

**Minutes of a Meeting of the
Rhu and Shandon Community
Council
Thursday 10th February 2022
Held by Zoom**

In attendance:

Rhu & Shandon CC:

Fiona Baker Chairman
Linda Duncan
Jean Cook
Jim Duncan
Tim Lamb

FB
LD
JC
JD
TL

Councillors/Guests/Public:

Alastair Moore AM
Mark Irvine MI
Seamus Rooney SM
Brian MacKay BM
Ian Grout IG
Mike Woods MW

Topic	Decision/ Action
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1. Apologies:	Apologies were received from CC members Andrew Nicholson ,Linda Black, John Clark and Kate Williams, Mark Fitzsimmons from HMNB Clyde, Insp Roddy MacMillan, and from John McGall & Laura Freeland (LF) members of the public.
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Susan Castle, PC Drew Omand, Cllr George Freeman tried unsuccessfully to join the meeting.

2. Declaration of Interest	JD and LD Duncan item 8a Duneira
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3. Co-options	The co-option forms for Laura Freeland, John McGall, and Alastair Moore (AM) have been sent members of the Community Council. We have written confirmation from DAB-VJB Campbeltown that AM will be added to the Electoral Roll at the beginning of March. It is proposed that he be co-opted subject to his name appearing on the Electoral Roll. It is proposed that the other two be co-opted forthwith, and AM be co-opted when his name appears on the roll. Proposed by JC, Seconded by JD	Laura Freeland, John McGall, Alastair Moore be co-opted onto the CC
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4. Appointment of a Minutes Secretary	There were no volunteers.
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5. Guest reports	These have been received and posted on the website.
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5a. Police Scotland

Four Crimes and 36 incidents were reported.

FB informed the meeting that Inspector Alan Heron will replace Roddy MacNeil in the latter's upcoming period of absence, Lynn Ratcliff is the new Divisional Chief Superintendent and Mark Toner is new Engagement Police Officer

5b. HMNB Clyde

The report from HMNB Clyde has been supplied by Mark Fitzsimmons and is posted on the website.

Topic		Decision/ Action
6. Minutes of previous meeting	The minutes of the last meeting were agreed to be a correct record. Proposed LD, Seconded by JD, and agreed unanimously	Approved.
7.Matters Arising	<p>Consideration of issues not on the Agenda.</p> <p>Defibrillator sign has been installed on the Scout Hut.</p> <p>Dog Fouling: Extra sign still needed.</p> <p>The swing has been reinstated in the Playpark.</p> <p>There was no information on whether the church can apply to the Supporting Communities Fund. This fund is now closed.</p>	
8.Planning Matters	<p>a: Duneira, Pier Road Planning Ref: 19/01573/PP 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.</p> <p>The latest response from Howard Young is “if it is being used for short term lets then we will open an enforcement case and investigate.” It was suggested that the CC should send the obvious evidence of this from the half a dozen or so advertisements which pop up when Duneira is typed into a browser. The Secretary felt that Planning could do this but post meeting, has forwarded a list of websites advertising the property for short term lets.</p> <p>b: Invergare: 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 term rental. The CC submitted a response to this. As of 9th February, Invergare is listed as being “allocated to a Reporter”. Post Meeting Note. The Decision notice arrived on the 11th February and the Appeal has been rejected.</p> <p>c: Blairvadach House: External Alterations 21/02628/PP The Statutory Consultation notice was sent to HCC in error. The secretary protested and was informed that the Application was on the weekly list. We still have not been consulted. The planning subcommittee will examine this application.</p> <p>d: Rhu Marina JD reported that the developer’s proposals for the existing Yacht Club site are shortly to be put to Planning in the form of a ‘Pre-application Enquiry’. This is essentially one of the first stages in the planning process and is made in confidence between the applicant (the developer) and planning officers, and as such no details are made public and the CC is not consulted at this stage. The yacht club have however conveyed that there is a reduced</p>	Action JC

Topic

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density in the proposed housing in the new developer's proposals for the existing yacht club site. Work is still ongoing on an agreed masterplan for the Marina between the Yacht Club, Boat Folk and Crown Estates. RNCYC have made a commitment that subject to the approval of the other two parties, when agreement is reached, the Community Council will be informed.

