

KILMUN COMMUNITY COUNCIL

Community Meeting Minutes

Website: www.kilmuncc.co.uk

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Date: 11th November 2025

Time: 7:30pm

Location: Younger Hall Kilmun

Attendance

Present (committee):	Steve Abbott (Convenor) Katrina Said (Vice Convenor) Diane Nicholson	Janet Holm (Secretary) Lachlan MacQuarrie Mandy Grout
Present (Other):	Gordon Holm (Geology) Jean and Graham Thomson Anne Rogers Rose and Gary Wallace Colin Cumming Simon Whitehead	Councillor Gordon Blair Councillor William Sinclair David and Pauline Brewster Stephen Mitchell Colin Seeley Caroline Munro
Apologies:	Russell Humphries Nicola Stewart Councillor Shonny Paterson (LLTNP)	Peter Hunter-Douglas Mark Borland Julie McAlpine (Forestry and Land Scot)

1. Meeting Governance

The secretary asked the audience if there were any last-minute items to be added to the agenda.

- Question asked about the Septic tank at the bottom of Strone Brae. Update needed from Nicola Stewart re contact with SEPA.
- Question asked about moving the outdoor gym equipment at Strone Primary to Grahams Point. J Holm will ask ACHA if it is possible to move the equipment there.
- Signs for dog poo now that people are walking around the school.

The session was recorded to support provision of minutes. Recordings will be deleted after minutes have been agreed and published.

Steve Abbott said that KCC had received 2 resignations. Mark Borland and Peter Hunter Douglas. He thanked both for their contribution to KCC.

Steve has moved from Vice convenor to convenor and Katrina Said has volunteered to do vice convenor.

2. Declarations of Interest

No declarations of interest were made by the committee.

3. Minutes of Previous Meeting

Correction from last month. Graham Thomson pointed out that it wasn't the golf club who were looking at legal issues around the Dunselma Issue.
The minutes of Kilmun Community Council's meeting, held on the 14th of Oct 2025 were circulated and accepted and a true and accurate record of events.

Proposed:	Mandy Grout
Seconded	Diane Nicholson
Result:	Approved

4. Treasurer's Report

Balance Carried Forward	£2.858.35
Monthly Expenditure (Bank Charges)	0.7

General Fund Total	2630.75
Highgate Hall Trust fund for Shore Sweepers (Ring Fenced)	£99.40
Donation for defibrillator maintenance (Ring Fenced)	£137.50
Overall Total:	2857.65

5. Police Report			
From 14.10 until 7.11 – No recorded crimes			
Action:	None	Owner:	Katrina Said

6. Planning Applications	
2025/0187/HAE	Proposal erection of two storey extension and garage to side elevation Location Glenconner Blairmore Dunoon Approved

7. Community Matters			
7.1 – The Shore Sweepers / Graham's Point			
The plants are growing successfully in the sign tub at the end of the road. A big thank you to all the residents who tend tubs along the road for the community.			
7.2 – Shore Villages Flooding Issues			
Steve said that it would be useful over the next weeks to log any flooding issues that are seen in the area. Flooding in Midge Lane. JH will repost this to ABC as it is possible that the culvert along the road and the runoff tracks need cleaned. A residents said that water is flooding down Strone Brae from Westfield and above. Flooding issue also at Blairmore. We need to log issues so we can approach FLS and ABC to help identify problem areas. GH said that walkers could take photographs of the sediment traps further up in the forestry to show if they are needing cleaned.			
Action:	Recording and logging problem flooding areas	Owner:	The community
7.3 – Defibrillators / Training			
Councillor Sinclair and Blair said that it would be possible to mount a defibrillator on the wall at Strone Primary as electricity will still be connected to the school for security alarms etc. Steve asked Councillor Sinclair about defibrillators on Western Ferries. Steve has written to Gordon Ross with no response.			
Action:	Gordon Blair to advise SA of ABC contact person. Heartstart to organise the defibrillator on the wall at Strone Primary	Owner:	Steve Abbott/ Councillor Gordon Blair
Action:	Councillor Sinclair will contact Gordon Ross (Western Ferries)	Owner:	Councillor Sinclair
7.4 – Community Resilience			
Steve says that he now has a great committee working with him on this area. He says that the home component of the resilience plan is almost complete but working on the whole area plan will be more challenging He says that if we need to evacuate people for example, into the halls we need to have generators. To do this we need to raise money to set up a refuge area. He is hoping that we will have something ready for the end of the year to give out to people with advice on how to deal with potential situations			
Action:	Completing home resilience plan	Owner:	Resilience committee
7.5 – Bus service Changes			
This comes under the transport forum area. There is concern about the changes of the bus provision from West Coast Motors for local businesses, JH said that Ardentinnny and other areas like Hunter's Quay and The Holiday Park have also been affected and areas in Dunoon itself. Diane described the difficulties that Clachaig is also facing with lack of bus provision. Councillor Sinclair will raise this to the area committee which he says is a good time to raise these difficulties with the transport officers and West Coast Motors. Also, as there is a public question time at the area committee, this is a good time for community councils to raise questions on these difficulties. Diane Nicholson said that perhaps community councils should be consulted about changes to the bus timetables before they are ratified. Diane to attend Transport forum meeting on 24 th November.			
Action:	24 th November Cowal Transport Forum	Owner:	Diane Nicholson
Action:	Councillor Gordon Blair will email the chair of the Transport Forum as a matter of crisis.	Owner:	Councillor Gordon Blair

8. Discussion with Argyll & Bute Councillor(s) and National Park Representative

8.1 – Argyll & Bute Councillor(s) Update

A multi-agency meeting was organised with the owner of Dunselma and representatives from Argyll and Bute Council and Loch Lomond and Trossachs National Park.

