



**Sandbank Community Council**  
**Minutes of Meeting 19<sup>th</sup> August 2014**  
**Sandbank Village Hall**

**Present**

Convenor; Chris Talbot (CT), Vice Convenor; Sue McKillop (SM), Secretary; Stephanie Auld (SA), Treasurer; Bill Rankin (BR), Tom McKillop (TM), Councillor Bruce Marshall (BM), Rhona Altin (RA),

**Members of Public**

David Honer, Judith Moen, Leslie and Alistair Sommerville

**1. Apologies**

Ian McNaughton, Margaret Hill, PC Susan Church, Jacqueline McCombe, Cllr G Blair

**2. Declarations of interest**

CT Mcinlay's Quay

**3. Minutes of meeting on 20<sup>th</sup> May 2014 and matters arising**

- **SM** Before the September meeting there will be a meeting with Alan MacDonald from Argyll & Bute Council to ask questions regarding planting/flowers etc for the Sandbank Area . Thereafter meet with David Rennie re funding available. Anyone from public that wants to ask any questions email them to SA prior to this meeting so they can be collated and asked via Convenor/Vice. Public/Cllrs welcome to attend –questions will be asked by Vice Convenor (as CT is not able to attend) from those sent to SA. No questions from the floor with be taken on the day. Questions to be in by 26<sup>th</sup> Aug, sent 27<sup>th</sup> Aug by SA
- **TM** Christmas/Rankins Brae - Ongoing
- Point 5 re shops needing painted – grant available to shop keepers £500 to get fronts painted in Dunoon, poor uptake so far. The unoccupied shops in Sandbank will not be forced to repaint etc as they are not paying rates.
- Local Community Planning – still ongoing – **IM** to report back

Minutes of 15<sup>th</sup> May 2014 proposed by CT – amendments needed to dates. Seconded by TM.

**4. Police Report**

No Police report available at the time of the meeting – apologies sent from PC Susan Church. Report will be sent a.s.a.p

**5. Treasurer's Report**

**BR** reported: June

Balance b fwd from May	£3842.29	July:	£3511.00
Income	£ 707.00	Income:	£ 290.00
Subtotal	£4549.29	Subtotal:	£3801.00
Expenses	£1038.29	Expenses:	£ 0.00
<b>Total</b>	<b>£3511.00</b>	<b>Total:</b>	<b>£3801.00</b>

**48 unpaid 50/50 members in total. 18 unpaid for last two months**

There are 19 numbers available for 50:50



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Third sector funding from Melissa Stewart – payment has been requested for release of £602. Money o/s from SCDT Treasurer Graeme Murray. for Third Sector Funding of £1670. **SM to follow up.**

## 6. Councillor's Report

- There is no real change in circumstances with regard to the unfinished houses at McKinlay's Quay. Plot 1 is being brought up to a standard for use as a dwelling but the owner of Plots 2 & 6 are still not adhering to the request from A&B Planning Department
- After complaint from Sandbank CC Amenity Services have agreed to prioritise removal of weed and scrub growth in Sandbank, they also agreed to give Sandbank Toilets a specialist clean and undertake any necessary maintenance.
- Further information on Community Benefit should the Bachan Wind Farm get the go ahead – please see Appendix 1 for full report on this matter.
- Regarding meeting with Alan MacDonald – he will say limit to what he can do. They look after grass and amenity parks. Toward grass gets cut every 10 days. Dick Walsh arranged this. They are responsible for plants in Rothesay, Dunoon, **SM** also stated that she has been advised that they look after parts of Kirn. They provide flowers to Innellan, look after cemeteries, dog wardens, public toilets, refuse collection and Dunoon Stadium.
- Bulb planting – kids at school – would we need to apply to council to cone off the areas/traffic lights. Sandra Clark stated that everything would be risk assessed by the school and passed to health and safety person. Contact Community Payback – can they do bulb planting – to be asked when representative attends October meeting.
- **CT** spoke to Alan Eccles of AM construction re McKinlay's Quay, he has been given the run around by Fred Paterson. Need to possibly get A&B council to step up pressure. **Cllr BM** – council will take need to raise action against him.
- **RM** – broadband upgrade is this going ahead. It will be in place by end of year. **TM** advised that the cable is across already.

## 7. Community Councillor's Business

**RM** play park – still chasing up notice board, supposed to be in Dunoon Depot – still not arrived. It now seems to have disappeared. Cllr BM to raise with Alison.

