

**SEIL AND EASDALE COMMUNITY COUNCIL**  
**MINUTES OF PUBLIC MEETING**  
**HELD ON TUESDAY 28<sup>th</sup> November 2017**  
**Seil Island Hall**

**PRESENT:** Julie Ferris, Seumus Anderson, Anne Marie Robin, John Gordon, Uta Binnie, Cllr Kieron Green, Cllr Elaine Robertson, Cllr Andrew Vennard; PC Jeremy Moore,

**MEMBERS OF THE PUBLIC:** 24

**APPOLOGIES:** Charles Struthers, Graeme Bruce, Alan Macfadyen

**DECLARATIONS OF INTEREST**

Seumus Anderson, as a landowner with a potential interest in the Scottish Water proposals.

**MINUTES OF THE PREVIOUS MEETING**

The changes to the minutes of the meeting held on 25th July were approved and agreed as an accurate record; proposed by Sue Fenton, seconded by Lisa Robinson.

The Minutes of the meeting held on 26<sup>th</sup> September 2017 were agreed as an accurate record; proposed by Allan Coutts, seconded by Seumus Anderson.

**MATTERS ARISING FROM THE MINUTES OF 26<sup>th</sup> September 2017**

**Scottish Water (SW)**

As agreed in July, the SECC had invited SW to attend the September meeting with a technical representative. SW's attendance was subsequently postponed pending the outcome of their investigations into various alternatives which had been raised. The SECC had written to SW before setting the Agenda for the November meeting, asking whether they were in a position to attend that meeting, or whether the CC should arrange a separate forum. SW replied that they intended to hold another open community event early in December. In response, the CC suggested the best way to give everyone the opportunity to hear questions raised and answers given was an open meeting and that if the event was to follow the previous format there should at least be a plenary session in the evening, which would give those who work a chance to attend. SW advised that they would hold an open event, from 2-7pm on 6<sup>th</sup> December in Seil Hall. A postal invitation had been sent to all residents on Seil.

The local stakeholders have received no further update from SW since the last public meeting apart from the information on the post cards sent to all Seil households about the event to be held on 6<sup>th</sup> Dec. Speaking for the stakeholders, Anne Marie Robin urged the "silent majority" - Seil has a population of around 500 - to provide feedback when SW update on recently completed studies and investigations and advise on the next steps. She stated that so often it is only those who wish to object who make the effort to be heard. We are sure all involved in this project - now entering its 4<sup>th</sup> year - would welcome a conclusion sometime soon.

Lisa Robinson expressed her disappointment that the SECC had not discussed the letter which she and Ronnie Robinson had sent to the CC, and that any approaches made whether to local stakeholders, Scottish Water or elected representatives were not properly addressed. Concern was also expressed that there would not be a single meeting with SW since they can "take away what they want from open events as the format does now allow for accurate minutes to be taken". The Chair noted with regret that an email which she had sent to Lisa in reply to the letter had for some reason not been received. The Chair's email had explained that the letter would be tabled at the September meeting (which it was) and that discussion of matters relating to SW would be deferred

until such time as their representative was present and could inform the community of the outcome of their investigations. The Chair also noted that the letter had been sent to SW and the Chair of the Stakeholders Group, who had responded directly (by an email also tabled at the September meeting).

### **Roads and Bus Shelter**

The bus shelter is going ahead and the base has been constructed and the 3 bay black bus shelter should be erected soon.

There are no further updates on the Knotweed spraying programme and no major issues with the roads. The Chair noted that the tape to mark areas to be avoided during verge cutting now looks tattered and unsightly. Cllr Kieron Green reported that he had raised this issue, but had been told it is still necessary in case any other work takes place which could spread the Knotweed.

Derek Crooks is dealing with the cemetery wall damage reported and his foreman has already looked at then damage and will be able to repair it in the coming months.

The SECC had sent a formal request to A&B Council to regularise the adoption of the Tramways Cottages Road and effect the repair of the broken drain at the entrance as soon as possible. The SECC still await feedback. However at the meeting, Cllrs Keiron Green and Elaine Robertson were both certain that the road had now been adopted and would follow this up.

