

**Minute of the
Rhu and Shandon Community Council
12th June 2024
Location: Rhu and Shandon Community Centre**

IN ATTENDANCE:

RSCC:

GUESTS

| | | | |
|-------------------------|------|--------------------|----------|
| John Mc Gall – Convenor | (JM) | Cllr Maurice Corry | (CllrMC) |
| Fiona Baker | (FB) | Jim Crawford | (JCr) |
| Arnold Bretman | (AB) | Moirra Burke | (MB) |
| Sally Grummitt | (SG) | Sandra McGuire | (SM) |
| Jeannette Loram | (JL) | | |
| Allan David MacFadyen | (AM) | | |
| Calum McNicol | (CM) | | |
| Rob Stuart | (RS) | | |

At the start of this meeting, JM explained that given the circumstances we may not be able to cover every item as well as we would normally, and some non-essential items may be postponed to the next scheduled meeting. It was important to try and get through the essential items.

1. APOLOGIES:

Received from Thomas Baylem(TB), Nick Barton(NB), David Whitham(DW). David Lang(DL), PC Kelly LeCore, Jean Cook(JC)

2. DECLARATIONS OF INTEREST:

NONE

3. GUEST REPORTS:

a: Report from Police Scotland.

This was provided by PC Kelly LeCore and is posted on the website. In summary there were 12 Incident reports and 12 Crime reports since the last meeting.

b: HMNB Clyde. No report

c: MDP No report

4. MINUTES OF THE MEETING HELD 14TH APRIL 2024

The minutes were accepted as a true record
Proposed by JL and seconded by AB

Agreed unanimously.

5. MATTERS ARISING NOT ON THE AGENDA.

a. 23/01502/PP & 23/01503/LIB: These Applications have been approved. JCr explained their group had attended to see if the Community Council could provide them with any advice considering the outcome and the fact that there is no right of appeal. They felt there had been poor oversight of the site by planners and consequently they had not had a fair hearing. The PPSL took a very short time coming to the decision with no question raised and there are planning and legal issues they felt ought to have been addressed in reports but these were absent and

appear to have been ignored. JCr said their objection had centered on the fact that in 1989 & 1990, during previous outline planning application for same single house proposal, the then Secretary of State for Scotland (SoSS) determined that the lawn area of Lagarie House was part of its setting and should not be built on. The lawn should be preserved as an integral feature of the house and its architecture. The SoSS also determined access and egress to Lagarie should only be taken from Torwoodhill Road. The initial 1984 approvals for the development of Lagarie House and Estate (Refs. C.6986 and C.6994) also incorporated set Planning Conditions that 'There shall be no direct access, vehicular or pedestrian to the A814.' (Planning condition 6). This appeared to have been a lawfully binding decision. A&BC had lost the Lagarie planning documentation of the 1980's to present time and planning officer(s) had ignored this apparent lawfully binding decision – so had A&BC acted unlawfully and if so, could an unlawful act give grounds for an appeal? The CC empathised with the group's position and CllrMC and FB urged them to exhaust every avenue they could, recognising that it may be too late to help them, but could help others in similar circumstances. CllrMC thought that because the Scottish Office had been involved, their archives would have this documentation somewhere. They were advised that there was an active complaint concerning the lack of local democracy within planning matters currently being pursued with the Scottish Parliament by Mr. Noble and HCC. Relevant reference numbers were provided and the group was urged to contact Mr. Noble directly. They were also provided with several other organisations and/or public officials to whom they could write to in support of their claims. The group thanked the CC and Cllr Corry for their help in this matter.

Defibrillator signs:

CllrMC reported that a response from JC was waited. Post meeting note. As recorded at the last meeting, the Community Council (R&SCC) do not know where such signs can be purchased so do not know the cost.

Post meeting Action:JC

a. Short term Parking by Brae Shop:

Cllr Corry confirmed that he had made personal contact with the new owners of the shop and reassured them he was still currently dealing with this matter and in contact with A&BC officials.

