Community Council Meeting

Date: 11th February 2025 Location: Cove Burgh Hall, Small Hall @ 1930

1. Fire Alarms and Housekeeping
2. Present

John Auld (Convenor), Kenny Barlas, Susannah Conran, Nick Davies, Sheena Edwards, Derek Fowlis, Kathy Gostick, Sheena Lamont, Lynda MacKenzie, James McLean, Ali Mills, Ellen McVey, Sheelagh O’Reilly (Secretary), Anne Strachan (Treasurer).

Cllr Maurice Corry

24 members of the public / press signed in as present.

1. Apologies

Christine Murdoch (Vice-Convenor),

Cllr Mark Irvine

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

* See below for the matrix of interest in relation to Our Community.
* John Auld regarding land on Argyll Road which is identified in LDP2. Also he has grazing interests in the land under the Planning Application in Ardpeaton to be discussed under item 15..
* Derek Fowlis re Tourist Tax Levy

1. Police Report

* No police present but an email report provided as follows:

I’m please to say that Kilcreggan and Cove remain relatively free from serious crime. I am aware like every area speeding remains a concern for you and the community.

We do not have a large a number of officers at our disposal but rest assured a priority for local policing is to target speeding and to improve driver behaviour within our community.

The update from the [Helensburgh and Lomond Community Planning Partnership] Planning meeting today on Road Safety provides a further local context for you.

**Road Safety**

Speeding and driving complaints remain prevalent within Helensburgh and Lomond. Areas such as Cardross Road from the County Hotel to Mamis Eskin Wynd remain a concern for community members. Other areas such as West Montrose Street have also been highlighted locally.

We continue to support community concerns in this area through direct action, prevention and intervention work. Proactive speed checks have been carried out across the area and between 01/11/2022 and the week commencing 20/01/2025, 39 drivers have been issued with fines or reported with speeding offences. In the same period our national festive drink driving campaign was running which resulted in eight drivers being stopped who were found to be unfit to drive.

We are also aware that the removal of the average speed camera on the A82 has resulted in a few queries to our elected members. I have spoken with the Safety Camera Unit who confirmed that since the installation they have been inundated with complaints relating to HGVs slowing traffic on the road. They have confirmed that they will resume enforcing via their mobile vans along this stretch of the A82. They are also hopeful that these cameras will be re-introduced in the summer as a result in the increase in seasonal traffic.

Our Preventions Team continue to be proactive on our social media streams and are planning a number of road safety road shows in the coming months which were well received in 2024.

As always, I remain available to be contacted and happy to address any local concerns or issues raised.

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| --- | --- |
| A blue and white logo  AI-generated content may be incorrect. | **Bart Simonis** | L 0591  Area Police Inspector  **Helensburgh |Cowal |Lomond|Isles of Bute**  Helensburgh Police Office  ISSI: 6404623  Int: 7683650  Ext: 01436 633623  Phone: 07967461233  Web:  [http://www.scotland.police.uk](https://emea01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.scotland.police.uk%2F&data=05%7C02%7C%7C7f40ae6500db478b682b08dd4aafa0b1%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638748840383625561%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=lid%2B%2BfklzOAO99Z89GTTMeyiJhcFSzzWb0BaN5YH8Cw%3D&reserved=0) |

**A&B Approach to 20 mph speed limits in Scotland.** C&K Community Council have received an email from Cllr John Armour as follows:

* In December 2023, the Scottish Government, via Transport Scotland, advised that they are pursuing the 20mph speed limit project.   The Scottish Government’s timeline for the implementation of 20mph limits is to complete the roll-out by 2025 and it is officer’s view that this is an ambitious target.
* A report was presented to the Council’s Environment, Development and Infrastructure Committee on 19th December 2024, and a link to the meeting and report is below for your interest.
* I would note that no decision has been made regarding the implementation of any speed restrictions at this time.  Further work is required to be carried out to allow the Council to make an informed decision.  You will note in the report that was presented to the Committee, that additional funding for a Project Officer has been awarded to take forward a review of proposed speed limit plans across the network as well as a range of surveys.  The Council will of course engage with Community Councils and Elected Members at the appropriate time however please note that the Project Officer has not yet been appointed and the initial task will be to review existing information before engaging more widely.
* Agenda for Environment, Development and Infrastructure Committee on Thursday, 19 December 2024, 11:00 am - Argyll and Bute Council (Item 10)
* Regards,
* John
* Councillor John Armour , Ward 1: South Kintyre

Given the above C&K Community Council agreed to continue to monitor the situation regarding 20 mph speed limits and their applicability to the Cove and Kilcreggan area.

