

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

8th June 2022

Location: Rhu and Shandon Church Hall

Abbreviations:

A&B Argyll and Bute

AGM Annual General Meeting

HMNB Her Majesty's Naval Base

LDP2 Local Development Plan 2

MDP Ministry of Defence Police

OSPA Open Space Protected Area

PDA Potential Development Area

PFH Plastic Free Helensburgh

RNCYC Royal Northern and Clyde Yacht Club

RSCC Rhu and Shandon Community Council

SEPA Scottish Environment Protection Agency

TPO Tree Protection Order

TTMP Timber Transport Management Plan

In attendance:

RSCC:

Fiona Baker – Convenor **FB**

Jean Cook - Secretary **JC**

Thomas Baylem – Minute Secretary **TB**

Alastair Moore **AM**

John Clarke **JCI**

John McGall **JM**

Kate Smith **KS**

Susan Castle **SC**

A&B Councillors:

Cllr. Maurice Corry **CllrMC**

Guests:

None

Public:

Jean Fairlie **JF**

Allan Fairlie **AF**

Topic	Minute	Decision/ Action
1. Apologies	<p>RSCC: Andrew Nicholson – Vice Convenor AN; Linda Duncan – Treasurer LD; Jim Duncan JD; Laura Freeland LF; Linda Black LB; Olivia Birch OB; Tim Lamb TL.</p> <p>A&B Councillors: Cllr. Ian Shonny Patterson CllrIP Mark Irvine CllrMI</p> <p>Guests: Commander Mark Fitzsimmons CdrMF; PC Drew Ormond cDO</p>	All acknowledged with thanks
2. Declarations of interest	<p>FB declared an interest in the Ferry Point and Rhu Lodge planning applications given that the applicant is a regular customer of her business 'Destination Helensburgh'.</p> <p>TL declared an interest (in absentia) in the Ferry Point and Rhu Lodge planning applications being a neighbour.</p> <p>TB declared an interest in the Torr Farm tree felling incident due to being an immediate neighbour and acquaintance of the landowner; having submitted a grant application to the Woodland Trust which is partly contingent on the presence of existing woodland at the site; and having received chopped wood from trees felled at Torr Farm as a gift from the landowner.</p>	All declarations of interest acknowledged with thanks

3. Co-option of Thomas Baylem	Proposed by FB; seconded by JM.	Approved unanimously
4. Guest reports:		
a) Police Scotland	Received previously from Caroline McDonald and available to view on the RSCC website. No crimes and 47 incidents. Inspector Roderick McNeill is back in post.	Acknowledged with thanks
b) HMNB Clyde	JC relayed a notification from CdrMF regarding a Service of Thanksgiving and plaque unveiling to be followed by a mess dinner being held to commemorate the 40 th anniversary of the Falklands crisis on 8 th June.	Acknowledged with thanks
c) MDP	JC relayed a brief report from cDO. Increased activity is to be expected at the Faslane Peace Camp during June while the activists commemorate the 40th anniversary of its foundation. Lochside Press announced today that anti-nuclear protesters are expected at Faslane and Coulport this weekend with a giant peace symbol. Any concerns or issues arising from Peace Camp activity should be communicated to RSCC.	
	Concerns around the existence of permanent structures without proper licence and the perceived lack of council enforcement were discussed. JC proposed the peace camp should be required to obey the same planning rules as other local residents; this was seconded by JM.	JC proposal agreed unanimously – to be taken forward by CllcMC
5. Minutes of the previous meeting April 13th 2022	Proposed by TB; seconded by AM.	Agreed unanimously
6. Matters arising from the minutes not otherwise on the agenda:		
a) Defibrillator sign for football Club	A&B have stated to JC that they do not provide such signs. They have already provided 3 such signs; on A814 at the Marina and Outdoor Centre and on the approach Road to Rosslea Hall Hotel.	Ongoing JC to pursue
b) Dog fouling sign at Rhu play park	A local resident has requested that the existing sign be replaced by one issued by A&B Council, since this may carry more weight and be more readily enforced.	Ongoing JC to pursue
c) Green Island felling	Ongoing. The 2014 TTMP states that trucks should travel down the A82, but some trucks are currently using the A814.	JC to pursue
d) Scheme of Establishment	Point of information from FB that this allows any Community Council to meet with officials from A&B Council.	For ongoing consideration

e) Sewage in Rhu Bay	KS informed the meeting that PFH plans to meet the local SEPA rep to walk along the shoreline and examine this issue, including at the previously problematic Blairvadach site. There will also be a further meeting with the above plus Jackie Baillie in the near future.	KS to continue to update RSCC
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Planning matters:

