

ARDENTINNY COMMUNITY COUNCIL MEETING

[www.ardentinnycc.co.uk](http://www.ardentinnycc.co.uk)

Minutes of the Ordinary meeting held on 5<sup>th</sup> December 2023 at Ardentinny Village Hall at  
7.30p.m.

**Present:** John Brint (Convener) Mark Rowthorn (Secretary), Keith Wood (Treasurer), Bill Tierney, Helen West, Danielle Markey and Brian Hillesdon.

Councillor William Sinclair

**Public:** Elsbeth Brint, Isobel Gray and Neil Robinson.

**1 Welcome and introductions**

JB thanked everyone for attending.

**2 Apologies**

Received from Eddie McGunnigal (Police), Nik Cox (FLS), David McDowall, Jeannie and Jim Urquhart, Jo and Geoff Carr, Douglas Menzies Dee Robinson and Jim and Margaret Robinson.

*Note: No Apologies received from other A&BC Councillors, National Parks and Ardentinny Outdoor Centre.*

**3 Declaration of Interest**

No declarations of interest declared.

**4 Matters arising not covered on the agenda**

No other matters identified.

**5 Minutes of last meeting (6 June 2023)**

Formally adopted.

Proposed: Bill Tierney

Seconded: Keith Wood

**6 Matters arising from minutes**

No matters arising.

## **7 Treasurers Report**

A detailed breakdown of the financial activity (for the period from 12th July 23 to 1st December 23) was presented by the treasurer, Keith Wood (KW). He stated that the following had taken place:

Lloyds bank opening balance £3314.23

Money Credited to account.

ART toilet contribution £1242.00

ABC Roads toilet contribution £315.00

Totalling £1557.00

Money Debited from the account

5 payments to Out Of Your Hands toilet cleaning £720

2 payments to village hall hire £40

2 payments to Hostworld web costs £52.80

1 payment travel costs for bike racks £44.80

1 payment for Remembrance Wreath £23.98

1 payment for village hall benches £200.00

Totalling £1081.58

Closing balance on 15 December £3789.65

KW also confirmed that the old bank account had finally been closed and that the council now only has one bank account.

## **8 Police Report**

JB read out the Police Report provided by Eddie McGunnigal in his absence.

Between 03/09/23 and 05/12/23 there has been 18 calls in the Ardentenny Council area.

12 calls notifying police of planned shoots.

2 dropped 999 calls (all in order).

1 call regarding bones found on beach (confirmed non-human).

1 call regarding a lost vehicle number plate due to poor weather.

1 call regarding damage to a parking meter at Ardentenny beach.

1 road traffic accident (no injuries, all in order).

1 crime report raised for a vandalization to a parking meter (still under investigation).

## **9 Forestry and Land Scotland Report**

In the absence of an FLS representative JB read out the report received from FLS:

Civils work for passing places and pot holes will start soon on the road past the Village Hall to the bridge, they are still waiting on an official start date. There will be short periods of disruption during the works, but they will maintain access for local residents. They will write to affected residents once dates are confirmed.

Work to install speed bumps will be carried out at a later date.

Toilets - Still looking into solutions for reinstating the water supply to the toilets on site.

There has been an extension of stay the night scheme until October 2024, this will continue through the winter, weekly checks will be carried out by staff.

FLS now have Christmas Trees for sale at Glenbranter in the run up to Christmas should anyone be looking for a tree can pop by Friday, Saturday or Sunday each weekend.

Work continuing at the Clunie Burn Coupe behind Stronvochlan until March 2024

JB then outlined further discussions that he had with Nik Cox and said that unfortunately, we don't currently have a timescale for a solution to repair or replace the toilet/water system at Ardentinny Beach. Nik Cox reported that FLS have sought a quote for a like for like replacement but has also requested quotes and plans for alternative solutions that would be more robust and future proof.

This is currently with FLS Buildings team who are liaising with the Contractor (Altec) to find a viable solution.

The majority of FLS visitor sites do not have facilities and in their absence FLS expect visitors to behave within the guidance of the SOAC which encourages people to bury their human waste in a shallow hole, cover with turf and to do so away from buildings. FLS have added info onto their webpages to make visitors aware that there are currently no toilet facilities at Ardentinny Beach.