1. Minutes of the CC meeting held on 10 December 2024

* **Agreement of Minutes from 10 December 2024 for signature.** The minutes were agreed and signed.
* **Actions / items not included on the agenda:**
  + **Convening a land-owner / residents land management cooperation group under the auspices of the Community Council**. The secretary has had informal discussions with the C&K Trust (primarily about the management of land outsider the Secretaries house). Informal discussions to continue. It is noted that JM is a director of the C&K Trust and he raised an issue of Conflict of Interest. It is for the C&K Trust to manage its own CoI decisions not the Community Council and the Secretary has not discussed this issue with the C&K Trust but is trying to focus on, as with other foreshore landowners a cooperative approach to management of land for access, invasive species and general management. The **Community Council agreed that the Secretary can continue with discussions on this issue.**
  + **Benches and noticeboards:** Our Community has contacted the Community Council regarding some funding for noticeboards. It was agreed that the Bench Group (SL/SE/ND/JA/KB) should liaise on this matter including possible notice boards for both Cove and Kilcreggan villages.

1. Convenor
   * **Update on the Radio Telemetry Meter issues:**  Alisdair Reynolds updated on the status regarding his personal engagement with Scottish Power and a meter replacement. He has been in further contact with our MSP Jackie Baillie who will engage again with SP (there are not the only provider of these meters). Currently having had a smart meter installed this is only working in ‘dumb’ mode and monthly readings are submitted by telephone only as the website does not accept the readings. Also the website account does not show the correct electricity usage. However, given the likely problems that will ensue when the Long Wave signal is switched off in June the current recommendation is not to delay and get at least a ‘dumb’ smart meter installed so that heating and hot water systems can work. Press coverage of this issue is increasing and the Secretary has also raised at the Helensburgh and Lomond Community Planning Partnership to be taken to the next level. It is vital that the relevant services e.g. HSCP are aware of this and that carers and individuals with this system do not delay engaging on this change . Scottish Power have released some dates for booking meter change over in early March for this area and we await the outcome of this (Secretary has booked an appointment). The Community Council will continue to track this issue.

* **Tourist Tax Levy** : Argyll & Bute Council currently have a consultation for the Tourist Tax Levy (see <https://www.argyll-bute.gov.uk/my-community/recreation-and-leisure/argyll-and-bute-visitor-levy-your-voice-matters> ). At this stage the Community Council recommends residents participate in the consultation (reposted on the CC Facebook page). It is a complex issue and may have significant issues for smaller businesses depending on how the tax is levied as it could push businesses over the VAT threshold. It also does not appear to apply to motorhomes and wild camping! NOTE there is a meeting to be held in Helensburgh on this issue on 20th March between 4 and 7pm.
* **Report from the H&L Community Planning Partnership (11th February).** Short report from the meeting provided by the Secretary (full minutes will be circulated in due course). Key items were report from Live Argyll re Helensburgh Leisure Centre and issue of Business Continuity for A&B buildings / services; Raised issue of power cuts and Telecare and this will be taken up to the A&B Community Planning Partnership along with the issues of the Radio Telemetry switch off which could be an issue for many residents in A&B. Climate Change presentation (Andy MacPherson) re the A&B Strategy. The secretary indicated an interest in the provision of data in suitable formats for use by CCs. Have also asked that the Transport Scotland report includes an updated at the next meeting on the Ferry situation on the Kilcreggan – Gourock – Dunoon triangle. SPT indicated changes in the Kilcreggan Ferry / Rail concessions which could lead to increased fares. The Under 22 free bus card sees increased use of bus services and this was welcomed. The next meeting is 6th March.
* **Planning for website for 2025/26 onwards?** Postponed to the next meeting.
* **Playpark:** An update was provided following an onsite meeting between A&B Council and the local residents. The procurement is being bundled with a second site, and it is hoped this will be more attractive to suppliers. The funding runs through to March 2026.
* **Process for agreeing dates for future meetings that can be presented at the AGM (10th June 2025).** It was agreed that the Secretary would produce a table using three options (as is, move to odd months, and a 10-meeting schedule). The paper will include issues of additional costs / school holidays and the need for the AGM in June to approve accounts prior to requesting the annual administrative grant. To be circulated to CC members with clear ‘statement for action’ in the header.

