

# Minutes of a Regular Meeting of the Rhu and Shandon Community Council

Wednesday 14<sup>th</sup> December 2022

Location: Rhu and Shandon Community Centre

## Abbreviations:

<b>A&amp;B (C):</b> Argyll and Bute (Council) <b>ATTG:</b> A&B Timber Transport Group <b>HMNB:</b> His Majesty's Naval Base <b>LDP2:</b> Local Development Plan 2 <b>MDP:</b> Ministry of Defence Police <b>PAS:</b> Planning Advice Scotland <b>RNCYC:</b> Royal Northern and Clyde Yacht Club	<b>RSCC:</b> Rhu and Shandon Community Council <b>PPSLC:</b> Planning Protective Services and Licensing Committee <b>SSPCA:</b> Scottish Society for Protection of Cruelty to Animals <b>TPO:</b> Tree Protection Order <b>TTMP:</b> Timber Transport Management Plan <b>HCC:</b> Helensburgh Community Council
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## In attendance:

John McGall Convener **JM**  
Jean Cook Secretary **JC**  
Thomas Baylem **TM**  
Jeannette Loram **JL**  
Alastair Moore **AM**  
Arnold Bretman **AB**  
Jim Duncan **JD**  
Laura Freeland **LF**

**A&B Councillors:**  
Cllr. Maurice Corry **CllrMC**  
Cllr. Mark Irvine **CLLRMI**  
**Guest** Nigel Millar **NM**  
**Guest** PC Simon King **PCSK**

Prior to the start of the meeting, **JM** outlined the safety regulations in case of a fire, and following this those present introduced themselves and were welcomed by **JM**

## 1. Apologies and Vote of Thanks

Apologies were received from: Drew Omand **DO** (MDP), Sally Grummitt, Cllr Iain Shonny Patterson, Cdr Peter Noblett,  
**JM** expressed a vote of thanks to **AM** for organising and coordination the first ever event associated with the switch on of the Christmas tree lights on December 2<sup>nd</sup>. It was agreed that this was a success attracting around 150 people. **AM** received a round of applause.

## 2 Declarations of Interest

CllrMI noted that as a member of PPSLC he may not be able to comment on some Planning applications.  
**JD:** 7c.Duneira. Immediate Neighbour

### 3. Co-option of New Members

The three co-optees, Arnold Bretman, Jim Duncan and Laura Freeland whose proposal forms were circulated the members on 1<sup>st</sup> December, were seconded by AM and voted in unanimously. The new members were welcomed by JM. Co-opted members have full voting rights, serve a maximum of 2 years or until the next interim elections whichever is the later, at which point they have to stand for election or step down.

### 4 Guest reports

#### a: Police Scotland:PCSK

26 incidents were dealt with by Police Scotland since the last meeting. These included suspect persons, missing persons, fraud, damage, neighbour disputes, alarms, noise complaints, theft, assisting members of the public, domestic incidents and road traffic issues.

Four of these resulted in crime reports being raised, two related to thefts of garden equipment, unrelated and undetected, one assault, detected and one was a Road Traffic Offence for careless driving on Gareloch Road, Rhu which resulted in one male being cautioned and charged.

#### b:HMNB:

There was a change of command on December 7<sup>th</sup> to Commodore Malkin. HMNB supplied and erected the village Christmas tree again this year.

#### c:MDP:

DO had been in contact with the Faslane Peace Camp concerning fly tipping and waste outside of the camp. He has approached both the Camp and Craig Callaghan (Environmental Warden) from Argyll and Bute Council. The latter will make regular checks.

7a was discussed at this point, to allow NM to leave after the presentation if he wished.

**Blairvadoch 22/01730/PP.** Discussion led by Guest Speaker Nigel Millar HCC

NM, chairman of the planning group HCC explained how they approach large scale developments in Helensburgh. They give a rating from 1 - 4 on 6 design characteristics. Is the development distinctive; is it creative and innovative, does it integrate with the local landscape, is there a variety of house styles, are there sufficient open spaces in the plan and is the development sustainable. He prefaced his remarks by noting that Helensburgh is one of Scotland's most beautiful small towns with a rich design legacy of Victorian and Edwardian domestic architecture. It also has more conservation areas than any other town in Scotland.

He demonstrated the approach HCC use by referencing the development of 123 houses and 23 flats at Sawmill Field situated in a visible and prominent site at the eastern entry to the town. The site is recognised by HCC as a key Environmental feature of the town. He provided a document which detailed the assessment made by HCC on each of the 6 design characteristics. HCC are fortunate to have had the advice of several professionals. Of all the developments which have taken in Helensburgh in the last 10 years, NM thought that this has been the best.