The following report was given to Kilmun Community Council:

Following representations from Cllr Gordon Blair and local stakeholders, Roads officers were asked to provide advice on potential short-term measures to improve access along the private road serving the Golf Club. The golf club, the owner of Ardno, and residents have indicated a willingness to cooperate on remedial works, including contributing towards material and labour costs.

The road forms a private access serving a small number of properties and the golf club. It is not part of the public road network and, as such, maintenance responsibility rests with the owners. We visited the site last week to assess its condition and identify proportionate remedial options.

Findings

- * The private road extends for approximately 200 metres, with two particularly poor sections totalling around 70 metres, but is passable in its current condition
- * The surface is affected by a build-up of compacted debris, loose stone, and moss. This accumulation makes existing potholes appear deeper and traps surface water.
- * Effective repair would first require the existing debris to be scraped off back to the original road level using an excavator.
- * Based on current conditions, approximately 50 tonnes of road planings would be required to restore the surface.
- * For best results, planings would need to be laid in dry, warm weather and mechanically compacted using a road roller, rather than a vibrating plate.
- * Roadside ditches also require clearance to reduce ponding and improve drainage, and this step is critical to any remedial works lasting.

Next Steps / Recommendation

- * The road carries relatively low traffic volumes, serving only the adjacent properties and the golf club. Any remedial works should therefore be proportionate to its use and rural setting, focusing on reinstating safe and functional access rather than full reconstruction.
 - * Should local parties wish to proceed, the Council can supply road planings at £10 per tonne on a transactional basis.
 - * Works should be carried out by the property owners or their appointed contractor, with appropriate plant to ensure proper compaction.
 - * Officers can offer informal technical guidance, but ongoing maintenance responsibility remains with the owners.
 - * In the longer term, a modest programme of resurfacing should be considered.
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- Residents asked if there is a timescale for a programme of work.
 - A resident commented that if this situation continues there will not be a golf club in 6 months.
 - It was commented that it is the executives of the golf club and not the members who have a right of access on the road past Dunselma.
 - A comment was made that the building will still have listed status even although it does not currently have a roof.
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Tynshandon

When the building control officers visited the Dunselma Stables building they also looked at the Tynshandon. They deemed the building to be in a satisfactory condition. However, many residents who live near this building, passing pedestrians and traffic continue to be very concerned about debris falling from the roof and building. This situation continues to need to be carefully monitored.

Action:		Owner:	
Action:	The condition and safety of the Tynshandon building continues to be monitored.	Owner:	Local residents and users of the path and road passing the building.

8.2 – Loch Lomond & Trossachs National Park Update

National Park Plan

KCC received an email report from Shonny Paterson LLTNP representative Local Development Plan Evidence report.

This was discussed today at online board meeting, the board agreed to move it to its next stage subject to minor delegated edits, prior to submitting to the Scottish Government later in the year.

The first milestone in the preparation of a new Local Development Plan for the National Park, is the compilation of an Evidence Report. This is the gathering of a baseline of relevant policy strategy, data and information that is a new step in the process of preparing Local

Development Plans in Scotland. Introduced to seek and to reduce dispute and disagreement on the evidence base for a new plan, this also seeks to ensure a robust, collaborative evidence-led plan process.

Futures group,

I gave a talk and presentation on the 21/10/2025 on how climate change is affecting our communities from a local perspective, and what could be done in terms of resources that communities could engage with, other stake holders who gave talks are listed below.

Our changing climate | Heather Reid

Impact on communities | Councillor Shonny Paterson

Climate adaptation in the National Park | Simon Jones

Building Organisational Adaptation Capability | Dr Emma Yule

Climate Ready Regions | Ness Wright

Climate adaptation through a technology lens | Pete Swanton

You can view the content of the various speakers by following this link <https://we.tl/t-SOvlyfdO5p>

I will also be attending a Strategy in Action Day in Lochgoilhead 12/11/2025

I will also be doing a surgery down at a suitable venue, probably Younger Hall Kilmun on a Saturday morning I am looking at a provisional date of the 29th of November 10am - 12noon, I am starting do these events, because it is difficult for me to attend community council in the evenings, due to personal circumstances.

Councillor Sinclair had also attended the meeting and read out a comment from the plan about coastal flooding.