1. Treasurer

* **Update from Treasurer**: Accounts to date circulated to CC members and added below.
* **Account Signatories:**  The Treasurer has flagged inconsistencies in the A&B Council / CC documentation regarding account signatories. Given the time taken to change signatories when office bearers change the Community Council has agreed the following:
  + **That we are content that the current signatories (AS, SE, ND) should be retained.**
  + **That at the June AGM the CC lays out a process to change our current constitution and ensure all documentation relating to account holders is aligned in time for the 2026 elections.**
* **Peaton Nature Reserve grant**: Cove and Kilcreggan have now given the £1000 to PNR for purchase of equipment etc. as per the grant. Rosneath and Clynder have agreed (5th February) to support the nature reserve which is just inside their formal boundary and indicated that it is well used including those who are recovering from operations and ill-health. Working groups continue to be the first Sunday of each month starting at 10.00.

1. Update on Our Community Project

* The public consultation period for the draft Local Place Plan remained open. Members of the Kilcreggan Village Alliance (KVA) and others from the community attended the CC meeting specifically to express their views on the draft LPP.
* A wide ranging discussion took place which lasted 1 hr 20 mins.
* Everyone was reminded that feedback on the draft LPP should be submitted to ‘Our Community’. All feedback will be considered by the Editing Team and representatives from the ‘Steering Group’ would audit the process
* At the end of the discussion the following motion was proposed:

***That C&K CC*** ***Endorse the current draft LPP noting that the window for community feedback remains open until the 5th March.***

The motion was passed unanimously.

1. Community and Household Emergency Planning update

* **Storm Eowyn and power cuts .** The longer-term power cuts seem to be related to the ‘growing trees’ on land managed by Tilhill and the way this then affected the power cables and ability of staff to repair in a major storm. The secretary is trying to get a further update from SPEN on the where and why so that any future storm could see more targeted support to residents. The CC wishes to thank the CBH for again opening up during the power outage.
* **Sandbags** / SFRS and update from A&B Council. Seem unable to arrange sand for the location in Cove Fire station and will explore other options so that we have a supply of sandbags ‘onsite’ in the even of an emergency.
* **Telecare and telephone analogue / digital switch over update**. Whilst this is not due to be completed until 2027 BT are already changing over people to Digital Voice. This raises concerns about Telecare systems and power outages. Current replacement phones etc. only have around 1 hr. battery but during Storm Eowyn residents in Kilcreggan were without power for more than 36 hrs. Other areas were more widely affected.
* **The secretary will discuss access to quality climate data, translated into terminology for residents and Community Council use as A&B Council develops and publishes its Climate Change Strategy**. A short presentation was made at the H&L Community Planning Partnership and access to data on sea level risk and key areas on the peninsula could be helpful.

1. Ferry and Pier (ND)

* No change from the position briefed in previous meetings regarding the future of Kilcreggan Pier or the Ferry.
* The Community Council recommends the use of the CalMac App for notifications of the state of ferry crossings. Very informative and free.

