

Minutes of Regular Meeting

Rhu and Shandon Community Council

Wednesday 8th February 2023

Location: Rhu and Shandon Community Centre

Abbreviations:

A&B: Argyll and Bute HMNB: His Majesty's Naval Base NPF4: National planning Framework 4 MDP: Ministry of Defence Police RNCYC: Royal Northern and Clyde Yacht Club	PPSLC: Planning Protective Services and Licensing Committee TPO: Tree Protection Order SF: Scottish Forestry ACHA: Argyll Community Housing Association SW: Scottish woodlands
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In attendance:

John McGall Convener **JM**
Jean Cook Secretary **JC**
Thomas Baylem **TM**
Alastair Moore **AM**
Arnold Bretman **AB**
Laura Freeland **LF**

Visitor
Alan Kennedy **AK**

1. Apologies

Received from Jim Duncan, Jeannette Loran, Sally Grummit, Mark Irvine, Drew Omand

2: Resignation of Gill Shearer.

This was regretfully accepted.

3 DECLARATIONS OF INTEREST

TB Torr Farm.

Guest reports

a. Police Scotland

One road traffic offence on 21/1/2023 on Pier Road Rhu. Collision with Motor Vehicle which failed to stop and exchange details. Enquiry ongoing

26 calls dealt with by Police Scotland during the period from December 3th to 31st Jan. Calls include concern for Persons, assisting members of the public, Traffic(temporary lights), Collisions, and assisting MOD officers.

b. No report from HMNB Clyde

c.MDP~ Drew Omand

He is negotiating with the Peace Camp in liaison with Craig Callaghan of A&B regarding the ongoing Fly tipping. He was also involved in helping sort out the traffic chaos which resulted from the failed sets of lights on 18th January which caused chaos in the village.

5. MINUTES OF THE MEETING HELD DECEMBER 14TH 2022

These were accepted as a true record of the meeting
Proposer TB, Seconded AM, Agreed unanimously

6: Matters arising from the minutes not otherwise on the agenda

Nothing to report on Bowling Club or Rhu Ellen Cottages.

No information yet on the start date for the repairs to the barriers on the A814 in the village. Still awaiting the promised communication from Amanda Halsey regarding the siting of the Defibrillator signs.

Aldonaig: Following the installation of the mailbox on the gate to the farm, and the change of correspondence address for Aladdin Farm Ltd to Aldownwick Glen Farm in Rhu, all interested parties were informed and David Kerr, Animal Health and Welfare Officer has assured the CC that stock will not be allowed to be kept on the farm.

JC asked the advice of Craig Callaghan on the delivery of wood etc to the Peace Camp and he said that he was liaising with DO on this matter.

Item 13 Public Questions. Brought forward

Alan Kennedy attended on behalf of the residents of Quarry Knowe.

There have been some minor improvements. Luss Estates have cut down the bushes overhanging the path down to Manse Brae, but the path is still unsafe due to a slippery surface and broken barriers.

Apart from this, little has improved.

ACHA placed some filling in the gaps in the uneven paving slabs but this has almost disintegrated and the gaps are still a hazard for the three registered disabled residents and for children riding bicycles. An added hazard is the subsidence around most of the manholes.

The walls in the area are becoming increasingly dangerous, with the rendering crumbling.

Loose coping stones have been removed, but this has exposed gaps allowing water ingress which will inevitably destabilise the walls.

The communal water tap is unsafe.

The large areas of cobbles, installed for decorative purposes are no-go areas, being dangerous to walk on.

The whole community is aware of the traffic problems on Lineside Walk. Whenever there are extra traffic lights in the village, Aros Road, Lineside Walk, Station Road and Pier Road become a rat run.

Parking is still a major issue. There are 19 houses in Quarry Knowe, 40 residents and parking for 10 cars

It was suggested that the residents raise their problems publicly at the next Helensburgh and Lomond Area meeting on 14th March.

7: Planning Matters

7a: Blairvadach: 22/01730/PP

The TPO-18 document provided by Planning uses a different numbering system to that in the Tree report on the website. However from the plans it looks as if it is intended to fell several of the Sequoias. Drainage and Privacy has been highlighted by residents of Broomfield Gardens. The removal of trees will increase the runoff.

No details are given in the 22/01730/PP or 21/02628/PP, the renovation of Blairvadach house as to how the two significant burns on the site will be treated. It is recognised returning a stream to its natural state will reduce runoff. There are many examples in Shandon to demonstrate that culverting streams leads to problems. The location of the SUDS system, clearly related to drainage, has not yet been

identified.

Privacy between the two types of housing on the site is dealt with by means of a large fence. A hedge would be a more environmentally friendly option, as it would help with the drainage, provide a habitat for wildlife and provide the desired privacy. It was agreed that an interim response would be made to planning

Action JC

7b: Rhu Lodge: Application for Variation of Conditions 21/02709/PP and Ferry Road Change of Use.

It was reported to the PPSLC meeting in February that the applicant has submitted more drawings on February 6th. In the light of these, the Roads department will be re-consulted. The determination of the application will now be considered at the March 15th meeting of PPSLC. It was noted that these would be subject to NPF4 which will be approved on 13th February..

The alleged Change of use- 22/00052/ENBOC is unchanged from the December minute.

7c. Duneira :22/00053/ENFOC

The applicants have appointed a Planning Consultant who failed to convince Planning that what was happening at Duneira was not a Change of Use.