9:Other Matters

a.Road Safety Campaign

There is an article on this in this week's Helensburgh Advertiser, disappointingly without any of the submitted pictures. AM reported that the campaign, now 5 weeks old, has received a positive response from residents in highlighting hot spots. Top so far in the mini roundabout on Pier Road; problems noted were site lines, overgrown trees and poor road surface, and inconsiderate parking. Many residents have protested about the difficulty of reporting issues to A&B. The Project Manager at Roads and Infrastructure, Mark Calder has accepted that this is a problem and was due to meet with Jim Smith and Kirsty Flanagan last Tuesday to discuss a pilot scheme for reporting which would be rolled out in Rhu and Shandon initially. The result of meeting is unknown. MI suggested talking to Garelochhead CC as they have made progress in consultation with the police for a speed camera to monitor speed. It was noted that road safety was a problem across all areas. FB suggested that the campaign should be shared with the Community Council FB page as well as Rhu Bay FB. AM was congratulated on his efforts.

Action KW

b:Forestry Issues

The CC made a representation to 21/026614/PNWAY. This was submitted on 5th January and as of today has not been posted on the Planning website. We have also written to SF and SW and have had no reply from anyone. AM wrote before the last meeting to Jackie Baillie about the short time scale over the holiday for this application. We accept this is a permitted development but the formal reply to SF from A&B has likewise not been posted. We have written to ask why. FB reported that the original archaeological survey missed an ancient lime kiln, a fairly prominent feature...

It was noted that the planning website is not being updated eg, 21/026614/PNWAY, 20/02183/Fellin, and 19/01573/PP. It was also noted that it took more than a month after the election on December 16th for Paul Collins' name or contact details to appear on the A&B website, it was agreed to register our concern that the website was not fit for purpose in that it was not supplying essential information to the residents of A&B in a timely fashion.

Action JC

In correspondence, the owner of Drumfad farm reiterated his comments that he had not been approached about a track across his land but again did not reply to the direct question as to whether he would consider this

It was agreed unanimously to write to Scottish Woodlands regarding the erroneous information it had furnished regarding this proposed track.

Action
FB/JC

Topic

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It has emerged that the new landowners of Stuckenduff and Letrault is an Investment company Gresham House, funded by the Scottish National Investment Bank. Basically the Scottish Government is lending money so people can make tax free investments. This does not sound right.

The phones at Scottish Forestry are not being manned at present and they have not replied to a request for information about 99/00260/WGS, This is a Woodland grant for land East of Letrault but the exact location is uncertain. A&B have supplied a Delegated Report but this does not contain maps so it is difficult to identify the exact location. The report mentions possible replanting in Aldonwich Glen after 5 years if necessary since this is a SINC- site of Importance for Nature Conservation. AM will supply the name of Tom Davies' replacement.

Action AM

There is no further feedback on the Emergency TPO on Whistler Glen and Torr Farm, despite a reminder being sent to Planning.

c:Aldonaig

A letter has been written to Mr Al Taghi informing him of current events, updating him on status of the planning applications which he reported to us, and asking him how long the tenant's lease had to run. He replied that he was doing his best to get rid of the current tenant.

Post Meeting note - not yet!

d. Future of Bowling Club site

The results of the survey conducted in May 2019 with the direct neighbours of the site were sent to Bryan MacKay and Ian Grout. A demolition application 21/01502/dom4, was lodged on 27th October by the owners for what remains of the clubhouse. The Building Control Officer has asked for further information which to date has not been provided.

MI pointed out that the item later on the agenda on LPP is relevant to this issue.

After a long discussion it was agreed to write to the current owners to ask if they would consider transferring or selling this piece of land to the Community. The current owners were officers of the club when it ceased to function and as such, they inherited its assets'

Action JC

This was seen as a better first stage rather than raising the expectations of the community by conducting a survey.

e. Shandon TPO.

SC has been unable to join the meeting for technical reasons.

f: Local Place Plans

The CC was grateful to MI for sharing his knowledge on this topic.

LPP came into force on January 22nd 2022, It has not yet been approved by SG but this will happen. They are a chance for communities to express a community led vision for

developments in their area. The Local Place Plans must be Community driven and should be created over the next 4 months. There are 4 stages for the community in this; decide what it wants, prepare the Plan, submit to A&B and finally register the plan. A&B have a team of officers, headed by Rona Gold who will support communities in doing this. Once accepted by A&B, the LPP will offer long term protection for the land, be it owned privately or by A&B. MI pointed out that if you get the LPP right then you can apply for funding.

MI will forward information to the secretary which will be circulated. MI pointed out the key to success was community consultation and support of the plan...

It is possible that LPP could be useful in issues such as the Bowling Club and Aldownick and Road Safety. This will be a main topic, probably at our next meeting.

10. Consultations

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

a: **Empowering our Educators.** Mike Woods and Seamus Rooney attended the meeting on behalf of Rhu Primary Parents Council, in order to contribute to this item.

