

SEIL AND EASDALE COMMUNITY COUNCIL

DRAFT MINUTES OF PUBLIC MEETING HELD ON TUESDAY 26th MARCH 2019

Present: Julie Ferris (Chair), Seumas Anderson, John Gordon, Guy Knight, Yowann Byghan, Cllr Elaine Robertson, Cllr Kieron Green, Anne Foster (Secretary)
55 Members of the Public

Apologies: Steve Patterson, Rhoda Thomson

Council Membership. The chair announced that Nina MacLean had stepped down from the CC and we wished to thank her for her involvement in the CC. The CC will decide the next steps for a replacement member.

Declarations of Interest

Seumas Anderson, as landowner, with a potential interest in the Scottish Water proposals, and the planning application at Ballachuan Farmhouse. Steve Patterson re matters pertaining to the former Highland Arts site, as someone who works with the owner.

MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held on 27th November 2018 were APPROVED

Proposed: Guy Knight

Seconded: Yowann Byghan

SCOTTISH WATER

Scottish Water gave a presentation on the proposed solution and outlined the timescales for the planning process and next steps.

The Chair welcomed representatives of Scottish Water to the meeting:

Alan Thomson - Head of Corporate relations.

Lynne Taggart - Planning and Environment Manager

Sam Neil - Programme manager for Scottish Waters' Alliance Vehicle amey Black & Veatch

Paul Milligan - SW

Planning Timeline

Environmental Impact Assessment was deemed not to be required. We are now at the Proposal of Application Notice stage where consultation is taking place and feedback is being received which will be incorporated into the final design. The aim is to be in a position to put in a formal planning application at the beginning of May.

Details of the infra-structure

These were presented to the meeting and included the proposed site, access road and the decommissioning of the existing site, and its replacement with underground storm storage tanks.

Location Plan

It was noted that part of the access road has been diverted to the south to prevent taking out valuable grazing pasture. SEPA have been consulted with regard to drainage culverts and the bridge. Details of the peat bunding were noted. The site includes space for the tanker to turn and space for cars to park. The fencing has been brought inwards to accommodate more space for access past with livestock.

Site Elevation

SW are trying to keep the buildings on the site as low as possible

Landscaping

Bare earth assessments have been carried out i.e. not taking account of existing trees etc which would be in view.

View from Balvicar – it will be possible to see the line of the road, but not the site which is blocked from view by an existing rocky outcrop.

View from Ardencaple Road – the site location is visible but the buildings will be screened by peat bunding and plantation

Items considered in the planning application

These include: Drainage, Traffic Management Plan for the construction, Ecology, Flora and Fauna, Hydrology, Peat Management, Landscaping.

The CC and panel received questions – see Appendix 1

Summing up

The Chair summed up by stating the CC will do their best to represent the views of the community and anyone who wants to get involved please do so

SW representatives were thanked for coming.

POLICE REPORT

PC Andrew Simpson was welcomed to the meeting. He gave apologies for PC Ian MacLeod.

Items to note:

- 07.01.19 Theft of 1200 litres of heating oil from domestic tank. Enquiries are on-going. Please report suspicious activity to the police on 101.
- 09.01.19 Local resident victim of telephone scam by someone pretending to be from BT. Be aware of scams and never give bank details out or let people access your computer. Tell people you will call them back. Support elderly and vulnerable people.
- 09/14. 01.19 Instances of false 999 calls from Balvicar phone box by youths.
- 05.02.19 Diesel spillage caused a road traffic accident at Kimelford
- Several break-ins and thefts in the Oban area. Please check security. The police will visit to offer crime prevention advice.
- It is lambing time. A person has already been charged with an incident where 5 sheep were killed by dogs. Please can dog owners be responsible. Leaflets are available – secretary will leave in the shop.
- Safer Communities Roadshow June 17th in Oban. Venues will be advertised.

Any issues please call 101. 999 for emergencies.

MATTERS ARISING FROM THE PREVIOUS MINUTES

Bus service Ellenabeich

The chair expressed appreciation to Tony Hill for continuing to allow turning of buses whilst a long term option was determined. A meeting with A&B, Cllr Robertson, West Coast Motors and CC representatives took place last Tuesday to look at developing the slipway area adjoining the bus stop. Tony Hill has offered to lease this land to A&B, who are looking to carry out a topographical survey. Cllr Robertson suggested this was the most viable alternative. The question of how this would affect access to the slipway was raised. Tony Hill advised that a condition of the lease would be that access was not restricted, but the parking of vehicles (including buses) would not be permitted. The wall would need to be knocked down.

