

**Draft Minutes of a Meeting of
the
Rhu and Shandon Community
Council
Wednesday 12th February
2020
Held in Rhu Community Hall**

In attendance:

Rhu & Shandon CC:

Andrew Nicholson Chairman JD
Linda Black LB
John Clark JCI
Jean Cook JC
Fiona Baker FB
Derek Hall DH
Olivia Birch OB
Kate Williams KW
Ken Glen KG

Councillors/Guests/Public:

Cllr George Freeman GF
Insp Roddy MacNeil RM
PC Jeanette Speirs JS
David Whitham DW
Alastair Moore AM
John McCall JMc
Anita Jane AJ
Mike Thornley MT
Brian Mackay BM
James Murphy JM
Ian Grout IG
Ross Hanvidge RH
George Wilson GW

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All attendees introduced themselves and the Secretary reminded everyone that the minute was recorded.

1. Apologies:

Apologies were received from: Nyree Stalker, Cllr Iain Shonny Paterson, Tim Lamb, Kevin Johnstone, Patrick Johnstone, Linda Duncan, Jim Duncan. GF apologised that he would have to leave at 9pm to attend another meeting.

2. Declaration of Interest

Item 6f: AN is a member of RNCYC

3. Guest speakers:

3a. Police Scotland

Inspector Roddy MacNeil.

RM outlined the crime statistics, details of which are in Appendix 1. It was noted that there were only 9 incidents in the past two months including one theft from a locked garden shed. Residents are warned to make sure their sheds are secured, since this is the prime season for theft of gardening equipment.

RM outlined his strategy for dealing with Invergare. He has been in contact with the owners and their mobile number is called when there is a disturbance is reported in Rhu. He said that if the customers have been too noisy the owner can terminate their stay with no refund. The sound system is now on a timer. This past weekend, when the police were patrolling the area they were told by the customer that the owner had said that any noise would not be tolerated.

In answer to a question RM said that the total number of incidents recorded for this property was around 28, which any include multiple calls for the same incident. Using Section 54 a warning is issued when the noise is excessive and the equipment can be confiscated and the

perpetrator charged after a second call. To date this year there has been one night when the police attended twice. RM will investigate why no equipment was seized on that occasion. At Invergare the personnel committing the offence is unlikely to be the same on the second call. The owners have been told that if a warning is given this will be considered to be again the equipment and it will be seized under section 54. The fiscal will be approached on the legality of this. DH confirmed that the residents would like a meeting with RM to discuss police matters further.

RM left the meeting at this point

3b. HMNB Clyde

HMNB Cdr Nyree Stalker

The report from HMNB Clyde has been supplied by Nyree and is posted on the website in Appendix 2. The only new issue is the Shandon Flooding. She will provide a new date for the completion of the demolition of the Mackenzie Estate.

Report by PC Jeanette Speirs.

On 16th December, following an email from JC to Mark Fitzsimmons regarding the flooding, JS was detailed to assess the situation. She reported back to Sandy Hart providing many photographs. Her understanding is that the MoD is happy for NWR to undertake the repair, and is waiting for a costing from NWR. The decision was taken to discuss this item (7f on the agenda) at this stage.

Since the source of the flooding was identified on the 24th October as a collapsed pipe on MoD land, the residents have been told many times that the MoD and Network Rail are working together to develop a successful solution. These assurances sound very hollow as the floodwaters continue to inundate the gardens, threaten the stone walls and even reach the service road on the loch side. You can see images to demonstrate these facts on the webpage:

<https://www.rhuandshandoncommunity.org/index.asp?pageid=707125>

There appears to be a problem in identifying which section of MoD should pay for this. It is over 3 months since Ken Daly from Defence Infrastructure Organisation estates (DIO) in Rosyth recognised the problem, and the interim measures (pumps installed by NR) are not controlling the flooding.

