

**Minutes of a Meeting of the  
Rhu and Shandon Community  
Council  
Wednesday 15th December 2021  
Held by Zoom**

In attendance:

**Rhu & Shandon CC:**

Fiona Baker Chairman  
Andrew Nicholson  
Linda Duncan  
Jean Cook  
Jim Duncan  
Tim Lamb  
John Clark  
Kate Williams  
Susan Castle

FB  
AN  
LD  
JC  
JD  
TL  
JCI  
KW  
SC

**Councillors/Guests/Public:**

Cllr Patterson  
Alastair Moore  
Ross Hanvidge  
Brian MacKay  
Ian Grout

ISP  
AM  
RH  
BM  
IG

<b>Topic</b>		<b>Decision/ Action</b>
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<b>1. Apologies:</b>	Apologies were received from CC members Linda Black and Olivia Birch, Mark Fitzsimmons and Cdre Anstey from HMNB Clyde, Insp Roddy MacMillan, Cllr George Freeman and from John McGall & Laura Freeland (LF) members of the public.	
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<b>2. Declaration of Interest</b>	None	
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<b>3. Guest speakers:</b>	<b>3a. Police Scotland</b> A report from Police Scotland has been circulated and is posted on the website.	
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<b>3b. HMNB Clyde</b> The report from HMNB Clyde has been supplied by Mark Fitzsimmons and is posted on the website	
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<b>4. Minutes of previous meeting</b>	There minutes of the last meeting were agreed unanimously to be a correct record of the meeting.	
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<b>Matters Arising</b>	Consideration of issues not on the Agenda. : 7a:The deadline for a submission from the Community Council was missed, 7b: Tim Lamb submitted a response on Behalf of the Community Council 7d: LD and JC submitted a response on behalf of the CC 9: Defibrillator sign- no progress No further update on replacement swing or memorial bench 11...Dog Fouling: There was a misunderstanding about the nature of the signs requested. A further request will be made to A&B.	
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<b>5.Planning</b>	<b>a.Invergare: 21/01248/PP and 21/01404/PP</b>	
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Topic	Decision/ Action
<b>Matters</b>	
<p>The owners have lodged an appeal with the Scottish Government to try to reverse the Council's ban on the use of the property for short rental. The CC have prepared a response and this will be forwarded following approval at this meeting. It was agreed that the response will be sent.</p>	Action JC
<p><b>b:Duneira, Pier Road Planning Ref: 19/01573/PP</b>  Both JD and LD declared an interest in this item as next door neighbours. They could not leave the discussion as they were hosting the Zoom meeting.  The property is consistently and continually being used for short term lets.  Because the conditions of the Planning approval have not been met the house is still registered as Residential and therefore should not be being used for commercial activities.  AN proposed that the Council be approached again on what action they propose to regularise the situation. This was agreed unanimously</p>	Action JC
<p><b>c: 21/01540/PP: Erection of 2 dwelling houses on Land South West Of Tigh Geal, Station Road, Rhu</b>  This application has been withdrawn.</p>	
<p><b>d: Blairvadach House: External Alterations 21/02144/PP &amp; 21/02145</b>  This application was welcomed. It is a listed building and this application will make it wind and water tight. More details about the housing proposed will be forthcoming when further planning applications are lodged.  It was noted that there were TPOs on some of the trees.  Because Shandon is not a Conservation area, there are many large trees which are not protected and it was agreed that the Community Council should have a TPO Assessment and Working Group. SC agreed to lead the group. JCI, JC, FB offered to help. JC will send SC the information she has on TPOs in Shandon.</p>	Action JC
<p>e: Other significant planning matters  There were none reported.</p>	
<b>6:Other Matters</b>	
<p><b>a.Forestry Report: from Fiona Baker</b>  The Pier Road Group (JMcG, LF, AM) who have been pursuing the issue of forestry traffic on Pier and Station Roads shared the results of the extensive research they have undertaken, particularly regarding an alternate route to Pier Road for the extraction of timber.  The group have agreed to be co-opted onto the Community Council from February with the specific responsibility for Road Safety on Station and Pier Road. This was confirmed by AM</p>	

## Topic

## Decision/ Action

It was asked if it were known where in Argyll and Bute in has Strategic Transport funding been applied for creating new roads and tracks and was it driven by the Council, the Community or by the Forestry Industry themselves. AM confirmed that the group were in the process of preparing a report analysing this...

