

INVERKIP AND WEMYSS BAY COMMUNITY COUNCIL

Minutes of Meeting held on Thursday 3rd January 2008 in the Inverclyde Hotel at 7.30pm

Present: Hugh Ritchie; Ron Potter; Harold McPherson and Lynne Chambers

Apologies: Innes Nelson; Brian McArthur ; Liz Roders and Cllrs Ferguson and Rebecchi

In attendance: Cllr Gerry Dorrian and Brian Blacklaw

Vice chairman Hugh Ritchie chaired the meeting. He welcomed all attending and wished them a Happy New Year.

3. Police matters: no police in attendance

4. Minutes of Business Meeting held on 6th December 2007:

Spar car park: Harold McPherson asked Cllr Dorrian if Inverclyde Council is pursuing C. J. Lang about the surface in front of the Spar store, shops and houses in Wemyss Bay. Cllr Dorrian said while it is private ground, Inverclyde Council's Legal Department is considering what action, if any, could be taken. It was agreed the surface was potentially harmful to both pedestrians and cars alike

Missing road sign, Spey Road, Inverkip: Ron Potter asked what the situation was about the missing road sign on Spey Road, Inverkip. Cllr Dorrian confirmed he had reported the matter to the Roads Department

Proposed Community Council reforms: Ron Potter referred to the papers he had said at December's meeting he would pass to CC members. He now had the documents in electronic format and will pass them on

Scottish Water: further to the secretary reporting at the December meeting that no Scottish Water representative would attend a CC Business Meeting and that any queries should be sent in writing, she asked what questions should be posed. She has been asked to contact Scottish Water about the situation of sewage in Main Street, Inverkip and their plans to accommodate the potential problems posed by new house building

Community Planning Alliance Board and Thematic Partnerships: Hugh Ritchie, who has agreed to be one of the CC's representatives on two of the groups, regretted he would be unable to attend the first meetings as he was on holiday

The Minutes were approved and proposed as accurate by Harold McPherson and seconded by Ron Potter

5. Secretary's Report and Correspondence:

Christmas cards received from Cllr Dorrian; Inverclyde Council Provost; Community Windpower Ltd; Inverkip Community Enterprise; David Cairns MP and Duncan McNeil MSP

Letter from Scottish Natural Heritage saying Renfrewshire Heights will be classified as a Special Protection Area from December 2007

Letter from Scottish Water launching their Warm Pipes campaign 2007-2008

David Cairns MP Inverclyde Annual Report

Newsletter from Ladymoor Wind Factory Action Group

Confirmation from the Inverkip Hotel the Rogues Room has been booked for the first Thursday of each month from January to December 2008

Letter from Inverclyde Council re Proposed Traffic Regulation Order – On-Street Parking Places (Without Charges) Order No 3 2007. There was only one parking place in the CC's area, carriageway ex adverso 46 Langhouse Road, Inverkip which Cllr Dorrian said would be a disabled space

Email from Alan Swinton, Inverclyde Council re **Everton Road, Hill Farm, Inverkip**. As he said he would, he confirmed work had started on the resurfacing of Everton Road. The secretary reported the surface was very much improved. However Alan Swinton also said the developer had run into significant weather related problems with earthworks on the site, the consequence being it will be difficult to reopen the footpath section of Finnockbog Road whilst maintaining public safety. Accordingly, he said, they have advised they'd be prepared to extend the temporary closure until the summer on the condition that the diversion route is significantly upgraded – which has been done. Cllr Dorrian said neither Planning nor Roads departments had consulted the community regarding the extension to the closure of the footpath on Finnockbog Road, nor consulted the elected members. He will be pursuing the matter. The continuing severe inconvenience to residents – despite the resurfacing of Everton Road – was deplored and it was felt the extended closure benefited the developers but certainly not Hill Farm residents.

Letter from Jim Mather, MSP, Minister for Energy, Enterprise and Tourism, re broadband reception in our local area, forwarded by Cllr Dorrian

Ongoing email correspondence between Margaret Hunter of Wemyss Bay and the secretary re Spar parking

Email to Gordon McGhee, further to his sending a copy of his letter to Inverclyde Council's Head of Planning and Transportation to the CC website, re the right of way at Hill Cottage, Inverkip. The secretary replied with Cllr Dorrian's advice

Email from Ian Cowe of Inverclyde Council forwarded by Cllr Dorrian re proposed place names for the current housing development at Hill Farm, Inverkip. The proposals are: Road 1 – Berfern Drive; Road 2 – Ardoch Drive; Road 3 – Laxlie Drive; Road 4 – Lochans Drive and Road 5 – Blaeberry Drive. Ian Cowe indicated he would be pleased to have any comments. Innes Nelson when speaking to the secretary had expressed reservations about Berfern Road – he thought there could be some confusion with the farm. The secretary said she would pass that reservation on to Ian Cowe

Continued email correspondence with Annmarie Burns of Freshwater Scotland re her client, Consort Homes – who are currently building a small development, Treetops in Inverkip – who are interested in supporting the local community. The secretary is to

inform Ms Burns of the proposed community centre and the meeting to be held in the near future to establish a committee to take the project forward. Cllr Dorrian will discover if planning gain was a condition of Consort Homes' planning approval. Letter from Stewart McMillan MSP inquiring if the CC wishes to receive his bi-monthly parliamentary newsletter. Hugh Ritchie felt we should receive all such information and the secretary will ask his office to send the newsletters Further to last month's meeting Telfer Ramage sent the CC website a letter outlining the issues he had followed up on. The secretary said the message was most helpful