The Community Council decided to ask for a meeting in which the residents could discuss the issues with someone senior enough at MoD to authorise work on a solution. Cdr Doull was suggested. GF said that all the comments on this issue referred to the MoD when it was his understanding that DIO was responsible for this land and the repair as it was not part of the operational area of HM Clyde Naval Base. He accepted that it was officers at Faslane who were providing the link to DIO on behalf of the CC and the residents. This

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	<p>was welcome and was appropriate given that this was happening on the doorstep of Faslane. It was agreed that Faslane should be the point of contact for the CC in the first instance. JS is willing to attend the meeting if this is appropriate.</p> <p>GF asked if details of the senior officer with DIO at Dunfermline could be provided. JS agreed to obtain the contact details and forward them to the secretary.</p> <p>JS left the meeting at this point</p>	Action JS & JC
4. Minutes of previous meeting	<p>Minute of the meeting held December 11th 2019.</p> <p>Accepted as a true record. Proposed FB, seconded OB</p>	Accepted and Signed
5. Matters arising from minutes not otherwise on the agenda:	<p>5a: From 5b: Regarding the Maintenance of the Play Park, KJ had agreed to approach parents of children who use the park to encourage them to use the complaints procedure on the A&B website to try and get some action on this long standing issue.</p> <p>5f: The state of the properties in the village will be considered at the next meeting.</p> <p>7e: The matter of a Community Council Notice Board is ongoing.</p>	Continued Action JC
6. Planning Matters	<p>6a. 19/00238/ENFHS: Invergare House</p> <p>A&B officers now agree that there may be sufficient grounds to support the argument that a material change of use has arisen in breach of planning control. However, with the intention of ensuring that any formal planning enforcement action is well founded (and limiting the opportunity that any formal notice might be overturned on appeal) the Planning Service will be seeking to gather further evidence from local residents, Environmental Health, and Police Scotland prior to reaching a definitive view and seeking authorisation for formal action – this process is currently ongoing.</p> <p>We have been requested to advise local residents who wish to make further complaints on this matter to submit these via the planning enforcement reporting webpage quoting the case ref 19/00238/ENFHS at the link https://www.argyll-bute.gov.uk/planning-and-environment/unauthorised-development</p> <p>MT explained that it is necessary to demonstrate that Invergare is not being used as a house in terms of the Town and Country Planning Act Scotland. For instance, it is not in constant use and is only being rented at weekends by guests. It has been converted to create 20 plus 10 bed spaces and the owner does not live at the property. The above also link gives access to a useful document on Enforcement and Monitoring Charter). (MT circulated residents with further details on the points he made after the meeting)</p> <p>GF confirmed that contributions to this web page should concern planning use only, not social behaviour issues which should be tackled using the police, Environmental Health and the Council's Anti-Social Behaviour Co-ordinator.</p>	Action : affected residents

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DH said he hoped that Sheila MacLane and RM would meet with the residents this month.

It was agreed that the CC should submit a complaint via the above link.

Action JC

AJ and BM left the meeting at this point.

6b. 19/02479/PP: Demolition of workshop/ store and erection of replacement workshop/store

The Community Council was approached by a neighbour, concerned about the development. The Planning Subcommittee investigated and decided that the Community Council should object, based on lack of detail and inaccuracies in the Application, and that the Development is not in accordance with SGLDP ENV17, LDP3 and LDP9 A, B and C., Also the proposed vehicular access onto Manse Brae is not in sympathy with other properties in the road. .

Since then the applicant has been given an extension and a new set of plans has been submitted. This new building is still two stories; it has a simpler roof structure but here is still a garage entrance from Manse Brae.

Approval was given today, although the Community Council has not been informed. We will find out why this is.

Action JC

6c 19/01573/PP: Duneira-Change of Use-Residential to Training Centre.

The ROH recommended that the Planning application be approved subject to ingress and egress being via the A814.

