

KILMUN COMMUNITY COUNCIL

Community Meeting Agenda

Website: www.kilmuncc.co.uk		Facebook: Kilmun Community Council		Instagram: @kilmuncc	
Date:	9 th November 2025	Time:	7:30pm	Location:	Blairmore Village Hall

Attendance		
Present (committee):	Steve Abbott (Vice Convenor) Katrina Said Mandy Grout Diane Nicholson Lachlan Macquarie Nicola Stewart	
Present (Other):	Cllr William Sinclair Cllr Gordon Blair Rebecca Abbott Gordon Holm (Geology) Caroline Munro Lyndsay Greer Phillips David Bonnar Carmen Bonnar Eileen Dargot	Fiona Alexander Bruce Marshall Graham Thompson Jean Thompson Pauline Brewster Malcolm Bird Andy Roger Ann Roger Lorraine Daw
Apologies:	Mark Borland (Convenor) Janet Holm (Secretary) Russell Humphries (Treasurer) Peter Hunter-Douglas	Iain Shonny Paterson (LLTNP) Cllr Yvonne McNeilly Julie McAlpine (FLS)

1. Meeting Governance
The committee members introduced themselves and the convenor gave a brief overview of the purpose of the meeting for those who had not attended a community meeting before. The session was recorded to support provision of minutes. Recordings will be deleted after minutes have been agreed and published.

2. Declarations of Interest
No declarations of interest were made by the committee or attending audience members.

3. Minutes of Previous Meeting		
The minutes of Kilmun Community Council's meeting, held on the 9th of September 2025 were circulated and accepted and a true and accurate record of events.	Proposed:	Katrina Said
	Seconded	Nicci Stewart
	Result:	Carried

4. Treasurer's Report	
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Balance Carried Forward	£2,975.15
Monthly Expenditure (Bank Charges)	£00.35
Monthly Expenditure (Garden Charges)	£68.57 £47.88
General Fund	£2,246.75
Highgate Hall Trust fund for Shore Sweepers (Ring Fenced)	£99.40
Donation for defibrillator maintenance (Ring Fenced)	£137.50
Overall Total:	£2,858.35

5. Police Report

Katrina Said provided an update on the police report for 9th September to 14th October for the Kilmun Area records zero crimes again

Action:	None	Owner:	N/A
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6. Planning Applications

N/A	No Planning applications have been received.
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7. Community Matters

7.1 – The Shore Sweepers / Graham’s Point

J Holm has not yet emailed ACHA re the play area at Graham’s Point.

7.2 – Shore Villages Flooding Issues

Storm Amy caused flooding issues for many residents.

Mark Borland had severe flooding issues at the site of the “hole in the right of way path” which resulted in water flooding the road and going down Strone Brae. He has been in contact with the Forestry Commission, Jackie McAlpine and he received an email response from them stating that Forestry Scotland were waiting on information from A&B Council.

In response, Steve Abbott said that the only thing that could be done at this time is logging data, taking photographs and building a battery of evidence of what these storms are doing despite Forestry Scotland mitigation operations. Then this evidence can be presented to them to show that the mitigation efforts are not working. Mark Borland has taken quite a few video clips of the flooding in his area.

Caroline Munro said that a vulnerable person near her had water past her doors so fast that she couldn’t get out the house. Malcolm Bird in Blairmore reported that his garden was badly flooded again with a lot of sediment deposited. He said however that he was unable to take photographs of it

And he considers that, although FLS have done an immense amount of work on the burns/gulleys, from the amount of sediment that came down it was probably sediment traps that have been washed out.

Fiona Alexander and Bruce Marshall also reported severe flooding near them and thought that work was needed to unblock drains and culverts.

Councilor Sinclair and Blair said that they had received the emails about the flooding and that the gulley cleaning machine was on standby within our area here and it was just fully occupied.