A local resident noted she had seen A&B officers in the car park and they had said they were looking to upgrade the car park. The CC and Councillors were not aware of this.

The issue for long term coach parking is yet to be resolved.

This is only the first stage of things and the CC will continue to consult residents. Any formal decisions will need to go through the planning process.

The grassed area had been considered previously but not progressed due to problems with funding and land ownership. This had meant an application for specific tourist focussed funding had not been made.

Parking at Ellenabeich

A&B remain committed to making two Designated Disabled Parking spaces. Efforts to move trailers parked on the site are on-going through the police and A&B. The CC are looking at informal signage to support parking for residents (including Easdale)

Phone Directory

The secretary reported that approximately 100 people had 'signed up' for the new directory. There are 330 entries in the current directory, so we need more people to make printing a new directory viable. Please encourage people to complete slips (available at the shop) or email the secretary with your details.

AGENDA

HEALTH

The new appointment system at the surgery seems to be working well for both patients and the doctors. Admittedly the social interaction is not the same.

Rhoda Thompson is the CC representative on a Patient Participation Group which has been set up to ensure more effective communication.

ROADS

Potholes It was noted that the pot holes are patched, but it has not been done properly. Cllr Kieron Green advised that temporary patching is done over the winter months, and longer term patching done in the summer when the machinery/equipment is available to A&B.

The chair reminded the meeting the secretary is happy to report highways issues to A&B but we would wish to encourage individuals to do this in order for the overall number of queries on a specific issue to be higher.

Brush cutting. The CC are aware of concerns about how this has been done as are the Councillors. Concerns include the mess, and also how the branches have been torn/ripped with the possibility of opening them up to disease. There is an ongoing safety concern as the debris gets blown onto the road. It was suggested the CC ask Malcolm Cullen, manager for roads, to visit.

The 30 MPH sign approaching Clachan Bridge from Oban side has been re-erected.

PLANNING

Seumas Anderson reported as follows:

- Monaveen Lodge, Ellenabeich: Demolition of office and former toilet block. Internal alterations to dwelling house. Replacement roof covering and windows and new window. PENDING DECISION
- Former Highland Arts Site, Ellenabeich: Alterations and partial re-roofing, formation of vehicular access, rebuilding of entrance wall and change of use of out-buildings to class 6 (storage only) PENDING DECISION
- Sula Cottage, Clachan Seil: Erection of extension. PERMITTED
- Land South of Ballachuan Farmhouse, Cuan Ferry: Formation of vehicular access. PENDING CONSIDERATION
- Land West of sewage works, Clachan Seil: Proposal of application notice for new wastewater treatment works including vehicular access to site.
- Various sites for tree felling and pruning.

Notice received from WFS telecoms regarding a proposal to install a 20m telecommunications mast at Clachan Seil. It was agreed to put a copy on the website and in the shop and ask people to comment. CC will respond to say we will pass on comments in due course.

ANY OTHER BUSINESS

Broken Drain Cover at Tramway

It was noted that this still had not been repaired since it was raised two years ago. This has been due to the need to move a fence. Guy Knight has now contacted the land-owner who has agreed to move the fence. This is appreciated.

Fly Tipping

Query about a pallet being left on land by the school. It is thought this is going to be used by the school soon.

Campervans

Concerns were raised about the onset of Spring/Summer leading to increased problems due to campervans being parked at Ellenabeich and the litter/waste they leave. Cllr Kieron Green advised that where people have evidence of people disposing of waste this should be brought to the attention of the police. There used to be a notice about over-night parking not being permitted and the re-instatement of this could be considered, but would it be effective? Could a charge be made for parking which could go towards the cost of providing bins etc? It was agreed a bin would be useful.

Meetings and communication (with regard to SW issue)

RT raised the issue of information being distributed at the start of the meeting not having gone through the chair and asked that this should not happen. YB reinforced the need for everyone to work together and not to go back on issues. This was endorsed by the Chair who stated the CC need to listen to all. CH asked how we could reach everybody and listen to everyone. JF advised that the CC are considering contacting everyone on the electoral roll in order to evidence the CC response to the planning application to be submitted by SW. The CC are still working on how to do this.

Date and time of next meeting

AGM 6.30 pm Tuesday 28th May 2019 Seil Island Hall. Followed by standard CC meeting.

If you would like to receive notification of meetings, agendas and minutes please email Anne Foster on seilandeasdaleccsec@btinternet.com