In the interests of Road Safety, five conditions concerning the existing access are required prior to any other works commencing on the site To achieve this safely measure will require:

1. Visibility splays of 42 x 2.4 x 1.05 metres shall be provided in both directions of the access at Gareloch Road. All walls, hedges and fences within the visibility splays must be maintained at a height not greater than 1 m above the road. This will require a further application for Tree Works
2. Relocation of gate pillars at Gareloch Road to ensure a 6m wide vehicle access. The access shall be surfaced with bituminous material for a distance of 10 metres from the edge of the carriageway and graded to prevent the discharge of water/materials onto the public road. This will require further planning permission. The other 3 conditions specify parking requirements and turning provision within the boundary

6d. 19/02162/PP: Erection of Two dwelling houses Lagarie

This application has been withdrawn.

6e: 19/02195&6 Erection of two dwelling houses at Kings Point x2 Approval was given in 2005 for the construction of 16 houses and the demolition of one, the latter to allow a road to be built to the site.

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After 3 years, each time a house was added, planning permission was required. The latest is this application for four houses would bring the total number of houses to 18, an increase of two. Planning confirmed that an increase in number has not been applied for.

There were certain conditions placed on the development. These: involved future maintenance and management of areas of open space, including hard and soft landscaping and for the trees which are to be retained being protected by suitable fencing. The existing bridge should be retained to ensure its contribution to the area's landscape quality, and suitable access shall be provided to allow maintenance at the culvert and the stone masonry bridge.

Details of all of the above were required by Planning before work could commence. They are unable to supply these documents for scrutiny. The latest development calls for two 4 bedroom houses which necessitates parking for six cars on each plot.

This item was brought to my attention by a resident who noted the lack of trees on the development.

It was agreed that the CC should ask planning to confirm that the initial conditions required for this development are still extant.

Action JC

6f: RNCYC Pre-Application Consultation. 19/02392/PAN

DW, the Commodore of RNCYC, who was attending the meeting for item 7a, gave a brief update and explained that RNCYC has agreements with Ian Moore the developers, RMD, who will sell them the land and Crown Estates. The merger of Dean and Redyhoff with Quay Marinas has set back the plans somewhat, but encouraging discussions had been had with just prior to the community event on 29th January.

The Community Council met with the RNCYC and the developers on January 22nd. The planning subcommittee met with the owners and staff of the marina on 28th January.

It is understood that the two groups are now working together to produce a Masterplan for the Marina site. This is required before any planning application can be considered. There is no time scale for this.

6g: Other significant planning matters

NONE

JM and AJ left the meeting at this point.

7. Other Matters: 7a Heavy goods vehicles in Rhu

DW expressed concern about the number of Thomson Trucks which pass through Rhu, causing damage to the roads, when there is an alternative route via the Haul Road. He would like a "Not suitable for heavy goods vehicles" sign to be displayed. GF felt this was unlikely to happen. He will raise the issue at the forthcoming Clyde Local Liaison Committee meeting to suggest that the route via the Haul Road should, where possible, be built into future contracts which HMNB Clyde put out to tender.

Action GF

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GF left the meeting at this point

7b Safety on Pier Road

JM and AM attended HLAC. The committee accepted the argument that a pavement is required for safety reasons. Funding will be required, but the budget meeting has not yet been held. JM accepted that it is unlikely that funding will be found this year.

DW left the meeting at this point.

7c: Forestry Report

Nothing to report

7d: Footpath from Manse Brae to Quarry Knowe

The problem with the footpath was logged and a reply received from George Morrison to say that following an inspection they are currently creating instructions to address any defects that were found.

7e: Future of the Bowling Club site.