The gully cleaning machine had been out the day before and there's a program of maintenance for things like gullies and lighting. They said however that it is also important that residents report these issues as they happen directly on The Argyll & Bute Council website/portal rather than waiting for a community council meeting. Argyll and Bute's portal allow you to go straight to report any issues and that then creates an audit trail of all these issues/incidents.

Each email is logged and that will statistically note and flag any localised issues linked with any specific community council. They advise reporting all the flooding issues on the ABC portal. It was also noted that if the word 'complaint' is used the matter will get elevated.

Action:	Residents report these issues as they happen directly on The Argyll & Bute Council website/portal	Owner:	The community
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7.3 – Defibrillators / Training

Steve Abbott said that for the first time in his Heartstart career, last Saturday he had to cancel the scheduled training at Kilmun Younger Hall because no one applied. This was rather disappointing. Currently, he is the only registered Goodsam Responder between The Cot House and Ardentinnny.

If we do get cut off and there's a significant medical emergency, he can only be in one place at one time? We need other people to come along and do a basic first aid course.

I do know that we've have local people who are medically trained. We need to record who these people are.

Steve said that he has a new defibrillator which still needs to be placed. He contacted SSEN to request putting it on the exterior wall of the substation opposite Strone PS, but he has not had a reply. Steve asked the ABC councilors if they could find out about the situation at Strone Primary as all that is needed is a source of electricity and a defibrillator was previously sited at the front door of the school

Action:	Check whether Strone Primary building can be used to mount a defibrillator	Owner:	Cllr William Sinclair
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7.4 – Community Resilience

7. Community Matters

Steve said that he has done considerable work on this including liaising with the Argyll and Bute Resilience Team & speaking to John Brint of Ardentinnny Community Council and other organisations and he hopes that KCC will soon be able to produce a workable plan.

Kilmun Younger Hall is designated as the Emergency Refuge Centre for this area currently, but if we lose grid power it is not feasible at present as it does not have a generator.

As the KCC area comprises of a series of ribbon of villages we need to have first responders located at regular interval points. In addition, there is a need to raise funds for generators, portable heating units, walkie-talkies, first aid kits, basic supplies etc. but KCC will need help with this as I am away all community councilors are very busy. Steve has a subcommittee (Kilmun Resilience Team) working on this.

Lyndsay Greer and Katrina Said have volunteered to help research the possibilities.

SSEN have said that KCC can apply for grants for next year.

Action:	Lyndsay Greer and Katrina Said have volunteered to hlp research the possibilities	Owner:	Lyndsay Greer and Katrina Said
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8. Discussion with Argyll & Bute Councillor(s) and National Park Representative(s)

8.1 – Argyll & Bute Councillor(s) Update

Blairmore Shore Road repairs.

Councillor William Sinclair reported that there is a structural design flaw in the actual sea wall at Blairmore Road and work has been on that side of the carriageway. However, severe weight may cause a structure or problem with this section of seawall at any point. We got our team out and they saw there was a design problem there. We are currently working with various departments to get drawings on how we can structure the repairs. I will follow up this issue with them and try to get up at a timescale as we just can't have traffic lights sitting there just for forever.

Malcolm Bird said that the traffic lights have been there for over 2 years now. He asked if we could have safety road markings between here and what is a blind summit. especially when the Waverley comes in. Double yellow lines from the lights here down to corner at the hill that would be good even if done on a temporary basis.

Dunselma.

Several residents who were present at the meeting expressed their frustration at the closure of the road to the Golf Club by the owner of Dunselma when ABC building control had condemned the "Stables building as it is structurally unsafe. A member of the golf club said that they had engaged their own legal team to regain road access and stated that as a business and a small club they were losing revenue.

Councillor Gordon Blair stated that ABC and LLTNP Building departments were both working together to find a way forward to this situation. However, Health and Safety concerns were priority overall. There is a meeting planned with a group of ABC and LLTNP officials and the owner of Dunselma to hopefully come to a mutually agreeable way forward. This is scheduled for some time in week beginning 20th October. Councillor Gordon Blair was clear that he does not want this meeting interrupted by protests etc. He also said that there are possible further options that could be pursued.

