

INVERKIP & WEMYSS BAY COMMUNITY COUNCIL

Minutes of Business Meeting Held on Thursday 2nd December 2004 In The Inverkip Hotel, Rogues Room.

Present: Cliff Lyons (treasurer), Innes Nelson (chair), Ron Potter (vice chair), Hugh Ritchie, Lynne Chambers & Lorraine Marshall (secretary).

Apologies: Paul Maloney & Harold McPherson

In Attendance: Cllr Forbes, Mrs M Tiney, Mrs A Wallace, Miss A Mocre, Mr J & Mrs F McIntosh, Mr J & Mrs L Grant, Mr J Jones, Mr J Wilson & Brain Purdie.

Innes Nelson welcomed all present. At 7.30pm the meeting was opened.

Police matters: No Report/update as no officer present for the second month in succession.

Minutes: The minutes of the previous Business Meeting held on 4th November 2004 were approved.

Matters Arising: Constitution: B Purdie advised that the constitution we had compiled was contrary to the Community Council Scheme in several areas which he had highlighted. A letter covering the points highlighted in our new constitution will be sent from B Purdie in the next week. As soon as Inverclyde Council are receive the modified constitution and are satisfied we will be awarded our funding.

This will be amended and re submitted in due course.

Roads: Main Street within Inverkip is damaged in areas due to poor repairs by service company. Cliff Lyons has met with Cllr Forbes and Inverclyde Council. There are several areas to be upgraded. At the Recreation Park Development the road and pavement are substandard. Inverclyde council are to undertake the works to make this good. Inverclyde Council will then re-coup the monies through the legal process.

Mrs Wallace has written two letters in this regard advising that the road? Pavement is not suitable for disabled access. Cllr Forbes to look into this case for Mrs Wallace and expedite works required.

Cliff Lyons is concerned as are villagers that the entrance to and from the new development is not clearly marked as a give way. The white lines are poor and there is no signage. With the lack of lines and signage it is likely tat an accident will happen in this area. Should this happen then it would be the responsibility of Inverclyde Council as they have been made aware of this problem. Cliff Lyons also pointed out that surface water is running over the pavement from the development area, Cllr Forbes confirmed that this was the developers responsibility as well and will be looked at at the time of the repairs.

Secretary's Report: The majority of relevant mail had been received in email form via the Inverkip.com website. Many items had already been dealt with. We had a request regarding a bond that was put in place when the Castle Wemyss Estate was developed in Wemyss Bay. The Bond was for £100K total this was to cover landscaping and a play park (£59K). With the proposed extension to Wemyss Bay primary school it would not be a pertinent time to plan any development with this funding. Once a plan is made for this it would then be relevant to utilise this funding. Should an all weather pitch be the best way forward matched funding may be available from Ardgowan Football Club who are aware of this bond.

Public Meeting: This was held on Wed 17th November in Inverkip Primary School. Since this meeting the community council ha been invited to attend a meeting with the Labour Group of Inverclyde Council and they have since written to Cllr Forbes who has responded directly to them.

Cllr Forbes was asked if the strength of feeling from the public meeting had swayed him to change his opinion in any way. He replied that he is allowed to sit down and weigh up the

facts and have his own opinion – even if this may be at odds with the community which he represents.

Cllr Forbes advised that the “rot has already set in with the current Hill Farm Development and therefore the return of land to the green belt south to the leapmoor will compensate for the loss of very prominent green belt site of fields 8 & 9” The proposed development in this area would be VHD (very high density) Housing.

Henderson’s Report states that a compromise may be pertinent. Cllr Forbes is searching for a compromise. It would be possible for the planning department to limit or change the proposal put forward by the developer Stewart Milne. If this is the case they why could the planners not impose such a restriction on the existing site where they could impose a buffer zone as protection for Everton Scout Camp.

Mr & Mrs McIntosh raised questions about the planned massive bridge less than 18 meters from their flat. Cllr Forbes stated that details such as the bridge would have to be sorted out at the planning stage.

Treasurer’s Report: Current balance £15.00

We currently owe £60 for expenses stamps and the wreath to members.

There will be a bill for £110 for the clown at the Christmas lights switch on for both villages. B Purdie advised that once the constitution is agreed then we will receive funding of £1230 less the insurance premium.

Cliff Lyons is meeting with the finance department next week.

Newsletter/website/press matters: The Winter newsletter cut off is 15 December 2004.

Innes Nelson had written a letter regarding the Public Meeting to the Telegraph.

Planning Matters: 38 Leapmoor Drive Wemyss Bay - request to have public open space into Private Garden.

Dunaverty Greenock Road Wemyss Bay – In fill of depression to fill level ground.

29 Whiting Road Wemyss Bay – Extension/Garage.

11 Burns Drive Wemyss Bay - erection of dwelling house plot 11.

6 Harbourside Inverkip - conservatory. (Hugh Ritchie to check this out with Manor Kingdom, as this may be contrary to the missive terms.)

16 Swift Avenue Inverkip – Erection of a conservatory.

A tree preservation order has been implemented within Wemyss Bay.

Replacement windows installation to 3 flats Ivy Bank Inverkip has been refused.

8 Houses within Inverkip House has been granted subject to various conditions.

The Telephone exchange site for the erection of a mobile phone mast has been withdrawn for the second time. The residents in this area are delighted.

Should a mast be erected where it has a detrimental effect on property prices there has been a test case in England and the result of this was the local council paid for losses incurred to the property owners.

Hill Cottage Right of Way: As there has been no further development in the area Innes Nelson will write to Inverclyde Council requesting that they establish this as a legal right of way. It had been used until recently as access for vehicles to Millhouse Road and the old saw mill as well as still being used for vehicular access as a droving road for local farms

Date & Time of Next Meeting: 6th January 2005 at 7.30pm in the Inverkip Hotel.

AOB: Amanda Mochre attended this meeting as she wished to see what happens at the community council.

It was decided that we should raise the greenbelt release further with the Liberal Democrats.

There being no other business the meeting was closed at 10.00pm.