He expressed the view that consultation with the community is in general too late in the day because the developers and the planners have already agreed the plan at the pre-application stage.

NM advised a positive approach in looking for the good aspects of a development first.

His document will be of use to RSCC when we come to assess the Blairvadach development...

There followed a wide ranging discussion on planning law as to what constitutes a valid objection.

CllrMI stressed the importance of the LDP.

NM said in answer to a question that he had had no information or contact with the two planning advice bodies; the government funded "PAS" who charge for training courses for Community Councils and the Charity "Planning Democracy". JM thanked Nigel for his contribution

**5.Minutes of the meeting held October 12th**

These were accepted as a true record of the meeting

**Proposer AM, Seconded JM, Agreed unanimously**

**6. Matters arising from the minutes, not on the agenda****6a: Peace Camp**

CllrMC suggested that RSCC write to A&B to ask that they inform the Peace Camp, that any deliveries of wood etc, should be dumped behind their fence and not on the road or the verge.

**ACTION JC**

CllrMC said that he will approach the base to try to get them on side.

**ACTION CllrMC**

**6b: Rhu Ellen Cottages**

Cllr ISP and CllrMC have nothing to report.

**Ongoing. Cllr ISP and CllrMC**

**6c: Bowling Club Demolition**

CllrMI has confirmed with A&B planners that there is no legal access to allow the current owners to demolish the building. Luss Estates are aware of the situation.

**6d Torr Farm**

The Revised management Plan has not yet been provided. RSCC have informed A&BC that the TPO for Torr Aldonaig and Aldonwick Glen should be progressed in full.

**Ongoing: Awaiting revised Management plan**

**6e Clutter in Rhu Village;**

Email received from Tom Murphy to say that a quote for barrier work has been received and we will be informed when work is scheduled to start.

**6f: Demolition and rebuild of Workshop 19/02479/PP and 22/00520/CONAC**

JC approached PAS as agreed at last meeting. They said that it was not appropriate to use the two applications in a training session, but suggested that an individual could approach their Advice Service. It was agreed that no further action should be taken at this stage. Regarding a planning course provided by PAS, these are not free and PAS suggested that we approach other local CCs to see if they want to join us. No action was proposed.

**6g: Quarry Knowe**

No member from the Quarry Knowe area has stepped forward to be co-opted.

CllrMC says that all agencies are cooperating to improve the situation. He has a meeting arranged to with Mark Calder to discuss water egress off the road. Luss Estates have cleared the overhanging branches on the path and will work on improving the surface and repairing the broken fences. ACCA will fit lights to the car park once the water egress is sorted.

**6h: Defibrillator signage**

CllrMC reported that he has been assured by Armanda Halsey, the new lead on Policy for Health and Social Services that the signs will be fitted and she will consult with RSCC about the positioning of said signs.

**6i:Aldonaig**

Not much to report. The owner arranged for a new lock and chain to be placed on the gate but it did not last for 24 hours. I did write to Craig Callaghan but have not had a reply and have not chased it.

**6j:Bin Collections**

Nothing positive to report. The bins are still being left at the bottom of the long driveway. The justification that the lorries cannot traverse the driveway is not accepted by the RSCC since other similar locations benefit from bin collection. As an interim measure, FL, who lives close by, has offered to take the bins down to the road, and return them to the house.

**Continuing action: CllrMC**  
**Interim action: JL**

**6k:Damage to toilets in Rhu**

The state of the toilets in Rhu has been formally reported 22/1205-000872.

A request has also been made that these should be locked at night.

Also reported was the fact that the bench beside the toilets is no longer attached to the ground and on one occasion had been thrown onto the roof of the toilet block.

CllMC agreed to help

**Action CllrMC.**

**7. Planning Matters**

For information: Planning Democracy have published a report on the outcomes of a recent community council focus group on planning issues. You can read the full report on the [Planning Democracy website](#).

**7a: Blairvadoch 22/01730/PP**

General approach to analysing this application was given earlier by NM. This site is listed as a development zone in the LDP. Two immediate concerns involve the increased runoff from the land due to the removal of trees and the possibility of bats nesting on the site. Important social issues such as the availability of school places and transport links are not material considerations. NM agreed to help the planning group to analyse this application. A new planning subgroup has not yet been formed.