JB confirmed that FLS have now removed the human excrement from around the toilets and had also confirmed to FLS that there are alternative public toilets available in Ardentinny (adjacent the Church). He requested that FLS inform visitors of this in the meantime.

JB reported that Nik Cox had confirmed that she is liaising with Robert Devine from the Bowling Club separately regarding the water supply.

## **10 National Park Report**

No report had been received from National Parks Authority.

## **11 Councillor's Report**

William Sinclair said that AB&C has had to carry out a huge amount of work as a result of the bad weather that we had on the 7<sup>th</sup> October 2023. Finances were already restricted but this compounded the problem. While AB&C carries insurance it still has a £528k excess to pay, however the works that have had to be undertaken to restore transport links and make landslips safe have taken the costs way past this. The cost of the bridge repairs on the A836 alone have been

huge. It is a major cost to install the temporary Bailey Bridge while the repair work is carried out to the existing bridge (this will then have to be removed after the repairs are completed). Then there are all the repairs that have had to be done to the road routes to Ardfern and Oban – putting in an emergency relief road. The damage that took place to many hillsides means that they are likely to be more vulnerable to further slippage in the event of future inclement weather.

Second homes are also a major issue and Argyll and Bute have declared a housing emergency. Argyll and Bute councillors have approved proposals to tackle the areas housing emergency by using the new Scottish Governments powers to increase council tax charges on second homes.

However, there is some good news – Argyll and Bute is one of the few areas in Scotland that will receive £20 million in levelling up funding from the UK government – while this is very welcome it is available only to deliver capital projects and not day to day council services so will not relieve the immediate pressures on financial restrictions.

Wider a field, the bid to Scottish Gov. for school campus funding has been successful and will receive 50% funding which has to be matched by an equal 50% locally. This will still have to be found but should bring very positive benefits locally.

## **12 Review of Ardentinny Residents Survey**

### **i) Road Safety**

JB explained that our existing request to the Roads and Infrastructure Team for improved traffic calming measures remains as logged in the system since September. We will approach them again, particularly in the light of the accident of Monday 4<sup>th</sup> December 2023 when a delivery van struck a wall at the entry to the south end of the village. Police did attend the scene, no injuries.

There was then some general discussion regarding the need for a 20mph speed restriction throughout the village. William Sinclair (WS) confirmed that Scottish Gov. will be making a decision on Thursday 7<sup>th</sup> December whether to replace the existing 30mph speed restriction with 20mph across the whole of Scotland. It is therefore best to await the outcome of this before deciding what other reductions need to be implemented in the village.

JB confirmed that repairs to the parapet wall at the Church Car Park bus stop have been answered by the Structures Team who unfortunately deem it a low priority and will probably not get to it until next financial year. While it was

recognised that previous repairs to the wall were carried out by the village community it was acknowledged that a number of people had complained that this work shouldn't be funded by the community as it was an AB&C responsibility. However, WS pointed out that as AB&C currently has severe financial constraints then getting this work funded by the community was, in his opinion, appropriate at this time.

**ii) Defibrillators**

JB briefed the meeting on progress to date. He explained that BHF have unfortunately turned down our first bid for funding a defibrillator at the beach toilets however we are now looking into Lottery funding for this instead.

**iii) Beach Appearance**

DM Thanked all who took part in the recent Beach clean-up, Dee Robinson for the teas/Coffees and the representative from the Coop Community Group who brought cakes and also took part in the clean-up. She confirmed that ACC are trying to get extra waste bins installed throughout the village (with extra collections) – especially at the bus terminal. WS kindly confirmed that he will also try to help getting more bins installed.

DM then went onto confirm that she wants to get Dog waste bins installed as well (with regular collections).

DM said she plans to carry out a clean-up on the walk towards the Whistlefield Inn but will just need the help on say one further volunteer for this.

**iv) Charge Point/Climate Change**

DM said that there is currently nothing further to report on this item at present.

**v) Community Council Web Site**

HW updated the meeting on progress currently being made on the Ardentinn Community Council web site, Facebook and Instagram.

Please have a look.

<https://www.instagram.com/ardentinnyc/>

<https://www.facebook.com/search/top?q=ardentinn%20community%20council>

!

There was discussion regarding access to emergency contact details in the event of an internet outage. HW suggested that the CC could possibly consider laminating a list of the emergency contact details and distributing hard copies for the community. The meeting agreed to consider this further.