Post Meeting note. A renewal of Planning Application 19/01573/PP appeared in the Weekly list on 10 February 2023, number 23/00080/PP.

Post meeting note. Planning subgroup will consider a response

7d: Proposed Felling and Thinning of Darkwood Woodlands: 22/01556/TPO

The penultimate submission on the website was made by Roads on 29/8/2022 stating that “there is insufficient information provided upon which to make a decision. Further information required.”

The application is still listed as “Awaiting Decision”.

7e: Formation of Forest Track 21/02614/PNWAY

We have had a reply from Mike Page following a reminder. The reply was vague about what action was being taken to progress the alternate access and egress routes to avoid the use of Pier and Station Roads. Subsequently Charles Bushby confirmed that Mike Page was the SW employee responsible for negotiating with Gresham House about this.

The Forest subgroup will meet to decide further action

7f: Other significant Planning Issues

Demolition and rebuild of Workshop 19/02479/PP and 22/00520/CONAC.

Further application 23/00139/NMA

The weekly planning list on Friday 3rd February had the wrong address for the NMA. The proposal says the NMA is for an increase in building height, but the Non Material Amendment Request section 4 states “Increase in overall length of building by 410mm”. There are no heights or lengths shown on the plans submitted for the NMA. There were some heights in the plans for 19/024479/PP which were illegible in the copies we were able to make for the website. We have asked to see the original plans but have been told that plans submitted for the 2019 application will have been destroyed by now. We will pick up copies of the plans from the Clyde Street office on Tuesday and hope they are legible.

Ongoing Planning Subcommittee

8: Other Matters

8a: Forestry Issues Blairnairn

From RDS Forestry Ltd. It appears that the access and egress for the site will not involve Pier and Station Roads. It was agreed that a response would be sent concerning the percentage of Sitka spruce proposed plus a request to see and comment on the archaeology, habitat, and bird reports and any landscape views they have. We will also ask for confirmation of the timber transport route proposals.

Action: Forestry Group

8b: Management Plan for Torr Farm

Mike Strachan from SF, said that he expected the Plan by the end of January and confirmed that he would pass it on to us for comment, once he had had a change to study it.

8c: Bench for Village Green to commemorate Billie Petrie's service to the Community

The new Community Council confirmed that they supported the decision made by the previous Council. The family of Billie Petrie are happy with this proposal. The Church has confirmed their support. AB agreed to speak to Robert Ryan to clarify his and the Brae Shop's involvement as collection point, and it was agreed to consult and seek advice from Royal British Legion about the village Green

Action AB & JM

8d: Marina Masterplan

JD reported prior to the meeting that RNCYC are ready to make a presentation on the Rhu Marina proposed Masterplan to members of the R&S CC prior to making a formal planning application. The agreed date is Wednesday 15th at 7.30pm at the clubhouse.

8e: SCCAN: Scottish Communities Climate Action Network

It was agreed that we should investigate this and gratefully accepted TB's offer to act as our representative and attend the meeting arranged for 17th March

Action TB

9: Consultations

It was agreed that any response to the following should be on an individual basis. There are links to make a response on the [Active Consultations page](#) of our website.

9a: Proposed Traffic Regulation order for Helensburgh Pier. Closing date: February 10th

9b: Improving lives in Argyll and Bute. Closing Date: February 28th

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,

9c: Kilcreggan Ferry Terminal. Closing Date: 12th March

10: Treasurers Report

Cash in bank = £5637.92

Expenditure since last report

Rhu Church Hall Hire~: Oct Meeting £ 25.00, plus two Xmas lights switch on costs of £36.74 and £31.23.

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Total Expenditure £92.97

There is still outstanding expenditure to cover the Electrician costs to cover materials needed to upgrade existing Council wiring to current standards.

11: Correspondence

Most correspondence has been circulated as it has been received.

Argyll Estates have promised to inspect the exposed cables at Rhu Spit towards the end of February. No details yet on whether the MoD accept the responsibility for maintaining the Breakwater, but if Argyll Estates disclaim responsibility, the MoD will be approached again. Thanks to AM for supplying up-to-date images of the problems at the spit.

Action JC

12: Councillors Reports:

None.

13:Public Questions: considered after item 6

14: .Members Reports:

JC: The old 814 through Shandon which acts as a cycle path is in a terrible shape with potholes and running and standing water. It has never been fully resurfaced since it was the main A814 in the late sixties. Cyclists do not use it because of its condition. It is the main access route for most of the houses in Shandon. It was agreed that we should try to get the road on some programme for resurfacing.

Action JC

JC: A Volunteer is needed to **organise** the Beach Cleans. TB suggested that he knew someone who might be willing and he would confirm this.

Action TB

15: AOB

1. There were no nominations or volunteers for the positions of Treasurer or Minutes Secretary. If it is allowed, JC will act as Treasurer until June.
2. AM volunteered to join the Planning subgroup.
3. The knotweed season is fast approaching and someone is needed to keep tabs on outbreaks in Rhu. JC will cover Shandon. AM volunteered. Other volunteers are welcome.
4. AB offered to consider taking on the Face Book for RSCC.

16: Date of next meeting

The next regular meeting was originally scheduled for 12th April. Since this is within the Easter School holidays it was agreed that the date should be changed to April 19th, to make it easier for members with young children to attend.