



Sandbank Community Council
Minutes of Meeting 9th December 2014
Sandbank Village Hall

Present

Convenor Chris Talbot ,Vice Convenor; Sue McKillop (SM), Secretary; Stephanie Auld (SA), Treasurer; Bill Rankin (BR), Tom McKillop (TM), Councillor Bruce Marshall (BM), Margaret Hill (MH)

Members of Public

David Honer, Judith Moen, Arthur Munn, Peter Pullen, Mr and Mrs D Swanson, Mr and Mrs R Stokes, Mr and Mrs Sinclair, Jim McCann, Mr and Mrs Winter, Stuart Wilson, Robert Diamond

1. Apologies

None

2. Declarations of interest

CT McKinlay's Quay

Cllr GB serves on Planning Community so is restricted on what he can say about planning.

3. Minutes of meeting on 9th December 2014 and matters arising

- **IM** report on Caucus meeting in his report.
- **CT** Maps still on going
- **TM** lighting still on going
- **Cllr BM** will go back to see burn that is being diverted.
- **CT** has spoken to council, Roads Department, the barriers at Ardnadam will remain until another solution is found. **Cllr BM** stated that they will be removed. Clarification needs to be sought, **CT** will email Roads Department again, Paul Farrell. It was agreed by CC's that the barriers are an eyesore, therefore would prefer a more appropriate barrier to be placed there.

Minutes of 9th December 2014 proposed by SM seconded by TM

4. Police Report

PC MacKay reported that since last attendance only 34 incidents. 3 Crime reports, speeding, breach of peace, drink driving. 2 tickets for speeding issued. Currently big emphasis on road safety especially for winter road safety. PC Mackay will email out the generic email address for community to email. **SA** will forward once received.

5. Treasurer's Report: BR reported:

Balance b fwd from November	£14714.40	December	£11467.41
Income	£ 222.00	Income:	£ 91.00
Subtotal	£14936.40	Subtotal:	£11558.41
Expenses	£ 3468.99	Expenses:	£ 967.00
Total	<u>£11467.41</u>	Total:	<u>£10591.41</u>

6. Councillor's Report

Update about what has been discussed at Council meetings, there won't be any reference to Toward Castle Debacle. Cllr BM chaired a meeting at Queens Hall regarding the proposed



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buyout of Castle Toward. We will wait with interest to see if the Leader includes it in his report.

Looking at Betting Terminals, that are in local shops that people are losing vast amounts of money on.

Looking for new Head of Strategic Finance.

Looking to take admin to task about regeneration of this area, jobs families and communities.

As far as Sandbank, the gritting of roads in the area seems to be reasonable. Received complaints about broadband connection and electricity supplies. If there are elderly people without electricity – SSE (Scottish Southern Energy) to make sure someone goes round to check they are ok

Broadband – someone coming from BT to discuss why broadband is so poor in this area.

Been told by Depute Leader that money going in to school in Dunoon and Kirn, what more does the community want – the answer is to provide more jobs, therefore not supporting projects such as Castle Toward is detrimental to the area.

Cllr BM advised that he has always fought against centralisation, all decisions are now taken in Kilmory, lots of jobs have been lost in Dunoon, such as council jobs, teachers etc.

Regarding the biking venture by BID I have always been very keen on. Has developed a sub group in relation to this. There was a small event for Cowal Fest.

Cllr BM

Letter to David Honer

I am really sorry to hear of yet another flooding episode at the northern extremity of Sandhaven, I appreciate the feeling of helplessness when water inundates ones property and the damage it causes and then the inability to secure a decent insurance quote. I am well aware of the issues and the attempts to stop/reduce the potential for flooding which stretch back many years, and I know you have been particularly keen on the lagoon solution in the field immediately to the north. The trouble with the lagoon is that in a very heavy rainfall event, the lagoon fills up and the water still has to go somewhere and over the constructed dyke it will go.

I think A&BC must look to a permanent solution to relieve this continued anxiety being experienced by householders and as I said many years ago, a pipe running below the road discharging into the open field ditch which was dug by the present farmer, Mr Davidson. We are being told that climate change will increase the quantity of rainfall which alights in any particular storm and I am aware that anything over 50mm in a four hour period will trigger the probability of flooding your and your neighbours' homes.

I have copied Head of Roads, our Area Roads Manager and our local roads manager into this message and I request of them that a paper should come to the next Bute & Cowal Business Day in March.