**Action Officers**

**7b: Rhu Lodge.21/02709/PP. Variation of conditions numbers 3, 4, 5 and 6 and removal of conditions 7 &8 relative to Planning Application 20/01150/PP. Access arrangements.**

Considered by PPSLC on 23/11/2022.<sup>d</sup>. This application was before the committee because of the large number of representations received. It was recommended for approval subject to conditions 3a, 3b and 5 remaining unchanged and conditions 4, 6, 7 & 8 being amended. An amendment was passed at the PPSLC meeting to agree to continue consideration and make arrangements for three members of the PPSLC to accompany Roads and Planning officers on a private site visit on 12<sup>th</sup> January.

**Determination will take place at the next PPSLC meeting.**

**Ferry Point 22/00051/ENBOC: Alleged subdivision of approved dwelling house into 3 short term lets.** Response from Planning: The applicant has demonstrated that they have taken down the STL listing, but the case has been left open in the short term in case this changes.

**7c: Duniera 22/00053/ENFOC**

Duniera has been issued a planning contravention notice, which the owners have replied to and they have been advised that the change based on their response is material and therefore planning permission is required and an application is requested asap.

**7d: 22/01556/TPO: Proposed Felling and thinning of trees, at Darkwood Woodland**

The information required by Roads and the checks required by the biodiversity officer have not been reported, There has been no change on the planning website since 23 August.

**The Application is still Awaiting Decision**

**7e: Formation of Forest Track:22/02614/PNWAY**

Following an email from Mike Page from SW following the September meeting held between FB, JMcG, AM, TB, and Craig Armstrong, SF, Mike Page and Agathe Stoffel SW, Iain Catterwell ATTG. In which Mike asked if he could assume that we had lifted our objection to the formation of the forest track, we sent a confirmation of our objection to Planning copied to SF, SW, ATTG, Jackie Baillie and Brendan O'Hara. Members of RSCC and LNC.

**The forestry subcommittee will meet very soon to pursue this**

**7f: Any other significant Planning Matters**

Proposed Local Development Plan 2 (PLDP2) is currently at the Examination stage with the Scottish Government appointed Reporters. The Scottish Government – Planning and Environmental Appeals Directorate (DPEA) recently informed us that the Reporters need to take into consideration National Planning Framework 4 now that it has been laid in Parliament, before issuing their report. They estimate the Examination Report will be ready for issue in the New Year. It is unclear when this will be adopted. CllrMC pointed out that environmental issues are now more to the fore than when the plan was originally drawn up and this may delay its adoption.

**8: Other Matters****8a: Forestry Issues**

We had a communication from RDS Forestry Ltd about a scoping exercise which they will undertake on New Woodlands. This is at Blairnarn, north of the A817. So the access and egress for the site will not involve Pier and Station Roads. The planting maps will be considered by the Forestry Group to assess whether the amount of Sitka spruce is in line with current recommendations.

**Action: Forestry Group**

**8b: Bench for Village Green**

It was agreed that the family of Billie Petrie should be approached to see if there are any other arrangements in the pipeline to commemorate Billie's service to the community.

**Action JM**

**9: Consultations****9a Improving lives in Argyll and Bute: Closing Date January 31<sup>st</sup>**

There are 7 options and you have to choose the top 3 or add your own. The link to the consultation is on the active Consultations page of the website. It was agreed that this is for individuals to answer, It will be flagged in a Newsletter.

**Action JC**

**10: Treasurers Report**

Minor changes since the last report.

£25 honorarium for auditor, and £78 for the website. There is an outstanding expense of £25 for the Church Hall for our October meeting

**11: Correspondence**

1. A letter was sent supporting an independent enquiry into the processes involved in the Education reforms, basically saying that here are lessons to be learned from the processes which have been followed and unless an independent enquiry is undertaken, the mistrust that this exercise has engendered will have lasting effects.
2. As agreed at the last meeting, the secretary approached PAS. Reported in 6f.
3. Rhu Community Hall has been awarded a grant of £42,283 from The National Lottery Community Fund. The funding is over two years and will enable the creation of the new 'Edible Garden at Rhu Hall'.

**12: Councillors Reports:**

**CllrMI: None**

**CllrMC:** The budget for A&B will be announced in the next few days. He assured those present that everything is being considered.

**13:Public Questions: None****14: .Members Reports:**

**JD:** RNCYC are awaiting a response from the Planners before holding a meeting in RNCYC. It is expected that this will be in early January.

**15: AOB**

1. There were no nominations or volunteers for the positions of Treasurer or Minutes Secretary.
2. Hybrid Meetings. NM confirmed that the use of these at HCC had not resulted in more of the community joining their meetings...

**16: Date of next meeting**

.. Next regular meeting is February 8<sup>th</sup>