### **Health**

The Easdale island defibrillator has been replaced and SECC has agreed to partial funding. On Seil, in addition to the defibrillator outside the Hall, it is hoped others will be available outside the Surgery, at the Tigh an Truihs and hopefully outside the shop or at Cuan sound. More than 40 people have already been trained in their use, though it was noted that the defibrillators are designed for use even without training.

### **Police Report**

PC Jeremy Moore provided an update on the Crimes/Offences that have occurred in community area since last meeting:

- 30<sup>th</sup> October 1 missing person was found with community help
- 18<sup>th</sup> November a drink driver was caught driving in the morning with more than 3 times the legal limit of alcohol
- Call outs for Hydraulic oil spills were also being addressed and all are reminded that these can be reported by calling 101 or 999 if it is perceived as an emergency. However, it is always better to err on the side of caution with oil spills. For small spills a gritter is called and for larger spills chemical treatment is used to clean the spills.

We were reminded that advice can be provided by contacting your local officer via "101". Also, Rural watch is now live and the Scheme can be found by logging on to [www.ruralwatchscotland.co.uk](http://www.ruralwatchscotland.co.uk)

### **Planning and Listed Building Consent for Building: *New since last meeting***

Site for the erection of dwelling house including ancillary artisan workshop space, Land Adjacent To The Sewage Works Clachan Seil Isle Of Seil Argyll And Bute/ Ref No. 17/02605/PPP/ Received: Tue 03 Oct 2017 / Validated: Wed 08 Nov 2017/ Status Pending Consideration

**Other planning discussions:**

The applicant for 17/02605/PPP/ includes a document in his submission entitled "Planning Statement" ([21677182](#)), which outlines future developments and settlements being considered in the context of the new Local Development Plan due in 2020. The planning statement includes a social care facility, footpaths and residential accommodation. It was noted that although we could only respond to the application being considered at this time, all should take time to review the "Planning Statement" for further discussion at the next meeting.

Concern was expressed about the proximity of the artisan workshop to the current sewage works and the requirement for future buffering tanks which might require significantly more room than the existing space available. It may be that future clean water and sewage tanks may need to be located on the proposed building site. The Chair noted that Scottish Water was a Statutory Consultee and that their response included confirmation that the SW Asset Impact Team was aware of the proposed development. It was also noted that SEPA have objected on the grounds of flood risk.

Further concerns related to the precedent of any permission to build between the shore and the road, and of allowing ribbon development or coalescence of existing separate settlements which would fundamentally alter the nature of the island.

It was confirmed that because of the site location, only one neighbour notification had been required.

Although the closing date for response to the application is the 29<sup>th</sup> November an extension was granted to the SECC. Any other comments can be relayed to the chair and will be submitted before the new deadline of 14<sup>th</sup> December.

Cllr Kieron Green provided an update regarding the recreational hut application on Seil Sound (Kilninver & Kilmelford Community Council, Application 17/02438/PP) and asked the secretary to quote the recommendation sited: "A recent submission on behalf of the applicant has raised legal matters in respect of relevant disability legislation and its potential impact upon the material planning considerations in this case. In order to fully address the issues raised, the Planning Authority are seeking to consult with internal Council agencies and to seek legal advice. It is recommended that Members note and agree to the request for continuation until the Meeting scheduled for 12th December 2017."

**Parking in Oban**

Cllr Kieron Green confirmed that the Oban parking was still was under review and consideration.

**Forward Planning**

As reported at the last CC meeting, the current projects of Footpaths and Sea Access have been put on hold while the focus is on getting a Seil Community Trust up and running.

For various reasons it has been decided to postpone progress with this until mid February when it is hoped to have an open meeting to discuss aspects requiring consideration in moving forward.

In the meantime: 45 members of the community who agreed in a questionnaire (Nov. 2016) to the formation of a Community Trust will be contacted directly and local clubs, groups, societies etc. will be contacted to elect representatives to attend this meeting.