Church Burn Sandbank – This was raised at the SCDT meeting



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We have had a look at the above location, whilst it is lower than the surrounding walls, we have no records of anyone ever going over the wall at this location. Are you aware of any instances where people have gone over this wall into the burn?

The council as the Local Roads Authority has a duty of care for all road users. The risk of someone falling over the wall is very slight.

Any Works carried out to raise this section of wall would have to be done in conjunction with the adjacent landowner or owners. **Cllr BM** advised needs a steer from the Community Council regarding this.

Poster Ban

The Environment, Development & Infrastructure committee took a decision last Thurs. to ban the placing of election leaflets on Council property. The final decision will go to a Full Council meeting. I would appreciate a view from Sandbank CC. Had the opportunity to put it to Kilmun CC, he was able to give their opinion. It was pretty unanimous about not banning it. It would be detrimental to democracy Head of Roads J Smith spoke about having to spend £1500 - £1800 removing graffiti and road signs. **CT** advised that he is proposing a vote at AOB in the agenda about this matter.

7. Community Councillor's Business

TM On going with play park lighting and the third face for clock will be forthcoming. This will mean you can see the clock from Rankins Brae. The general consensus is that it is very fitting and liked by the residents of Sandbank. TM will install the third face so no extra cost to community. The clock on the wall for Holy Loch Inn will be removed in due course. The Clock housing will have a power supply fitted to it so that we can supply power. SM advised that she spoke to Finlay Currie who advised that as soon as weather clears he will get the pole painted. TM advised that there will be a dedication on the clock as well. **SM** advised that Finlay Currie will take care of the planter in the garden.

SM Funding available to help with regeneration of Broxwood etc. This will be looked in to further and reported on at next meeting.

CT I have received an email of resignation (with immediate effect) from Rhona Altin.

I have liaised with Iain Davies (A&BC Planning Enforcement) regarding McKinlay's Quay. Plots 2/6. The owner of these two plots has visited the site in the last few days and informed one of the neighbours that work should commence soon. [I have glass - is it half full or half empty? Define work hmm].

The application for the LLTNP Community Grant Scheme has been pulled (by me). For whatever reason I was asked to provide more detailed information (fair enough) but I had less than 24 hours to do it (not fair enough). Peter Galliard asked for an extension as the request for more info did not reach me due to Peter being ill. I noted a response from the Community Partnership which stated I could send the information in (late) but it would be not be considered. I have reaffirmed my decision to withdraw the application to Peter info LLTNP Community Partnership. Sometimes you have to say no and move on - the work involved is not worth the effort or return.



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I have emailed Fraser Harper (Architects Dept at A&BC) regarding the provision of maps to support our Sandbank Emergency Plan.

8. Local Community Planning

9.

IM

Castle Toward – all other representatives at the Caucus meeting (apart from Hunter's Quay) Have all supported what the South Cowal CC and SCCDT are trying to do. There is tremendous support for this project. Cllr BM advised that the Convener at Kilmun CC is going to try to get Castle Toward on to the next agenda for the next Community Planning Meeting. This will keep it in the forefront.

SM asked what happens about the No Confidence Vote against Cllr Walsh and McQueen, if we felt strongly about it could we join them?

At the Caucus meeting on 11th December 2014, Tom Murphy was present, he is the Head of Amenity Services, everything from Carparking, Dog fouling, parks and play areas, street cleaning and various others affecting Sandbank, Innellan Dunoon. By spring time we will be receiving a map of Sandbank area detailing what grass areas will be cut and when. This refers to the fact that Sandbank does not always receive the same level of grass cutting as other areas i.e. Innellan. Cllr BM and IM advised that this is historical. When we receive the map in the spring we should challenge the level of amenities we receive in Sandbank.

10. Planning

IM

reported that in the four weeks since the last meeting there had been only one planning application considered as relevant to Sandbank - "erection of dwellinghouse and detached garage at 14 Ferryman's (14/03001/PP)". However, he said the application was somewhat unusual in that construction of the house (by John Brown (Strone) Limited) was well advanced. IM has asked if he should investigate this matter and report back to us.