1. Roads / Paths / Lighting / Drainage etc

* **Tigh Dearg** – update including road closure / traffic light management Argyll Road Closure until this work is finished. No pedestrian access.
* **School Road** Cllr Corry indicated that the former head of Roads and Infrastructure has been replaced (currently Stephen Hall). Cllr Corry is in touch regarding the issues and will update later.
* **Drainage / ditches / gulleys / lights / pavements etc.:** There are a number of outstanding issues and Cllr Corry is happy to arrange for a site visit by Hugh O’Neill (A&B Council) so that the Community Council can prepare a list of ‘works’ for A&B Council. Issues and locations include the following but an email will be sent by the Secretary to CC members for additional sites):
  + **Drainage / gulley cleaning plan for regular maintenance including mapping of all sites at risk besides burns and ditches. There is a need to map the surface water drainage system to understand how it was designed to work and then establish a maintenance and repair schedule. It is apparent that ad hoc work done by some in good faith is not necessarily improving the situation. Where are the ‘hot spots’.**
  + **Issues include:** 
    - South Ailey Road (note Community Council have contacted HES regarding wall but no response from them and email resent but note a 20 day turnaround!).
    - North Ailey Road
    - Poor drainage / Flooding North of Cove Shops
    - Poor drainage/Flooding near Knockderry Hotel and debris on road
    - On bend near CBH (was recently cleared by Scottish Water but blocked again making pedestrian lives a lottery if wet)
    - Outfall pipes and blockages – including under B833 (will post on Facebook to get residents to check their outfall pipes to ensure Storm Eowyn has not blocked them with debris)
    - Pavements / camber and loose curbing / high curb stones
    - Overhanging tress / hedges and ability of A&B Council to enforce legal requirements regarding pavements etc. and ensure householders understand their responsibilities.
    - Grit bins – Fort Road / Knockderry road and ongoing maintenance. Have put link to the A&B website re replacements and top ups but there seems to be an issue of resourcing.
* **Drainage work behind the Linn Gardens.** This was not discussed in detail in the meeting, but the Secretary and a CC member are in touch with the local resident. Concerns of possible ‘ad-hoc’ drainage work behind the Linn Gardens may increase the run-off into a small burn and, also increase mud / debris into the burn and then into Cove Bay. Reported to SEPA and to A&B Council, but this is agricultural land, and it appears limited permissions are required to undertake this work. However this does provide an example where looking to establish ‘burn-side property networks’ could increase communication and ensure that those up / down burn are in regular communication around all forms of works affecting stream flow. Also recommended taking of photographs around stream flow and quality.
* **Kilcreggan Bus Shelter:** Cllr Corry following up with Stephen Hall.

1. Licensing

No issues.

1. Community Council Planning Policy

* Paper from JM redevelopers / incomplete sites to be submitted for discussion at the April 2025 meeting.
* The Community Council notes that it is aware that there are a number of potential changes in ownership linked to ongoing developments in the Cove and Kilcreggan area.  We are concerned that a lack of transparency may cause local householders a high level of worry around ongoing ownership of their property and the land on which their property is sited.

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

* **Update on Fish Farm appeal**. No decision yet been taken by the Scottish Government.
* **Auchengower** – and complaint made to Argyll & Bute. The Community Council noted that it has seen no application for retrospective planning permission for the 3 new caravans – 2 of which are occupied. The Secretary will write to A&B Council regarding this issue again.
* **Giants Burn and second wind farm scoping**. At this stage the CC agrees to remain neutral in relation to the outcome but active in relation to monitoring the process.
* **Road access to the building site on B833 ‘behind’ medical centre**. Relates to 19/0261/PP – granted planning permission (see letter circulated of 21st November 2024). Disappointing response from A&B Road and Infrastructure that they confused this site with the one nearer the turning to Portkil (800 metres away) despite being provided with the full Planning Reference. This site is now up for auction and the CC will continue to track issues of compliance with the planning consent.
* **Ardpeaton 24/01321/PPP:** Application for 5 houses. Currently 3 objections from residents on the A&B Planning site. The area is designated for settlement and it is unlikely this particular site (small) could become a ‘piecemeal’ site as surrounding land is countryside. Concerns from the Community Council (to be submitted to A&B Council by the Secretary) are:
  + Access to the individual properties to/from Barbour Road or a single access point?
  + For construction / removal of debris that the road through to Peaton hill be upgraded to have solid passing places to remove the risks of damage to verges, ditches / gulleys etc; This is a single track road without proper passing places and the increase in larger vehicles and numbers of traffic movements during construction are of concern. Barbour Road is also a Core Path and is used extensively by residents for walking / cycling.That drainage is carefully constructed to reduce risk of down-slope flooding either to the properties in /around Loch View and further downstream onto the B833.
  + Whilst not normally a direct issue for planning the Community Council wishes to recognize the need to build new properties to the highest standards in relation to energy to aid the implementation of Net Zero within Argyll & Bute. This would also include appropriate design standards for the houses themselves.
  + That the Community Council requests a presentation by the developer to the Community Council to discuss the issues raised above.
* **Fort Road**: Concerns were raised about the issue of sale of land etc. on Fort Road and the lack of attention to the original planning consent and upgrading of the road. Given the potential change of ownership of this site the Community Council agreed that the Secretary should write to Argyll & Bute Council again on this matter.