The owner of Drumfad farm has confirmed that no approach has been made to him regarding the transportation of timber across his land. We have had no reply to the direct question as to whether he would be prepared to allow a track to be built across his land to join up with existing roads.

Action JC

It was agreed that in January another attempt should be made to get a response

### **Letrault and Stuckenduff.**

The Forestry Grant Scheme has been approved for these properties. The proposed roading map and revised planting has been received from Scottish Woodlands. There are some improvements to the original planting plan with an increase in riparian native broadleaf planting to supplement the existing native trees along the burns and create a buffer to the commercial conifer. However, there is still insufficient buffer between conifer and designated ancient woodland at Aldonwick Glen...

Fencing is due to start in December with ground preparation and planting to follow next year.

We do not have updated Management Plan or Issues Report, which we asked for. It was agreed to ask for these again.

Action  
FB/JC

**Post Meeting Note** The Planning application 21/0214/PNWAY Formation of Forest Track appeared in the weekly planning list on 17/12/2021. The deadline for comments is 8/1/2022. In response to appeals from a Rhu resident and the Pier Road Group, Jackie Baillie has written to the Scottish Government to ask for a 60 day delay.

### **Highlandman and Torr Forests**

It is likely that Phase 2 will be felled in 2023.

#### **b. Aldonaig**

In early November the owner of Aldonaig indicated in an email that the lease of the current tenant will be terminated shortly. He also indicated that there was a permanent permit for 2 mobile homes in existence for the farm as well as planning permission for a house. Planning confirmed that there had been an application for a change of use on the land to site two caravans in 1998 but this had been withdrawn. There had also been an application to build a house and garage in 2002 and this was refused.

There is still local interest in a community buy-out of Aldonaig and forming a Community Development Trust to acquire

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Aldonaig for community benefit.

It was agreed that the issues of the current disturbing use of the land should not be confused with any possible community buyout.

It was agreed that we should write to the owner updating him on the information obtained from Planning, and asking him if he has a date when the current tenant will vacate the land. As of the end of November, the tenant was still keeping chickens at the farm. It was also agreed that it would be premature at this stage to ask him if he would consider selling to a possible Community Buyout and if he would be prepared to have a commercial valuation done on the land...This will be considered at a future meeting, and a draft proposal from the residents considering community acquisition should be presented to the CC. The CC could then consider providing assistance in ascertaining the views of residents on a proposal

Action JC

### **Torr Farm, Aldonaig and Smuggler's Glen.**

According to Planning, Forestry Scotland has received a draft management plan for Torr Farm. The trees felled were alder and they allowed them to see how well they would coppice and the result was extremely good. Once the management plan has been agreed it will be shared with the Community Council. There is no agreement for re-plant in place with forestry,

Emma Jane has visited the site with the Biodiversity Officer who was very impressed with the woodland. She said that they are putting together a report on the existing woodland and the possible TPO and a draft proposal from the residents considering community acquisition should be presented to the CC. The CC could then consider providing assistance in ascertaining the views of residents on a proposal

### **c. Future of Bowling Club site**

We understand that the agent for the owners submitted a demolition application 21/01502/dom4 for the buildings on the site on 27<sup>th</sup> October.

BM and IG have had no response to a letter, written in February 2020 to the current owners Leonard Prow and Joe Carr regarding the release the title of the site to the ownership to the community. Given how the current owners acquired the land, this was not seen as an unreasonable request. The Men's Shed organisation visualise, that the site would include allotments. In April 2019 we conducted a small survey of immediate neighbours to canvass opinion on acceptable uses of the site. Allotments came out on top followed by a men's shed. A further wider consultation with the community will be needed as plans develop.