a) Rhu Lodge 21/02709/PP	Awaiting a decision on this planning application.	None while the decision is pending
b) Ferry Point: Change of use	An Enforcement Action (22/00051/ENBOC3) has been imposed following the separation of the building into three smaller houses for short term lets. A decision is pending.	None while the decision is pending
c) Demolition of Workshop 19/02479/PP	A Conservation Area Demolition Order (22/00520/CONAC) has been posted by A&B and the decision is pending. It is hoped this will provide an opportunity to revisit the original planning application which RSCC considers to be of a poor standard.	None while the decision is pending
d) Duneira Change of use	An alleged breach of Conservation Order of Consent (22/00553/ENCON) is under consideration, though the site is currently being used for short term lets in spite of this.	None while the decision is pending
e) Other significant planning matters	<p>RSCC has been notified of a complaint regarding a planning application in the village. The resident was directed to RSCC CllrIP.</p> <p>AM reminded the council that RNCYC further consultation with RSCC on their development plans was promised. CllrMC advised that this remains at an early stage, with the pre-application only submitted very recently.</p>	<p>Planning sub group to investigate</p> <p>CllrMC to pass on the message that consultation is expected</p>

8. Other Matters:

a) LDP2	<p>This has been circulated to members. JD has identified three areas of concern:</p> <ol style="list-style-type: none"> 1. Rhu Marina Site - Dean and Reddyhoff, the owners of the Marina have objected to the current boundary of the PDA. They have stated a desire to reclaim land up to the low water mark to make space for further buildings. 2. Bowling Club – the owners Prow and Carr have appealed the OSPA . 3. Empress Field (between Rhu and Helensburgh) – Luss Estates have appealed against the green belt designation of the area and are seeking to develop the site. CllrMC suggested a community buy out of this site may offer a solution. <p>A&B considers no such modifications to the LDP2 are necessary and RSCC agrees. .</p>	<p>No action is possible whilst the LDP2 remains in the hands of the reporter Alastair Edwards</p>
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b) Torr Farm	A consultation meeting is to be held on Friday June 10 th at 1000 at the Torr Farm site to discuss previous illegal felling of trees and especially the draft management plan for the next ten years recently submitted by the landowner with input from Scottish Forestry. Neighbours and councillors have been invited and a short piece is expected in the Helensburgh Advertiser. RSCC is concerned that the plan involves further large-scale felling of trees and the impact of this on local wildlife and (possibly) flooding. Concerns were also expressed around the perceived lack of enforcement by Scottish Forestry when established woodland sites are felled.	None ahead of the meeting on Friday
c) Forestry Issues	The complaint to Scottish Forestry regarding the Letrault and Stuckenduff sites is still being drafted.	Work by forestry sub group to continue
d) Aldonaig	Ongoing issue with the tenant refusing to quit the site despite having been informed to do so by the landowner. This has been recently complicated by the introduction of sheep grazing the site and making access difficult for walkers etc The representative of Horse Rescue Scotland is pursuing this.	No action identified for RSCC
e) Shandon TPOs	Work on the TPOs sub-group is to begin shortly.	SC and JCI to lead on this
f) Planning Advice Scotland	There is a possibility of the RSCC receiving training from Planning Advice Scotland.	JC to get in touch and suggest a date for this
g) Place Plans	As above, training is to be sought. Place plans seen as a potentially powerful tool in dealing with complex planning issues.	JC to pursue
h) Bin Collections	The council was updated by JF on her ongoing efforts to secure a regular bin collection at her home, previously refused on the grounds that the driveway exceeds 30m. No solution has yet been reached, but CllrMC expressed confidence this would soon be resolved. JF expressed thanks to the council for efforts to date, in particular to AM.	CllrMC and CllrIP to pursue this
i) Other Issues	Road safety – many comments have been previously received on this issue via the Rhu Bay Facebook page. FB expressed a desire that these be collated and submitted to councillors.	AM to collate comments
	The council has noticed that grass verges in Rhu and Shandon have been largely left uncut, barring 1.5m at the roadside. This was welcomed.	CllrMC to pass on these comments
9. Consultations:		
a) Community Council Review	Closing Date 15 th July 2022. No discussion at this point.	

b) Electric Vehicle Charge Point Consultation	Closing Date 30 th June. This was felt to be the responsibility of individuals to complete rather than the council. The consultation will be publicised.	None
10. Treasurer's Report	No change from Annual Accounts presented to the AGM except that 4 payments are pending.	None
11. Correspondence	Is being circulated by JC as it arrives.	None
12. Councillor's Reports	CllrMC reported on the inaugural meeting of the new council. Major issues foreseen by CllrMC include nationwide cuts to council funding; the cost of living crisis; risks around centralisation of healthcare and education services; and the development of Helensburgh pier and swimming pool; the latter is expected to open in September 2022.	None
13. Members' Reports	KS informed the council that PFH intend to hold a beach clean in Rhu in the near future. TB requested that this is publicised in the local paper in addition to social media and the council website.	KS to action
14. Opportunity for members of the public to speak	No further comments.	None
15. Any Other Business	Brief discussion around the opportunities and challenges of hybrid meetings. There was general agreement that meetings should now be in-person by default as the covid situation has become less severe. TB proposed a wider discussion for the communications sub group around whether hybrid meetings might facilitate greater public engagement with RSCC.	No conclusion reached – further consideration needed
16. Date of next meeting	10 th August 2022. Location to be decided.	