**BR** any valid reason why there isn't a bus shelter at the entrance to Sandhaven – Cllr BM to check up on.

**SM/CT** changing times to meetings – starting at 7pm. This would enable us to finish slightly earlier. More discipline to meetings, Police Report at the beginning so they can then go. Same with speaker – allocated 20mins to talk and 5 mins for questions. Proposed by **TM** seconded by **RA/CT**.

**SM** funding has been applied for and will be discussed at next meeting, £1670 Third Sector funding is there, however still with Graeme Murray Treasurer at SCDT.



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Potato oven purchased to be used by Community Council and local community. Psychic night 12<sup>th</sup> Sept this will help fund fireworks, light switch on for Christmas. Speak to Observer about doing a small article about the Psychic Night **SM** to action

**CT**

Lady Haig Poppy Factory Remembrance literature received - our wreath will cost £32.60 plus £3/4 for P+P. I have asked SCDT if I can order theirs too. PMN - had an email from Graeme Murray - fine to purchase SCDT's wreath.

Cowal Area Networks - next meeting 3 Sep 14 at Uig Hall - I will be attending along with Iain.

DPA - our application was overlooked - now being sorted - I have paperwork for checking.

Consitution - the signed version is held by me - I will scan a copy in and forward to SCC Secretary.

SSW14 - I would like to have an article on 3 commercial projects in Sandbank (Oakfield Place, Creag Mhor and the Marina/Port) to provide a factual update for our community. I have approached Brown's of Strone and Matt Downs who are happy to have a dialogue.

Resilience Update - some minor amends will be needed before the winter - for example Inverreck Care Home now as a generator thus reducing the need to evacuate residents to Sandbank Village Hall.

**SM**

Sandbank Scene – changing the way it is paid for – once they have agreed proof they pay. **RA** not happy with suggestion that ad's not placed if not paid prior to publication. Stated that this was never an issue before. Bill stated that he doesn't just sit and wait for money to come in, he chases regularly. **RA** will speak with Bill and chase up these businesses. **RA** will report back at next meeting. If wanting a procession for the Fireworks then permission will be needed from Council. Needs to be applied for sooner rather than later. Speak to Paul Farrell. **SM** to action.

## **8. Local Community Planning**

**CT read IM report**

**IM** stated in his report that on 13<sup>th</sup> August he attended a meeting of the "caucus" of local community councils in the Council's Hill Street offices for the purpose of deciding on discussion items for the Bute and Cowal Community Planning Group meeting in Dunoon on 2<sup>nd</sup> September. Six issues will be raised – the Council's car parking strategy across Argyll and Bute; policy on public toilets ; community payback effectiveness; Japanese Knotweed eradication; measures to deal with dog fouling offenders and the dearth of public parks and play areas in Cowal



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## 9. Planning

**CT read IM report** **IM** reported that in the 13 weeks since the last meeting on 20<sup>th</sup> May there had been only two planning applications involving property in the Sandbank area, i.e. "Erection of three business units and formation of vehicular access and parking at Plot 1.1 (14/01406/PP), Sandbank Business Park" and "Retention of temporary modular building and caravan for use as office and welfare facilities at Holy Loch Marina (14/01474/PP)". He said that he had examined the plans for the former and considered that construction of the units would be very much in Sandbank's best interests

## 10. Any other Business

Sandra Clark Sandbank Primary School: Update re school involvement

- Handed out Standard and Quality Report. Thanks given for all CC support. The school have enjoyed being part of the Sandbank Scene. Grounds being developed with help of local businesses. School would like to be involved in bulb planting. Wanting to be involved in fireworks. Christmas Fair a possibility again this year would need help from parents and community but they would love to do again. Fireworks Gala – kids to make guys and may be do a competition for the best one, interested in the possibility of making lanterns and participating in a procession.

## 11. Public Questions

- **David Honer** raised the issue of the speed limit past Sandhaven/Dalinlongart Farm. Please see Appendix 2 for full information. This generated much discussion. **SA** stated that on several occasions – mainly weekend evenings – cars can be heard and seen driving at excessive speeds along this stretch, there have been several instances where a car has veered off the road and has been seen reversing out of the bushes at Dalinlongart/Colintraive turn off.. In fact that recent lowering the speed limit at the Cot House has possibly contributed to this as cars now speed up sooner so that they can drive at a faster speed before having to slow for the 40. Why was the speed limit not carried on from the Cot House to past Dalinlongart Farm? **Cllr BM** to raise this and report back at next meeting.
- **Cllr BM** stated that Letter from Community Council would help with pavement and lower speed limit. **CT** will draft a letter and send out for approval in the first instance.
- **Cllr BM** to bring up issue of foot pathway.