Action CllcMC

b. Litter Bin on Spit – A&BC confirmed that there would be 2 uplifts per week and post meeting this was confirmed as Monday and Thursday. This will not involve Andy Nolan although the latter will be responsible for monitoring the bin. It was accepted by committee that Andy does a very good job for our community.

CM admitted that although we had asked for the bin, perhaps placing a bin there has only encouraged people to leave more litter - beyond the capacity of the bin and he showed a picture he had taken with a full bin bag lying outside the bin which was full. The content of rubbish being dumped there included barbecue trays, kitchen unit door, dirty nappies, unused fish bait, hooks and lines and dog waste. This overspill will encourage rats and may pose a public health issue. The wisdom of the bin in this location was discussed, and it was agreed that we should give the arrangement a chance to bed in. It was agreed to monitor this situation and if there was regular overspill at the bin, we will take pictures as evidence the bin is too small

to cope. Andy Nolan had said from the outset the bin provided was too small and he had recommended a Euro bin, which is more than twice the size, and far more suited given the amount of rubbish being generated at this site. The Council bin vehicles can just as easily lift these bins however because they are on wheels, such a bin would require anchoring, perhaps by chain, to prevent its movement or being stolen. CMcN & JMcG to monitor the situation and Cllr MC said he would raise this issue with Tom Murphy.

Action CMcN, JMcG and CllrMC

- c. **639 single accommodations in Base:** JC had looked at the plans and there appear to be no implications for the community.

Post meeting Note JC

- d. **TPO Aldownwick Glen:** FB stated that information had been received that residents believed to reside in Aros Road and Smugglers Way were responsible for illegally felling trees for firewood. As this is MOD land it was appropriate to pass this onto MDP. This felling confirms that action on establishing and logging trees suitable for TPOs should be progressed as soon as possible,

Action JC

- e. **Notice Board.** Post meeting Note

Ongoing JC

6. PLANNING MATTERS

- a. **23/02472/PP: Construction and Operation of a battery energy storage system with ancillary infrastructure.**

The letters of complaint have submitted on this item by R&SCC and individual members. FB explained it was difficult to criticise the principle behind electrical storage because it is something we will all need in the future. The criticism of this application is not about the creation of battery energy storage sites, it's about this location being in the completely wrong place (when there are other suitable sites available), no further questions or comments

- b. 24/00888/PP: partial demolishment, refurbishment and change of use of care home to form residential apartments and the erection of 4 dwelling houses.

Action Planning group

- c. Other significant planning matters;
Luss Estates 10-year Development Plan.

It was noted that this includes a proposal to have Empress Field's green belt status removed. As LDP3 is now under construction, it was proposed that R&SCC, should apply for Empress Field to be designated as an Open Space Protected Area (OSPA). Cllr Corry described these fields as icons explaining many events had been held there over the years and strongly agreed this OSPA action should be pursued. This proposal received wide agreement.

Action Planning Group

Place Plans: The importance of the development of a Place Plans for Rhu and Shandon was discussed and the fact that they are considered a material consideration in planning matters giving the community more control over local matters. Place Plans must be submitted by 25th June 2025 and therefore we need to

address this matter as soon as possible. FB pointed out that the Place Plan for Helensburgh, which is after all our Burgh town regularly used by all surrounding communities, is also important for us all to take notice of and contribute to. She also suggested as a starting point perhaps all our members should engage with our neighbours and residents, to find out what they envisage our community needs, the Top Ten things, and report back.

Action: all CC members

7. **OTHER MATTERS**

a. FORESTRY MATTERS AND RELATED ISSUES.