1. Any Other Competent Business

A short report from Cllr Maurice Corry on the following issues:

* regarding the ongoing preparation of the budget (and opposition budget) for Argyll & Bute Council. Encourage people to complete the budget survey on important services.
* Encouraged people to attend the presentations as part of the consultations by Argyll & Bute Council on the Tourist Levy. See <https://www.argyll-bute.gov.uk/my-community/recreation-and-leisure/argyll-and-bute-visitor-levy-your-voice-matters>
* Resolution of the streetlights issue in Kilcreggan. Sheena Lamont thanked Cllr Corry for the support to ensure speedy repair.
* Cllr Corry provided an update on the Helensburgh Leisure Centre as he is also on the board of Live Argyll. A big thank you for those people who helped in the clear up. The Car park is now partly operational with fitness suites etc moved to other sites. Payments have been suspended. Swimming pool was not damaged – mainly the Neptune suite due to water ingress after the roof damage. A&B Council is insured through Zurich. Loss adjusters / engineers on site and will need to finish their work before decisions on opening the swimming pool are made. The library should open next week and the intention is that, in due course, it will return to its normal location.

1. Date of Next Agreed Meeting 8th April 2025.

**C&K Community Council: Declaration of Interest in relation to trusteeship, directorship, membership of bodies** **that may have a bearing on Community Council agenda items**.

**11th February 2025**

|  | **Community Councillor Name** | **RPW-CDT Director** | **OC Steering Group** | **OC Management Group** | **OC Working Group (Name)** | **Cove and Kilcreggan Trust Director** | **CBH Director** | **Professional or business group** | **OTHER – name organisation** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 1 | John Auld |  |  | X | Business |  |  | NFU | KVA |
| 2 | Kenny Barlas |  |  |  |  |  |  | Taxi |  |
| 3 | Susannah Conran |  |  |  |  |  |  |  |  |
| 4 | Nick Davies |  | X |  |  |  |  |  |  |
| 5 | Sheena Edwards | X |  | X | Sports |  | X | Kilcreggan Medical Centre | Craigrownie Church  Girl Guides |
| 6 | Derek Fowlis |  |  |  | Business |  |  |  |  |
| 7 | Kathy Gostick |  |  |  | Green |  |  |  |  |
| 8 | Sheena Lamont |  |  |  |  |  |  |  |  |
| 9 | Lynda McKenzie |  |  |  |  |  |  |  |  |
| 10 | James McLean |  |  | X | X | X |  |  |  |
| 11 | Ali Mills |  |  | X | Arts |  |  |  |  |
| 12 | Christine Murdoch |  |  |  |  |  |  | Minister Craigrownie Church |  |
| 13 | Ellen McVey |  |  |  |  |  |  |  |  |
| 14 | Sheelagh O’Reilly |  |  |  | HET |  |  |  | C&K RNLI  KVA |
| 15 | Anne Strachan |  |  |  | Green |  |  |  |  |
| 16 | Vacant |  |  |  |  |  |  |  |  |

Report from Treasurer 11 February 2025

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Proposed approach for discussion of the Issues raised by the Business Group & Kilcreggan Village Alliance[[1]](#footnote-2)

NOTE THAT THIS WAS NOT DISCUSSED OR USED BY THE COMMUNITY COUNCIL DUE TO THE SUBMISSION OF THE EMAIL FROM CC MEMBERS PRIOR TO THE MEETING, BUT HAS BEEN INCLUDED FOR TRANSPARENCY.