**RA** asked if we could we borrow the Community Safety Camera to monitor the traffic going round this area of road. **Cllr BM** to action

- **Leslie Sommerville** asked about the Old Community Centre building and the land – what is happening with it – the land. **SM** replied that the SCC would like to see it used for the community and is looking into possible funding to erect a Sports Barn on the site. Sandbank seem to be the poor relation with regard to money being spent. **CT** Marina slightly improving, Oakfield place wont improve in near future. **TM** raised the point that prior to old building being demolished – the tar/rubble etc would be removed and the site would be cleared. Wind dust has been scattered over



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the site, this has been done to potentially cover the fact that the foundations of the old building were not removed and the site was not completely cleared. The material was put across in the marina, which was not supposed to happen. Council did not uphold the end of the agreement. **Cllr BM** to follow up. **SM** spoke to David McKenzie –in an informal discussion he had with the contractor, Ian McNee he had said that it would taken back as far as possible. The hope was is that we could use the site as a community garden until we could purchase it from Council.

- Leslie Sommerville stated that it would be good to have a list of how the public can contribute to help the local area. – this has been done in the past. Advised to check out Facebook as well as this is updated regularly with events and how to get involved.

**12. 50/50 Draw**

As 48 outstanding the draw was agreed to be deferred until next month September meeting **CT, TM, SM, BR** and **SA** all agreed.

**13. Date of the next meeting**

The next meeting will be on **Tuesday 16th September at 7.00pm.**

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**Appendix 1 – Cllr Bruce Marshall**

**Note of Meeting held in Queens Hall on 6<sup>th</sup> Aug 2014**

**Bachan Burn Wind Farm**

**Present:**

**Pat Lynn: Blairmore Village Trust**

**Allan Stewart: South Cowal Community Development Company**

**Peter Galliard: Sandbank Community Development Trust**

**Jim McLean: Dunoon Pier Trust**

**Kevin Bye: Bute Community**

**Kirsty Leiper: MHP Communications**

**Kirsty ?: MHP Communications**

**James Buchan: Local Energy Scotland**

**Malcolm Crosby: Forestry Commission Scotland**

**Cllr. Bruce Marshall: Deputy Chair, Bute & Cowal Area.**

BM opened the meeting and said that the reason for meeting was to set up a Trust or Community Group in order that the community is prepared to gain financial benefit in the event that the Scottish Govt. agree to the Bachan Burn Wind Farm going ahead but he emphasised that in no way did this mean that the attendees today or any group that take this forward are showing support or otherwise for the project, we just wish to ensure that Dunoon, Bute & Cowal do not miss out on any funding that may become available.

BM asked KL to give a short summary of the proposed Bachan Burn Wind Farm being taken forward by PNE Wind. KL said that PNE Wind are at Stage 1 and hope to be at Stage 2 towards the end of 2014 when they hope to be able to submit their plan by way of a Section 36 application to the Scottish Govt. a further workshop will be held in the autumn to let local residents see what they are planning. The scheme would be for a 50 megawatt wind farm which would mean that community benefit would be available at a rate of £5k per megawatt which equates to £250k per annum. There is also SG legislation that allows Trusts to invest in the Wind Farm over its lifetime. PNE Wind are keen to engage.

JB then outlined the purpose of Community Energy Scotland. CES has been set up to assist communities to take advantage of a potential Wind Farm and are able to give grants to a constituted Group or Trust in order that they get legal and financial assistance to plan ahead. This assistance is available prior to a development getting the go ahead and is irrespective of whether that happens or not. He stressed that a developer, PNE Wind in this instance,



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prefer to deal with one body representing the community and that it should be a properly constituted body that would handle any funding and disperse in a fair manner throughout the community. CES are able to provide much assistance which is set out on their website, they also provide start up grants of up to £20k for a Group or Trust to get up and running.

MC provided a lot of detail about FCS role in the potential development of Bachan Burn and wish to see a fair return for the developer, the tax payer and for communities affected by the wind farm. He pointed out that it is against the law for FCS, PNE or CARES to give advice to a Group or Trust.

BM thanked MHP Communications, FCS and LES for their time and support and asked that they leave the meeting to allow the representatives of the local organisations attending to decide on the way forward. After much discussion the six attendees agreed that a separate trust should be formed which will include representatives from all the Trusts/Companies/Groups attending today but agreed not to exclude any other Trust that may wish to participate. It was agreed that we should meet sooner rather than later in order to set up a new trust at an early date, date to be agreed by e mail as soon as possible.

Cllr. B Marshall

Councillor Bruce Marshall

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**Appendix 2 – David Honer Proposal – Reduction in the Speed Limit on A815 sandbank community council**

**TO BE SCANNED**

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