**vi) Report on the Gourock Ferry**

BH explained to the meeting that the Dunoon/Gourock Ferry Action Group had been trying to get Cal Mac to replace the existing pedestrian ferry with a vehicle ferry but they had refused. As a consequence, the group had lobbied Dunoon Council to float a tender for a new vehicle ferry. The Ardentinny Community Council had sought the views of local residents to ask whether this would be something that they would like to see happen. While the response back had been small the consensus was that it would be a good thing and should be supported. As a result, the Ardentinny Community Council gave their support for a tender to be floated - we wait to hear the outcome.

**vii) Beinn Reithe Fish Farm appeal update**

MR read out a report from David MacDowall to the meeting:

The Loch Long Salmon farm planning appeal took place in Arrochar in late September. Three members of AFFtheClyde participated in the appeal as well as a group from Loch Linnhe where Loch Long Salmon have proposed a second semi-closed fish farm. News related to the appeal is available at [AFFtheClyde.org](http://AFFtheClyde.org) and via our social media accounts.

(MR also said that National Parks Authority had also submitted a summary, at the close of the hearing, listing all the reasons why the board had rejected the original submission. This made a very strong case for the appeal to be rejected.)

The DPEA Reporter will now consider the evidence and make his recommendations to Scottish Ministers, with a decision most likely in the new year (2024).

With regard to the Dawnfresh (MOWI) Ardentinny fish farm proposal, there appears to have been no movement on this.

**13 Local Place Plan**

JB explained to the meeting that the ACC have agreed to produce a Local Place Plan. He explained that a Local Place Plan is an expression of a community's aspirations and solutions which can influence the local planning policy. It sets out priorities for future development in an area, as well as helping communities to develop and deliver their own projects.

He said that there had been two previous plans (2008 & 2015) which had been constructed with the Community Council and the Ardentinny Community Trust working together, but the last one expired in 2020.

Councillor William Sinclair is keen for Communities and Development Trusts to get these updated to ensure that they are linked to the new National Planning framework 4 (NPF4).

NPF4 incorporates an updated Scottish Planning Policy that addresses spatial and thematic policies. This framework makes reference to a local place plan when making planning decisions. So, it is a way of allowing local communities to shape their area by presenting their desired wishes, which in the Community Council's case we have from our Residents Survey. Any planning decisions must take into account our wishes if we can get a new plan in place and registered. What we also need are inputs from the Ardentinny Community Trust, ART, Village Hall Association and other businesses and interested parties in the Ardentinny Community Council area.

The Community Council have already made a start using the Resident's survey to update the existing Action Plan.

Having a Local Place Plan would give the communities plans more of a legal status. When complete the Local Place Plan would be registered with the National Park Authority. Loch Lomond and the Trossachs National Park have identified an officer who will help us in this effort.

In summary the new Local Place Plan could under its incorporation into NPF4 provide the Ardentinny community with an opportunity to develop new ideas that could include land and building purchases in our area, and capture them in the document.

It will be important that the Ardentinny Community Council work closely with a development trust so that the development trust can 'front' future community developments. The Ardentinny Community Trust are registered as the Ardentinny Development Trust and have the necessary status for this task. Therefore, they are the obvious development trust to work with. The ACC will therefore seek to set up a meeting with the Community Trust to discuss this further.

The Community Council also plan to talk to the Village Hall Management Team, ART and other interested parties to see what they could bring to the Local Place Plan.

JB explained that it is planned to set up a Steering Group with CC, ACT, ART, Village Hall Management Team, Outdoor Centre and other interested clubs

MR explained that the ACC intend to use the existing Action Plans and Residents Survey as a basis for the new plan but unlike the Action Plans the Local Place Plan will be 'more evidence' based and also build proactively on the positive issues that people like about living in Ardentinny (both to retain and enhance characteristics) as well as improve on the issues that people dislike.

#### **14 A&BC Waste Collection**

JB confirmed that this has now been removed by A&BC so no further action is required.

**15 Updates.**

**Ardentinny Renewables Trust**

JB confirmed that Douglas Menzies said there was nothing further to report at this time.

**Ardentinny Hall Management Team**

Neil Robinson responded for the Ardentinnny Village Hall by saying that the Management Team were continuing to run numerous functions and he drew attention in particular to the 'Sing along' to be held at the Ardentinnny Hotel on 15<sup>th</sup> December with a free buffet and live music. They are also planning the Hogmanay celebration and are still looking for people to contribute raffle prizes. There is also the Ardentinnny 'Scone-off' in March. All details of events are listed in the Village Hall weekly news emails and can also be found on the ACC web site.