To facilitate discussion of the issues raised by the KVA ( circulated on the 5 February 2025) and the response from OC (circulated on the 9 February 2025) and to enable a process that focuses on  **compromise, understanding and flexibility[[2]](#footnote-3)**  the following approach is proposed:

**Step 1: Agreement of Process**

The Community Council is content to follow the process outlined in this document. If yes then the following process is followed. If not then discussion on how to address the issues will be taken up in the meeting itself.

**Step 2: Presentations**

* **A 5 minute (timed) verbal presentation by a representative of the KVA**
* **A 5 minute (timed) verbal presentation by a representative of the OC project**

NOTE: This is not foreseen to be a major PowerPoint presentation as all members of the CC have received the documentation in advance but a focus of the key points, and ideally a process to handle the differences outlined in the submissions.

**Step 3: Discussion and questions**

The community council members to discuss the issues raised and direct relevant questions to the presenters. The Community Council can decide ***if it wishes to also enable questions from the public attending the meeting.***

**Step 4: Way forward / voting**

**Discussion of ‘way forward’ based on the following (not exhaustive) possible options:**

1. **A working group from CC / OC / KVA to revise the existing documentation to enable an agreed coherent Part 1 and Part 2.** This is unlikely to require addition of new material but a revision of the structure and therefore not require a wider stakeholder statutory consultation period. This will require a ‘base document’ to be available to the team to enable fast revision / re-ordering to continue to meet the OC timetable of submission of the LPP by w/c 17th March;
2. **The removal of the Kilcreggan Village ‘block’ (page 28 and 32 – 38) with a simple one pager (in Parts 1 and 2) indicating that work on the KV area in ongoing and will be submitted as a complementary (LPP – KV).** This could see a ‘combined plan’ map included as well as a pointer to the ongoing consultations on this issue so that submission would take place in May/June period (prior to the 30th June deadline). This would see **one plan in two parts** due to time constraints. The revision may require **additional statutory consultation if the current material was to change significantly rather than a statement in a different format. Advice could be sought on this from A&B Council.**
3. **The CC supports the submission of the LPP ‘as seen’.**
4. **The CC *does not support* the submission of the LPP ‘as seen’.**

**Voting Paper (for community council members only)**

|  |  |  |
| --- | --- | --- |
| **#** | **Option** | **Vote (please be clear and vote for one option only otherwise may be treated as ‘spoilt’ paper.** |
| **1** | **A working group from CC / OC / KVA to revise the existing documentation to enable an agreed coherent Part 1 and Part 2.** This is unlikely to require addition of new material but a revision of the structure and therefore not require a wider stakeholder statutory consultation period. This will require a ‘base document’ to be available to the team to enable fast revision / re-ordering to continue to meet the OC timetable of submission of the LPP by w/c 17th March; |  |
| **2** | **The removal of the Kilcreggan Village ‘block’ (page 28 and 32 – 38) with a simple one pager in Parts 1 and 2 indicating that work on the KV area in ongoing and will be submitted as a complementary (LPP – KV).** This could see a ‘combined plan’ map included as well as a pointer to the ongoing consultations on this issue so that submission would take place in May/June period (prior to the 30th June deadline). This would see **one plan in two parts** due to time constraints. The revision may require **additional statutory consultation if the current material was to change significantly rather than a statement in a different format. Advice could be sought on this from A&B Council.** |  |
| **3** | **The CC supports the submission of the LPP ‘as seen’.** |  |
| **4** | **The CC *does not support* the submission of the LPP ‘as seen’** |  |
|  | **Any additional comments?** |  |
|  |  |  |

1. Note this is an adaptation of the C&K Complaints Procedure. [↑](#footnote-ref-2)
2. As documented in the notes for the OC / CC / RPW-CDT meeting held on 16th January 2025 [↑](#footnote-ref-3)