Catherine Dougan of the Development Trusts Association Scotland (DTAS) will be invited to attend and offer us advice. Details of the open meeting will be publicised in due course. Any further suggestions for this meeting agenda are welcome.

It was noted as disappointing that none of the landowners responded to the letter sent by the SECC regarding sea access.

#### **ANY OTHER COMPETENT BUSINESS**

**Bins** The bins at Cuan appear to be picked up more efficiently now as the area was much tidier. However, a letterbox now in place regularly overfills with animals pulling out the rubbish and often causing a mess. The Seil hall bins are also not emptied enough and appear to be misused with commercial waste regularly going in to the bins. Anyone can contact the Council to have the bins collected and a website link makes it even easier to request collection. Perhaps the hall committee needs to schedule more regular collection. It was noted that fly tipping is an offence and if the problem gets much worse Derek Crooks could be contacted for further help and enforcement support.

#### **Highland Arts Development**

The Chair thanked Tony Hill for providing the tabled document regarding possible developments for the Highland Arts site, which was read out. An extended version of the document is available in the Heritage Centre.

Concern had been raised about access to the hill above Ellenabeich via the former Highland Arts car park which would no longer be open. The SECC had contacted the owner of the land on the hill, the new owner of the Highland Arts site, and Jolyon Gritten the Argyll and Bute Council Access Manager, to establish the facts before responding.

Edward Gully, the landowner, stated that he would prefer people to use the track from the metal gate to the right of the road opposite the Hall car park. This minimises the risk of gates being left open and sheep getting out into the village.

Tony Hill confirmed that the car park would be permanently closed, and advised that in his solicitor's opinion there is no right of access across the site. Subject to the CC obtaining the agreement of the landowner, he offers the Seafari crew 2018 to help with clearing the path referred to above.

The Access Officer advised that this is a difficult issue, which could be argued either way. It is possible that enough visitors and residents have used the path over at least the last 20 years that sufficient evidence can be found to allow the route to be claimed as a public right of way, but this can be a long and drawn out process which may or may not be successful.

Whilst noting the concern of the person who raised the issues that "slowly things appear to be closing in and becoming less accessible. We want the freedom to walk up paths and not feel like we should not be there", it was agreed that signage might help visitors and residents alike to find routes

acceptable to all parties. Funding might be available to get defined paths constructed where required. The Chair reminded the meeting that the second phase of the forward planning Footpath team was to improve and clarify paths and signage on the island and that we must ensure that any changes made address the concerns which had been raised.

In response to a question about potential noise levels at the new site, Tony Hill confirmed that each development proposal will go through due process and formal planning review.

### **A&B Council Budget Consultation**

Cllr Elaine Robertson reminded the meeting of the Argyll and Bute Council budget consultation. Funding is expected to be confirmed by the Scottish Government towards the end of the year for 2018-19. Estimates indicate that the budget gap could be as much as £8.5 million in 2018/19, and £33.9 million over the next three years. The link to the consultation should be made available to the community and will run until 2<sup>nd</sup> January 2018.

### **Argyll Volunteer Car Scheme**

It was highlighted that the Argyll Car Scheme should be supported by the council and not cut as suggested in the last council meeting. This scheme is an important lifeline and will have a significant knock on effect to costs, challenging independent living. It was requested that the SECC send in a letter of support to the Council (Chair to note). The next Councillor open surgery is scheduled for 14<sup>th</sup> December in the Corran Halls from 7:30-9:30 and any comments regarding the budget can also be made then.

### **Local Telephone Directory**

The new telephone directory will be updated soon and any changes should be relayed to John Gordon as soon as possible.

### **In summary the Chair highlighted two actions for the participants:**

1. Attend the SW meeting on 6<sup>th</sup> December and spread the word
2. Consider the Planning Statement ([21677182](#)) and Development proposal for Oban Seil

**TABLED PAPERS:** URL details relate to recent papers of note.

- Document for Easdale? The highland Arts site by Tony Hill
- Proposed Masterplan Map of Oban Seil community by George Fleming and Cameron Planning

### **DATE AND TIME OF NEXT MEETING**

**Tuesday 23 January 2018, 6.30pm, Seil Island Hall**