He went on to mention that a planning application in respect of the Hunter's Quay Holiday Village had recently been submitted to the Council's Planning office but was deemed as pertinent only to Hunter's Quay C.C. and not Sandbank. With the Sandbank boundary beginning at Hunter's Grove, the application is clearly relevant to Sandbank C.C. The application proposal is for the "harmonisation" of certain existing planning conditions but it takes the opportunity to seek planning consent for, inter alia, a number of new caravan stances and the erection of four houses". As a CC we have not received any communication about this application. The areas for 23 stances do not affect the Sandbank CC, it is a Hunter's Quay issue. The four houses are a concern of ours, two reasons, it effects residents in our area, the land at the edge of the holiday village, is very valuable for residential development. When the caravan park was granted the area in front was to be left as an amenity area. Before long the whole area could be developed if this is agreed. IM suggested that from SCC perspective we should be concerned about this development. IM proposed that SCC should also submit objections. CT advised that all owners should write letters of objection separately rather than as a group. Please keep in mind that everything that is said is open to full public scrutiny.



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TM advised that there is a statement on the plan, period of occupation to be extended to catch the school holidays in November and February - therefore extended occupancy times.

11. Any other Business

CT We are going to mixed recycling in April – is this true – Cllr BM advised that we will receive a letter advising that co-mingling recycling will start on 20th April 2015. Green Bin will be emptied fortnightly. Glass still goes to bottle bank.

CT proposed a vote on Poster Ban from earlier in the meeting, potentially on 27th January. 4 supporting. 14 opposed the ban.

TM We were promised broadband when will it be available – Cllr BM in March or April this year. The cabinet at the village hall area will not reach Sandhaven- Cllr BM will write to see if a further cabinet can be located at the end of the village.

11. Public Questions

Arthur Munn – main concern is the changing of quiet cul de sac from thoroughfare. IT would become a main access, not only to the four houses but it would also give access to the rest of the caravan. Not sure of houses are for sale or holiday lets, this information is not available. We would like CC to do some background work and give advice about what to do about this situation.

Jim McCann – similar issues, does not want through access.

Mrs Stokes - The ground from house to houses past Hafton, is dedicated as country and around, and this means that it should never be developed on. It is two storey houses that are being built in front of one storey houses, bungalows. There is no turning spaces for vehicles i.e. bin lorry. The road at the top is a service road and is narrow and therefore not sufficient for purpose, the cul de sac is currently a one way system.

Mr Pullman also wanted to raise the issue of removing the restriction of using the property for more than 10 months of the year. This will then remove the status of Holiday village and create residential homes. Mr Pullman advised that he had spoken with Brian Close who advised that if the houses are rejected then the whole plan will be rejected. Who would pay for the widening of the road – Cllr BM advised the developer. The plans also depict chalets and caravans being put along the road behind the Castle.

Arthur Munn – advised that everyone in that area of the community is very concerned about the way the community is at the moment. The T junction at the main road is a dangerous junction just now and it will only be a matter of time before an accident occurs if this goes ahead. Can the SCC please keep the community informed. SA to send out any information that we gather.

Andy Winter – would like to know why the access has not gone out through the wall on to main road, instead of through cul de sac. CT advised to ask this on Council Website.

David Honer – Have all the daffodils been planted – SM advised that we have not had the weather to do this. We have members of the community who will do this once the weather improves.



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Roads department – pavement from Hafton to Lazaretto point was only supposed to be a temporary/chippings pavement, rumble strip. There is now a kerb – where has the money come from. Why can a substandard path not be supplied at Sandhaven end of village?

Flooding at Sandhaven, disappointed that no visits from Councillors – especially the one that resides in Sandhaven. The Council has provided sandbags. The bunding has not been finished. The bunding gave way and caused more flooding.

Sandbank Scene – Illuminated signs, where does it state in the minutes that it has been discussed. Only record is in minutes from May. Where is the money going to come for these signs. SM advised that the money was raised from Awards for All, the heading was “to light up Sandbank” the money is to be used for play park lighting, reflective signs on current steel signs, Christmas Tree lights, Clock etc. The material being used is a new product that does not require any connection to power mains. The idea for the signs is so that people passing through the village see the signs and know that they are in our Village. It would cost far too much money to get power from street lighting to the signs and therefore that’s why this idea is going forward. Cllr BM raised the question of possible dazzle to drivers, however, TM advised that the signs will be street lighted areas.

12. 50/50 Draw

To be carried over to next meeting.

13. Date of the next meeting

The next meeting will be on **Tuesday 17th February 2015 at 7.00pm.**