Graham Thompson mentioned an online petition on Facebook had over 100 signatories. The ABC councillors said that this also needed to be logged on ABC website, and it was suggested that it would be more effective if the individual signatures also logged in a complaint sent to Argyll and Bute Council.

Councillors Blair & Sinclair stated that they would provide KCC with an email confirming what was or was not agreed the meeting with the owner of Dunselma which KCC would in turn publish on their website and FB pages for the community to see.

Tyneshandon

Councillor Willaim Sinclair was asked for an update about the ABC structures team.

He then stated that they received this communication from Mr. Anderson the owner of Tyneshandon.

"We (Mr Anderson) will be on site this week.

In addition, we have employed a roofing expert to carry out repairs required and will provide ongoing roof maintenance weekly throughout the autumn.

We are hoping the planning application will be submitted this month in accordance with previous communications to the national park."

LLTP have not yet received any such planning application.

Several residents –have confirmed that Mr. Anderson and son have been on site this week but, yet, the scaffolding is insufficient for roof repairs. Numerous materials have been delivered to site.

Steve Abbott stated that neighbours were logging and photographing every attendance to build a data file of evidence. Again, like at Dunselma, there are health and safety issues and threat to life iespecially n stormy conditions.

Councillor Gordon Blair stated, in light of the empty homes policies, there were now more opportunities moving forward to obtain funding and essentially force a compulsory purchase. Not easy but possible if necessary.

Councillor Willaim Sinclair commented that a 'community right to buy' puts the community in a very strong position. It would get a lot of backing by ABC especially if it was for affordable housing as there is a housing emergency in ABC.

Again, though Councillor Blair made it clear how important it is to record every incident on their portal as it creates a clear audit trail of evidence for ABC to analyse and respond to.

Action:	Councillor Blair and Sinclair stated that they would provide KCC with an email confirming what was or was not agreed with at said meeting with the owner of Dunselma.	Owner:	Councillor William Sinclair and Councillor Blair
Action:	KCC publish email on website and on social media when received from Councillors.	Owner	KCC Committee

8.2 – Loch Lomond & Trossachs National Park Update

No representative from LLTNP was present and no report given.

8.3 – Forestry & Land Scotland

A recent update from Julie McAlpine (Forestry and Land Scotland) received after the meeting in response to an enquiry from a resident about trees blocking a path in Blairmore.

“Steve has been out today, and he found the trees that have been reported to you. They are on the core path and have been added to our list to be cleared by contractors. We do not currently have a timescale for them to be cleared as we are working through a log list which has been added to by Storm Amy but please be assured that we are working to get the route cleared.”

9. Current Issues

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

No update at present

9.2 - SSE power lines Dunoon 132kV Overhead Line rebuild Project.

No update.

9.3 – Community Council Ferry Group

There have been expressions of interest from a couple of companies looking at the potential ferry crossing from Dunoon to Gourock, Details remain confidential.

10. Any Other Competent Business

Bruce Marshall confirmed situation of the Barn at Eckford House has been resolved. Shearwater Marine have moved out.

Clachaig - There is a historical Board at Clachaig that (Neil Hammant and residents would like refurbished and re-instated).Funding will be needed to do this work.

Sandbank Forest – Till Hill Forestry (Management Co) Consultation Letter. An inquiry from Till Hill Forestry about a forest behind Sandbank. No objection to harvesting and re-planting plans.

Mull Car Rally - No objections for next year were raised

Beached Yacht at Kilmun Pier -Its being resolved and is being checked and monitored daily. Could KCC publish a request to leave it alone and stay away please.

Fly Tipping in Kilmun foreshore - There are reports of fly tipping/grass cuttings being dumped on the foreshore at Kilmun. Please report these incidents to ABC via their portal. Fly tipping is an offence and contamination of the foreshore is an offence.