After a long protracted discussion it was agreed by a show of

## Topic

## Decision/ Action

hands to support the broad proposal for a Men's Shed

It was agreed that JD and JC will arrange with Building Standards to view the Demolition Application. It is not clear why the Community Council has not been consulted, but this question will be asked.

Meanwhile FB suggested that BM and IG prepare a short document with drawn up proposals for the site. and a draft proposal from the residents considering community acquisition should be presented to the CC. The CC could then consider providing assistance in ascertaining the views of residents on a proposal A diagram of the site and the current access can be found in the Planning application 14/00821/PPP submitted by Luss Estates and subsequently rejected by Planning.

JC and  
JD to  
arrange to  
see the  
Demolition  
order

### c. Marina and RNCYC

The RNCYC has finalised the masterplan for their part of the site. This has been agreed by Crown Estates and by Boat Folk. However it is understood that these latter two bodies are working up their own version of a Masterplan for their part of the site, but this has not yet been made available. JD will continue liaise with the Marina **and the RNCYC**.

#### e:Local Area Plans

These are not transparent. They are about the Community driving the planning. It is unclear how they sit with Local Development plans. JC has written to the Community Council Liaison officer suggesting that some training for Community Councils would be useful.

## 7. Consultations

To consider whether the Community Council should respond to any of these.

a: **Fourth National Planning Framework** was laid in Parliament on 10 November 2021. It details the long term plan for what Scotland could be in 2045, During the ongoing scrutiny by parliament, there is a public consultation: The original date given was 10<sup>th</sup> January. The final closing date is Date 31st March. Individual responses recommended.

b: **Ending the need for Food banks:** A National Draft Plan: Closing date 25<sup>th</sup> January. Individual responses recommended

c:**Event Engagement Survey:** Closes 31st March 2022  
Details on the Consultations page of our website.

This is important for anyone disturbed by Airbnb and loud events in general. We will decide at the February meeting whether we should make a CC response

d:**Review of the Scheme for Establishment of Community**

**Councils**

This short Consultation (September 30<sup>th</sup> to November 26<sup>th</sup>) was on proposals to amend the scheme to allow meetings

1. to be held by remote means; and
2. to be held by combination of remote and in person attendance.

We supported the latter and also suggested that voting on issues by email should be included in the Scheme since, as in this case, the Community Council may not meet within the timescale of a consultation.

**8. TREASURER'S  
REPORT**

Cash in Bank	£5,355.92
RSCC Funds	£3,560.29
Wellbeing Grant Fund	£ 850.00
PPE Grant Fund	£ 229.63
Xmas Tree Lights Fund	£ 676.00
Xmas Tree Donations	£ 40.00

The unsolicited donation was welcomed and is be the start of a Tree Lights Fund to replace the ageing lights. The committee unanimously thanked Linda and Jim for their efforts in installing the lights. They were made aware whilst undertaking this task, that their efforts were appreciated by Rhu residents.

**9. CORRESPONDE  
NCE**

- The next Community Council elections will be on 20th October 2022.
- The by-election for the vacant Lomond North seat is on December 16<sup>th</sup>.

**10. Councillors'  
Reports**

IP had to leave but will email a report to the Secretary

**11. Member's  
Reports**

None

**12.AOB**

Details of The Supporting Communities Fund have been circulated and FB asked AN if the church could apply to this fund. TL suggested not since it was a religious organisation.

AN has sent the information to the Church Treasurer.

It was suggested that the CC might be able to apply to the fund since the activities being suggested by the church are for the good of the community. The Treasurer advised that the CC cannot apply for funds for a third party. We will wait for Feedback from the church

AM asked if the CC had made any progress with a winter safety campaign or a mechanism for recording near misses on Pier and Station Road. It was suggested that the press be involved to run an article highlighting road safety issues.

**Topic**

**Decision/  
Action**

.Appreciation was expressed to FB for stepping up to the plate and taking over essential role of Convener.

**DONM:**

The next meeting will take place on Wednesday February 9th 2022 at 7.30pm.