Empowering Education is a Scottish Government initiative and each local authority will interpret it to suit their area. Argyll and Bute have employed a London-based agency to put forward their plans for school clusters which they claim will, provide more teachers in the classroom, allow the senior leadership team to focus on leading the school and provide greater equality between schools.

MW, SR and MI offered broadly similar views on the consultation. There was a suspicion, based on the minutes of the Budget Planning 21-22 meeting that financial savings are the primary objective. If this is indeed a budgetary measure then there should be a risk assessment and Impact statement. All three speakers were unhappy about how the undoubtedly highly paid agency has directed the format of the consultation meetings. This include strict rules involving showing a video and collecting responses and names of consultees although the comments of individuals need not be identified. The questionnaire was felt to be biased.

No-one is against collaboration, sharing experiences, specialist principal teachers and sharing resources. Head Teachers already do this, but the rationale for the proposed New Executive Head system is not justified and runs counter to the message that each school is unique. What is proposed is a one approach fits all and clearly there is a wide difference between large primary schools like Rhu and Hermitage and 4 teacher schools in the Western isles No evidence has been presented to demonstrate that these proposals will improve recruitment or career progression

The proposal that Executive Heads will be taken from the current pool of heads in the cluster with their pay protected for 3 years is unlikely to be popular. There is also concern that this will lead to bias. Areas like ours where teachers can easily commute outwith Argyll and Bute are likely to be most severely affected.

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The EIS is unhappy about the proposal and are consulting their legal department.

MW SR and MI were thanks for their input to this item. It was agreed that the Community Council will make a response...
The deadline has been extended until 31st March.

b. HSBC Budget Consultation: Closing Date 28th February. It was agreed to ask Linda Black to look at this if possible.

JC to ask
LB

c. Scottish Pavement Parking Provision: Closing date 11th March
AM has agreed to have a look at this.

AM to
investigate

d. Free Period Product Provision: Closing Date 4th March
Location of these is a personal thing and it was agreed that the item be flagged in the next Newsletter suggesting community response.

e. Draft National Planning Framework4: Closing date 31st March
It was agreed that personal submissions should be encouraged.

f. Event Engagement Survey: Closes 31st March 2022

This is important for anyone disturbed by Airbnb and loud events in general. FB asked JD and LD to look at this.

Post meeting note. When this survey was launched nearly a year ago, the neighbours of Invergare were encouraged to use this survey to register the disturbance, This is no longer the case and JD & LD recommend that it is not appropriate for the CC to respond but individuals who have experience of such events can respond on a personal basis.

JD&LD

**11. TREASURER'S
REPORT**

Cash in Bank	£5,265.52
RSCC Funds	£3,535.89
Wellbeing Grant Fund	£ 850.00
PPE Grant Fund	£ 229.63
Xmas Tree Lights Fund	£ 610.00
Xmas Tree Donations	£ 40.00

It was agreed to purchase a CC laptop for the use of the Secretary with an agreed budget of £650

Actual specifications will be investigated by subgroup

Action LD,
TL, JC

**12.
CORRESPONDENCE**

Most of the significant correspondence has been covered in the meeting apart from several unanswered requests for information from Planning, Scottish Forestry and Scottish Woodlands.

**13. Councillors'
Reports**

None

**14. Member's
Reports**

JC: At 9am on 31st January a fully loaded logging truck was travelling down the A814 towards Rhu Village. It was assumed that it emanated from Green Island Plantation on Rosneath 20/02183/FELLIC. The status of this application is "Awaiting Decision". We made a representation in December 2020 asking that the trucks not be routed through the village. This has been posted. I have asked Planning about this and not had a reply. MI

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supplied the information that logging is almost complete on the site. It could just be another instance of the planning website not being updated. It was agreed that JC should pursue this.	Action JC
FB suggested a General Community consultation covering Important local issues which could form part of our LPP, eg, Mens Shed Aldonaig, Road safety etc. A possible meeting in the Community Hall was suggested.	Action FB
FB: A meeting has been arranged with Fergus Madigan, convener of Garelochhead, Norman Muir, JC and FB to discuss common issues in dealing with Argyll and Bute. MI pointed out that other CC had similar problems and a wider meeting would be useful.	
Post Meeting note - The meeting was cancelled by FM	
FB: Suggested that she might join KW as an ADMIN for the CC facebook page.	Action FB
FB: Rhu and Shandon Gala hopes to resume this June. The organiser Gordon Black needs extra volunteers. This will be publicised on in the next Newsletter.	Action JC
15.AOB	JD offered a vote of thanks to the chair in what was a difficult meeting.
DONM:	The next meeting will take place on Wednesday April 6th 2022 at 7.30pm. This was changed, post meeting, to April 13 th at 7.30