Meeting Closure

As there was no further business raised, the meeting was closed at 8:45pm

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:

Tuesday 11th November 2025

Next Meeting Location:

Younger Hall, Kilmun

Appendix 1 – Police Reports



Community Council Debrief	
Dates Between: 10/06/2025 – 14/07/2025	
Location & Beat: Kilmun LB49	
Reporting Officer: PC Michael Cunningham	
Between the respective dates the number of Incidents and Crime Reports respectively are 2 and 4	
 SERIOUS ORGANISED CRIME You identified drug dealing / drug misuse as a priority We identified human trafficking as a priority	Possession of Class B Drug 1 x detected
 ACQUISITIVE CRIME You identified homes being broken in to as a priority We have also identified fraud as a priority	No crimes recorded

 ROAD SAFETY AND ROAD CRIME You identified road safety as a priority We identified drink / drug driving and reducing road casualties as priorities	No insurance 2 x detected Driving without L plates 1 x detected
 VIOLENT CRIME You identified violent crime as a priority We have also identified domestic abuse as a priority	No crimes recorded
 PUBLIC PROTECTION You identified protecting children and adults at risk of harm as a priority We identified missing persons, sexual crime and the management of registered sex offenders as priorities	No crimes recorded
<i>Useful Links/Contacts</i>	Crimestoppers – Crimestoppers in Scotland Crimestoppers (crimestoppers-uk.org) Distress Brief Intervention - Distress Brief Intervention - Connected Compassionate Support DBI.scot Scottish Partnership against Rural Crime - Scottish Partnership Against Rural Crime Scottish Partnership Against Rural Crime (scottishparc.co.uk) Women’s Aid - Home - Women's Aid (womensaid.org.uk) Citizens Advice – 08081646000 Trading Standards - 08081646000