Action:	Email sent to Councillor Sinclair and Blair re flooding in Cowal	Owner:	Gordon Holm
Action:	Member of KCC committee to meet Councillor Shonny Paterson	Owner:	Steve Abbott
Action:	Laise with Councillor Paterson to book hall in Younger Hall?	Owner:	Shonny Paterson

8.3 – Forestry & Land Scotland (Submitted via email after the meeting)

An email update was received for Julie McAlpine of Forestry land Scotland

Action:	Report attached to minutes	Owner:	Janet holm
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8.4 – Blairmore Hall

Secretary of Blairmore Hall has resigned. Steve Abott plans to get in touch with the committee

Action:	Steve Abbott email to Blairmore Hall	Owner:	Steve Abbott
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8.4– Historic Kilmun

Historic Kimun had a visit from 25 visitors from the Hebridean Princess.

9. Current Issues

9.1 - Meteorological weather mast, Giant's Burn Wind Farm and Inverchaolain wind farm (scoping)

Some members of KCC attended a meeting Cowal Community Energy at the Queens Hall. Steve spoke about this briefly. William Siclair has written to the cabinet secretary about the objections that are not been added to the energy consents website. A question was asked if members of the public could still object if they wished, which they can. This application is still to Argyll and Bute Council and Loch Lomond and Trossachs planning departments

Action:	More clarification about issues around Cowal Community Energy	Owner:	Steve Abbott and others
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9.2 - SSE power lines Dunoon 132kV Overhead Line rebuild Project.

1.25

A local said that It would appear that Inverchapel is to be highly used for the construction of the pylons.

Question risen about how this construction is to be organised.

9.3 – Cowal Gourock Transport link update

No update at present

10. Any Other Competent Business

10.1 – Sepic tank

Question about septic tank.			
Action:	Contact SEPA for information	Owner:	Nicola Stewart
10.2 Outdoor Gym equipment at Strone Primary School			
Action:	Contact ACHA to see if the equipment could be moved to Grahams Point play area	Owner:	Janet Holm
10.2 – Openreach			
Steve says 6 residents have contacted him about problems getting broadband. He has had difficulty getting in touch with Openreach on their behalf.			
Action:	Councillors will raise this problem at the Area committee	Owner:	Councill Blair and Sinclair
10.3 – Signage on Stone Pier			
It has been printed out that there is no signage on the Strone Pier that it is to be used at your own risk			
Action:	This would be the duty of the harbour board to check if a pier is safe. Councillor Blair and Sinclair will make enquiries.	Owner:	Councillor Blair and Sinclair

Meeting Closure			
As there was no further business raised, the meeting was closed at 21.06			
Meetings held Second Tuesday each month alternating between Younger & Blairmore Halls.			
Kilmun Hall – January, March, May, July (Recess) September, November			
Blairmore Hall – February, April, June, August, October, December			
Next Meeting Date:	9 th December 2025	Next Meeting Location:	Blairmore Hall

CC update - Kilmun



	Request ID	Function	Activity key	Status	Reason for suspension	Forest blocks - Cowal	Destination - Cowal	Trail name - Cowal	Facility type	Operational type	Any additional info.	Impacts on Communities	Expected start date	Expected end date	Actual start date	Actual completion date
1	OPE00000479.24.25	Civil engineering	●	Active		Loch Eck				Road maintenance		none	20/08/24	01/10/24	21/08/24	
2	OPE00000741.25.26	Harvesting	●	Active		Loch Eck				Clearfell		Loch Eck Loop - Closed Monday to Friday Timber Haulage via Whitefield onto AB15	05/05/25	30/09/25	19/05/25	
3	OPE00000613.24.25	Estates	●	Pending		Cruach Benmore		Big tree	Promoted trail	Roadside chipping	Work being carried out is regen and scrub clearance and chipping along forest road corridor in preparation for SSEN Pylon work.	May be some delays to recreators but not significant	11/11/24	20/12/24		
4	OPE00000048.23.24	Harvesting	●	Pending	Contract condition	Loch Eck				Clearfell	Waiting on OHPL shutdown	Coupe above Loch Eck	01/07/22	31/03/24	03/01/24	
5	OPE00000050.23.24	Harvesting	●	Pending	Environmental constraints	Cruach Benmore				Clearfell	Under negotiation	Coupe adjacent to Scottish Water plant for Dunoon Water Supply Haulage via Benmore Gardens	11/02/23	31/03/24		
6	OPE00000357.23.24	Harvesting	●	Pending		Loch Eck				Clearfell	Start dependant on Environmental Constraints, may be delayed to September 24	Closure of Loch Eck Loop	01/05/24	30/11/24		
7	OPE00000771.25.26	Harvesting	●	Pending		Loch Eck				Clearfell		Haulage Along AB15 Inverroaden Trails/Road Closures	01/01/26	31/03/26		
8	OPE00000772.25.26	Harvesting	●	Pending		Loch Eck				Clearfell	Haulage Along AB15 Inverroaden Trails/Road Closures	Haulage Along AB15 Inverroaden Trails/Road Closures	01/01/26	31/03/26		
9	OPE00000834.25.26		●	Pending		Cruach Benmore				Survey		NA	10/08/25	30/09/25		