrance to Peaton Woods followed. This requires a change of use from countryside to development land. Both LDP (Local Development Plan) and LDP2 categorise this land as countryside.
* In conversation with various members of the community it was clear that this was of concern to them. In “Our Community” consultation survey, 76% of people rated protection of the environment as the most important issue.
* I brought the application to the notice of a dozen people who I knew had concerns following the Ruanda application, in an e mail (not in a WhatsApp message as cited), stating I would raise it at the next Community Council meeting.
* The secretary asked for information about the number and location of people who were voicing concern and asking the Community Council to respond.
* At that time, the list was sixty strong and the matter was discussed at our meeting on 12th December 2023. Those discussions were led by the secretary and not by me,
* During the discussion Maurice Corrie reminded us that, as community councillors, we needed to take responsibility and get on and make a decision.
* A vote was taken which unanimously found in favour of submitting an objection, save for abstentions from the Convenor and Secretary.
* The Secretary subsequently submitted an objection to the application.

General

* I would like to remind the meeting that the Local Development Plan is prepared following consultation with the community and defines areas where development is permitted and areas where it is not. In this case the application relates to land where it is not.
* If the applicant had a special reason to want to change this then perhaps, they should have consulted the community through the Community Council.
* Consultation regarding LDP3 is about to commence, where changes to the current plan can be explored.

James McLean

08/04/2024

1. See for instance material from the British Geological Survey: <https://www.bgs.ac.uk/geology-projects/suds/> [↑](#footnote-ref-2)