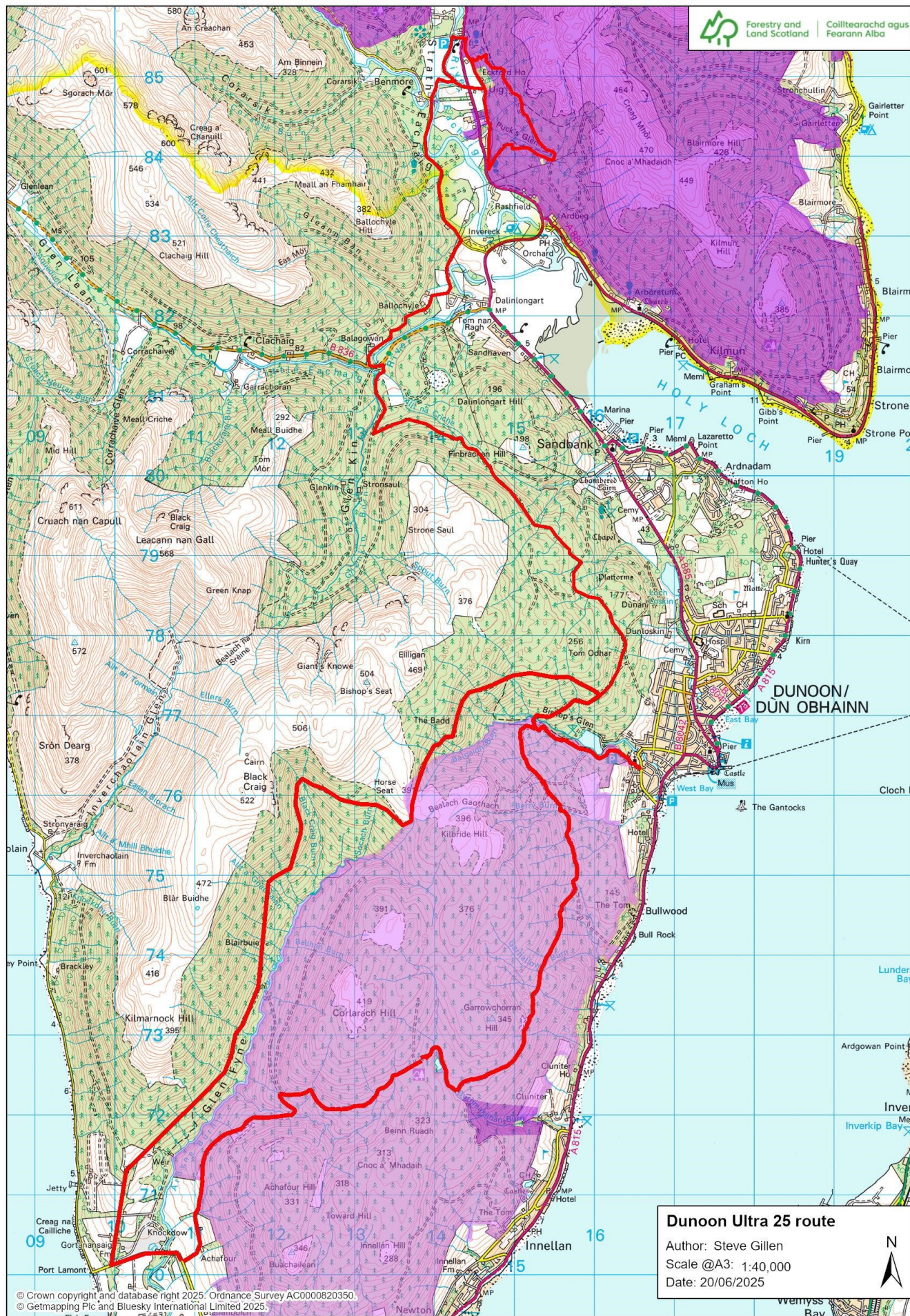
Community Council Debrief	
Dates Between: 14/07/2025 – 05/08/2025	
Location & Beat: Kilmun LB49	
Reporting Officer: PC Michael Cunningham	
Between the respective dates the number of Incidents and Crime Reports respectively are 1 and 1	
 SERIOUS ORGANISED CRIME You identified drug dealing / drug misuse as a priority We identified human trafficking as a priority	No crimes recorded
 ACQUISITIVE CRIME You identified homes being broken in to as a priority We have also identified fraud as a priority	No crimes recorded

ROAD SAFETY AND ROAD CRIME You identified road safety as a priority We identified drink / drug driving and reducing road casualties as priorities	No insurance 1 x detected
VIOLENT CRIME You identified violent crime as a priority We have also identified domestic abuse as a priority	No crimes recorded
PUBLIC PROTECTION You identified protecting children and adults at risk of harm as a priority We identified missing persons, sexual crime and the management of registered sex offenders as priorities	No crimes recorded
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Community Council Debrief	
Dates Between: 14/07/2025 – 11/08/2025	
Location & Beat: Kilmun LB49	
Reporting Officer: PC Michael Cunningham	
Between the respective dates the number of Incidents and Crime Reports respectively are 1 and 1	
SERIOUS ORGANISED CRIME You identified drug dealing / drug misuse as a priority We identified human trafficking as a priority	No crimes recorded
ACQUISITIVE CRIME You identified homes being broken in to as a priority We have also identified fraud as a priority	No crimes recorded

 ROAD SAFETY AND ROAD CRIME You identified road safety as a priority We identified drink / drug driving and reducing road casualties as priorities	No insurance 1 x detected
 VIOLENT CRIME You identified violent crime as a priority We have also identified domestic abuse as a priority	No crimes recorded
 PUBLIC PROTECTION You identified protecting children and adults at risk of harm as a priority We identified missing persons, sexual crime and the management of registered sex offenders as priorities	No crimes recorded
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Dunoon Ultra 25 route

Author: Steve Gillen
Scale @A3: 1:40,000
Date: 20/06/2025