*Note: The Weekly News updates are available on the ACC website:*

[www.ardentinnycc.co.uk](http://www.ardentinnycc.co.uk)

**Ardentinny Community Trust**

JB read out the written report provided by the Walled Garden:

The garden is open on Wednesday and Thursday 11am until 2.30 throughout the winter months as normal, weather permitting, for volunteers.

The garden is also open at any time for Ardentinnny residents to visit. Please contact a trust member and they will go through the procedure with you and then you are free to access it at your own convenience

The garden will close for the festive period

15th December until 10th January.

**Ardentinny Conservation and Heritage Group.**

No report was provided.

**16 AOB**

**Emergency Base/Plan**

Discussion took place regarding the lack of mobile phone signal or internet access at the village hall as it also doubles as the base for the community Emergency Response Team and it is recognised that in the event of an emergency no one would be able to contact the team in the hall.

Neil Robinson explained that BT have said that they will not install a cable to the hall. The hall management team are considering various alternatives such as a



small 3G mast (the Whistlefield Inn are trialling this at present) or StarLink satellite internet. Both would incur higher monthly bills – 3G mast would cost £30/month and StarLink £700 to install and £80/month. The 3G options appears the most cost effective but it will depend on the outcome of the trial at the Whistlefield. If it proves successful there then the team will progress this option.

### **Highgate Hall**

JB informed the meeting of the funding opportunity for charities within the Ardentenny community as a result of the sale of Highgate Hall. Application forms are available until 26<sup>th</sup> January 2024 with completed applications due back by noon Friday 29<sup>th</sup> March 2024. Any non-charity organisation wishing to apply for funding is able to do this by using a Development Trust as a sponsor.

### **Radioactivity Report Coulport**

BH updated the meeting on RIFE 28

CEFAS (Centre for Environment, Fisheries and Aquaculture Science) released their RIFE 28 report (Radioactivity In Food and the Environment report nr 28) in November 2023. This report details the findings of the monitoring programmes of radioactivity in food and the environment carried out in 2022 throughout the UK. The Scottish sections, including Faslane and Coulport, were prepared by SEPA (Scottish Environmental Protection Agency).

The report is freely available on SEPA's website.

The parts that are relevant for Ardentenny – (Faslane and Coulport combined) are:

In 2022, gaseous tritium discharges (from Coulport) and liquid discharges (from Faslane) were broadly similar, in comparison to those releases in 2021

The 'total dose' from all pathways and sources of radiation was 0.007mSv in 2022, which was less than 1% of the dose limit and unchanged from 2021.

The representative person was adults consuming fish at high rates.

The most recent habits survey to determine the consumption and occupancy rates by members of the public was undertaken in 2016 [204]. A new habits survey is scheduled to be undertaken in 2024.

Discharges of liquid radioactive waste, into the Gare Loch from Faslane and the discharge of gaseous radioactive waste in the form of tritium to the atmosphere from Coulport, are made under Letters of Agreement (LoA) between SEPA and the MOD. The construction of a new radioactive waste treatment facility at Faslane continued during 2022 and the facility is in the commissioning phase. The expected in-service date is 2024.

For Coulport:  
Gases 6.9% of annual discharge limit

Liquids Coulport does not discharge radioactive liquids

Solids nil

For Holy Loch:  
A small programme of monitoring at Holy Loch continued during 2022 to determine the effects of past discharges from the US submarine support facilities which closed in 1992.

The external radiation dose to a person spending time on the loch shore was 0.006mSv in 2022, which was less than 1% of the dose limit for members of the public of 1mSv and slightly down from 0.007mSv in 2021 (Table 6.1).

In summary all results around HMNB Clyde are very low and no cause for concern.

For full details of the RIFE report see: [www.sepa.org.uk/search?q=rife](http://www.sepa.org.uk/search?q=rife)

## **17 Future Meetings**

JB confirmed the dates for future meetings as:

Tuesday 5 March 2024 – 7.30pm – Ordinary Meeting

Tuesday 11 June 2024 – AGM – 7.00pm followed by Ordinary Meeting – 7.30pm.