Management Plan for Torr Woodlands:

A revised Plan was received on April 11th without the promised consultation with the Community Council. The CC sent a letter of complaint to Scottish Forestry which was classified as a Stage 2 Complaint and at the same time a letter of complaint was sent to Mairi Gougeon. We received a reply from SF on 29th May which partially upheld the complaint. They accepted that the consultation had not taken place, but claimed that correct and appropriate action was taken to address the unauthorised felling given that the site is regenerating naturally, the issue of a restocking direction is unnecessary at this stage. The Private Secretary to Mairi Gougeon replied to say that as the correspondence relates to a complaint, it would not be appropriate for the Minister to respond. Both CllrMC and Jackie Baillie wrote to the Minister and have forwarded the replies to us. FB felt that the issue should be pursued and there were no dissenters.

Action: Forestry Subgroup

Letrault and Stuckenduff Commercial Woodlands.

Since the last meeting a further unreported archaeological site has been reported to Scottish Forestry and Scottish Woodlands. A reply was received from Adam McLean stating that the site would be protected. There has been no progress in the provision of an alternate route for haulage and it was agreed to wait to see if there was any progress towards an alternate logging route before involving the community.

Blairnairn will be reviewed by the Forestry Sub Group.

b: CULVERT ISSUES IN SHANDON

DL has compiled **a report on the state of many of the culverts in Rhu and Shandon**

Ongoing.

Cllr Corry advised the Area Committee have requested an official maintenance plan be drawn up. He also advised that a Review of the Roads and Infrastructure Service has taken place and the report on this sets out a series of service specific recommendations. See EDI Committee report for June 2024)

c: KNOTWEED SURVEY IN RHU AND SHANDON

The logging of outbreaks of Knotweed is ongoing. There are other invasive species in the area. The possibility of combining the various environmental groups was discussed but no decision was reached.

d: BEACH CLEANING.

Beach Cleans, organised by Lynda Baylem took place on May 11th and June 8th. Lynda Baylem and JC were unable to participate in the June event but Elizabeth

Lambert saved the day by providing the equipment and volunteers still turned up and the cleanup went ahead as scheduled. To everyone's surprise a group of Glaswegian visitors to the area joined in, making it even more successful. The next cleans are scheduled for Wednesday 26th June at 6.30pm and Saturday 13th July at 10am.

6:CHRISTMAS LIGHTS AND EVENT

AB & JM have made a detailed catalogue of the state of our lights and about 60% or 80m of lights need replacement. Two companies have been identified with one company being able to supply 50m of light for about £180. Further enquires will be made and lights purchased before our next meeting in August. If the Event is to go ahead, a larger Christmas Event group will need to be identified in August.

Post meeting Note from JMcG:

Clear guidance about how groups operate within the CC will be circulated and members wishing to volunteer to join groups will be asked to identify themselves at the next meeting.

ACTION JMcG

8:CONSULTATIONS-DETAILS AND LINKS ON OUR WEBSITE

- Shaping our Future Service: Closes 30th June
Online survey from the Scottish Fire and Rescue Service.

9:TREASURER'S REPORT .

There have been two outgoings since Annual Accounts were audited; domain renewal of £23.87 plus a direct debit of £35 for Data Protection.

10: CORRESPONDENCE:

11.COUNCILLOR'S REPORTS

CllrMC advised that he had been trying to address various roads issues including many pothole complaints. He stressed it is most helpful if residents keep making complaints about the state of the roads and report potholes in their area because it is a 'numbers game' and the more complaints made the more he can do about it. He also mentioned that there needs to be a proper plan for regular drain cleaning which was endorsed by the committee who gave examples where some drains had recently been cleaned.

Cllr MC advised he remains on the LLTTNP board as our representative. There has been no further action on the RNCYC development proposals.

12: PUBLIC QUESTIONS: None

13: MEMBER'S REPORTS: None

14:AOB: None

15: DATE OF NEXT MEETING

August 14th at 7pm in Rhu and Shandon Community Centre.

The minutes of meetings are posted on the website
www.rhuandshandoncommunity.org