BM and IG are interested in the site for a Men's Shed. This is worldwide organisation, founded to help older men combat isolation and loneliness. Attempts to find a location in Helensburgh have failed and unless another suitable location is found, the local group, which has a membership of 60, will fold. They are looking for support from the Community Council and from the neighbours of the site. The site is an Open Space Protection area(OSPA) and the ownership issue is unresolved, The whole site would not be needed for the Men's Shed, which leaves the possibility of Allotments on the rest of the site. BM said that ownership of the land was in question and Luss Estates could not help. In the land Registry, two previous Trustees are listed under ownership but BM indicated that the legal status of this document was unclear. Since the survey conducted was restricted to the direct neighbours of the Bowling Club, it was agreed that a larger survey would be needed to gauge opinion of the rest of Rhu towards the prospect of allotments. This would be valuable evidence in getting approval to use the OSPA. It was agreed that the issue of ownership was the essential first step. Kevin Johnstone will be consulted as he has investigated this. AN or JD will act as Liaison Officer for the CC with BM and IG.

JC to
consult
Kevin
Johnstone

7f: Flooding in Shandon

This was discussed under 3b

7g:Christmas Lights

The Community Council have not yet received the money which A&B

Action JC
and GF

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promised for the lights. It was agreed to ask GF if he had any information on this. JD has contacted Mark Calder for an update but received no reply.

7h:Mid Term Elections

All our co-opted members have to stand for election but even if all stand as we hope, the CC will still be 2 members short. It was suggested, that since the CC is lacking in representation from Mid and South Shandon, attempts should be made to recruit in that area. It was agreed that it would be useful to have someone from Broomfield Gardens as the Blairvadach site has been sold for housing. The residents of this area will be approached.

All other member were asked to seek out potential members, particularly, younger members

Apropos Blairvadach, there was general satisfaction the SSPCA case of neglect against the horse owner who had used Blairvadach land for keeping horses under unsuitable conditions had finally reached court. The case has been adjourned.

Action JC.
And rest
of CC

7i: Update on Heath Related Matters (additional item)

The first Health Session, which took place on 30th January, was despite the low attendance, attributable probably to the weather, appreciated by all present. The bowel cancer talk by Ian Kerr from Bowel Cancer Scotland was very positive both about the process and the treatment at RAH. The Heart Start session conducted by Sheenah Nelson from Helensburgh and Garelochside Rotary was informative and enjoyable.

LB hopes that the CC will organize more such events. NHS Highland has produced a Campaigns Calendar for the year and it might be appropriate to tie any events that we hold into this. We will not know if we have been successful for the funding we have applied for until March, but it might be possible to proceed even without this.

Sheenah Nelson who organized the Heartstart Session has asked us to publicise a Burns Supper in Rosslea Hall Hotel on 21st February organized by Helensburgh and Garelochhead Rotary. This has been advertised on the website.

8.Consultations

- National Planning Framework NPF4. Call for ideas: Closes 31st March..

This is a Scottish Government consultation and the planning subcommittee will consider whether the CC should take part.

- Learning and Childcare:.Closes February17th
 - Allotments Registration Consultation: Closes February Feb 24th
- FB has looked at this on behalf of Hermitage Park and does not feel that there is anything contentious.

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	<ul style="list-style-type: none"> • Health and Social Care Consultation: Closes Date March 4th LB will look at this and circulate the rest of the CC with her suggestions. • Joint Strategy for policing: Closes March 2nd The Scottish Government updated its Strategic Police Priorities in December 2019. You are invited to read the full strategy and complete a survey. <p>Details and links for all of the above are on the Consultation page of our website.</p>	
9. Opportunity for the Members of the Public to Speak:	MT asked about Fly-tipping. The online reporting service was recommended.	
10. Treasurer's report:	<p>The current balance in the accounts stands at £3484.68.</p> <p>There have been two debits since the last meeting, for website hosting and SSL certification. The Christmas tree money from A&B has not yet been deposited.</p>	
11 Correspondence:	<ol style="list-style-type: none"> 1. Consultation request from Scottish Forestry for felling and replanting of 19HA of land in Glen Fruin, NE of Haul Road near Blairnairn. This is not controversial. 2. From the Community LO, we have been invited to formulate plans for celebrations for VE day 8th May. There was no enthusiasm for this. 3. Great British Spring Clean 20th March till 13th April Kate will look into this. It would be useful to identify places in Rhu and Shandon where a litter bin would be appropriate. Several were mentioned. It was agreed that if we approach A&B we would be told that there is no money but they might be prepared to empty a bin if the CC provided it. It was agreed to ask the question. The state of the bus stop by the South gate of Faslane is particularly bad, but this is a matter for SPT 4. Home Energy Scotland Efficiency Scheme. There is Grant assistance available towards energy efficiency improvements Details are on the website and in the Newsletter. 5. Annual Survey from Argyll and Bute (a) about how we feel we are performing as a community council; (b) the governance support we receive from A&B, and the support from the wider Council; and (c) Regarding further training opportunities. JC will consult with JD and they will suggest responses which will be circulated for comment. 	Action JC
12. Website and related issues:	<p>Three Newsletters have been sent out since the last meeting Kate Williams has offered to run the Existing Facebook page which exists but is inactive. It is currently attached to the personal account of the secretary and a generic account will be investigated.</p>	Action JC and JD

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13. Councillors' Reports:	None	
14 Members' Reports:	<p>LB: proposed, and the CC agreed that should the CC have a stand at the Gala at which the CC and its activities like the Beach Clean can be promoted.</p> <p>DH: offered his thanks to Ross Hanvidge for his coverage of the Invergare situation. This was picked up by an agency and so received wide publicity.</p> <p>KG: recommended the A&B website potholing report service. The reported holes were filled quickly and he has also the reported the loose manhole cover on the A814 opposite Spys Lane, and the very rough section of the A814 opposite the end of Hall Road.</p> <p>KW: reported a very successful Beach Clean on 26 January. There were 46 present including Rhu Beavers and some volunteers from Sainsbury's stores in Glasgow. She thanked Ross Hanvidge for the coverage in the Helensburgh Advertiser including the Message in a Bottle story. This turned out to be a love letter written in 2015 in Glasgow. She may work with Audrey Baird in making children in schools more aware about littering.</p> <p>FB: thinks that Station Road has been damaged by wear and tear exacerbated by the timber wagons. The damage to the road is at an early stage. Several Station Road residents have remarked on this. She will compose a letter and we will decide how to proceed. It was also noted that there are still no road markings at the roundabout</p> <p>JC: A resident produced two pictures of a pothole. Two weeks after the repair it was as bad as it had been before the repair. No attempt had been made to clean up the hole before to the instant quick drying acrylic compound was added and tamped down. The resident felt that this was a waste of the money for the compound and the time of the individual involved. KG reported that the rough section of the A814 opposite the end of Hall Road, which was treated in the same way quickly following a report, is breaking up already.</p> <p>AN: The planning department will not allow an Information Notice Board to be erected just outside Church Grounds because of visual clutter. The Church and the Community Centre are in discussions on installing a joint Board. A local businessman has offered to provide and erect the board. It is probably unrealistic for the CC to share this board since we would like to display the minutes of each meeting for a short time so the size we would need is quite large. The hope is that we will have one on the wall of the toilet block where planning permission may not be required.</p> <p>AN: wishes to express thanks on behalf of the Community Council, to The Mod and FuseBox, Helensburgh for their assistance with the provision of the tree and lights Christmas lights and members of the CC who helped with the erection, dismantling and storage of the lights, To Linda for spearheading the Health Evening Night, to Kate for organizing a very successful Beach Clean and to the Secretary on her reappointment.</p>	

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15. AOB:	KW confirmed that will be a Rhu Beach Clean on Sunday 23rd February at 10am.	
16. DONM:	The next regular meeting will take place on Wednesday April 8th 2020 at 7.30pm.	

DRAFT