6. Treasurer's Report:

Treasurer Ron Potter confirmed the balance of the CC account remained unchanged from the previous month - £854.04. He said he was awaiting an invoice for the website. Ron Potter went on to say he believes the CC is being short-changed as far as its annual sum of money from Inverclyde Council is concerned. He said the sum is based on a basic figure plus a per capita amount. He said the amount has been based on the same head count for several years and that Inverclyde Council's Community Services Manager had said there is no money in the pot at this time, but there may well be by the end of the financial year. Ron Potter said Inverclyde Council is claiming on maximum numbers to the Scottish Government and it just wasn't on. Cllr Dorrian said he would write to Stuart Jamieson, Head of Economic and Social Regeneration at Inverclyde Council about the matter

7. Planning Matters

Brian Blacklaw of the Kyles Residents' Association asked if the CC intended to object to the application for the lift at Inverkip Station and was told yes. He said objections should be lodged by the 6th of January but felt there should be an extension as the latest drawing showing the new elevation – at one corner showing the lift higher than the flats! – had not as yet been lodged in Inverkip Library. The application was available in the Central Library, and should be in Inverkip in a day or two. Discussion moved on to the bridge and Cllr Dorrian said a bond had been set aside for maintenance of the bridge. The amount may be commercially sensitive, he said, but Hugh Ritchie felt the Inverclyde Council budget should be in the public domain. Brian Blacklaw said the Association understood work on the proposed bridge would be undertaken from midnight until the morning, seven days a week for six months. Cllr Dorrian will investigate the lack of resident consultation

Wemyss Bay – 20 Linnhe Road – extension to form first floor accommodation above existing garages

Inverkip – Cliff Lodge, Main Street – alterations to garage to facilitate conversion to accommodation

Wemyss Bay – 3 Station Cottages, Shore Road – erection of rear extension

Inverkip – Chesapeake, Main Street – installation of windows

Inverkip – 5 Findhorn Road – erection of timber decking and screens (in retrospect)

Inverkip – Kip Park, Main Street - to be considered at the Planning Board on the 9th of January 2008 – proposed erection of three shops, offices and dental surgery. The recommendation is planning permission be granted subject to various conditions

Inverkip – Cliff Lodge, Main Street – also to be considered at the above meeting – provision of a satellite dish. The recommendation is permission be granted subject to a condition

Wemyss Bay – 14 Kishorn Road – extension to dwellinghouse – considered at the Planning Board of 5th December 2007. It was decided permission be refused as the proposed extension would severely reduce the open aspects of the streetscape

8. Date and time of next meeting – Thursday 7th February 2008

9. Any other business:

Kip Nippers:

The secretary reported there was an email to the CC website from a concerned parent about the closure on the 4th of April 2008 of the Kip Nippers pre-5 facility in Inverkip, and said he thought it appropriate for a member of the CC to attend a meeting to discuss the situation organised for the 12th of December. The secretary attended the meeting. She learned the church hall where the facility is currently located is to close for refurbishment and that despite intense endeavours no suitable alternative accommodation could be found. That, added to staff problems, meant Kip Nippers has to close at the beginning of April. The meeting was attended by Linda Wilkie, Inverclyde Council's Early Years Manager. She said Inverclyde Council would consider a plan in mid-January recommending the Council take over the provision of the service using an empty classroom at Inverkip Primary School. Ms Wilkie kindly provided details of the proposal

CC laptop:

Ron Potter suggested the secretary should be furnished with a laptop to facilitate the taking of minutes, correspondence and general CC secretarial work. His proposal was approved by the CC

Ward Boundaries:

Ron Potter said it was vital representations about ward boundaries should be made as soon as possible to Inverclyde Council otherwise decisions will be made without CC input. The secretary will contact chairman Innes Nelson to discover the result of his inquiries

Population trends:

Ron Potter, further to discussions at December's meeting, related statistics about the electorate in Inverkip and Wemyss Bay. Cllr Dorrian will follow this up in search of accurate statistics

A78 – unlit lamp posts at IBM/drainage at Bankfoot Roundabout on the approach from Gourock

Harold McPherson reported the above problems and on Cllr Dorrian's advice will report them on Amey's website

Tree on Ardgowan Road, Wemyss Bay:

Harold McPherson also said that an overgrown tree on Ardgowan Road, reported at an earlier meeting, was still unpruned. Cllr Dorrian will follow it up again

Hill Farm site:

Ron Potter said he had learned from site personnel that because of bedrock encountered by the site preparation team, blasting might be considered. Ron Potter said another crack had appeared under his living room window. Site personnel denied it could be linked to ground preparation machinery. Cllr Dorrian will pursue

Everton Road, Hill Farm, Inverkip: further to general discussion about the Hill Farm development at December's meeting, the secretary had said she would contact the developers Redrow to invite a representative to attend a CC meeting. She spoke to John Dunne, technical director of Redrow Homes Scotland, responsible for the Hill Farm development of fields 6 and 7. Mr Dunne said he would attend a meeting if it was essential, but feared it would be a wasted journey as the takeover of the fields is absolutely straightforward. Nothing is being added or subtracted and the only change would be house types, but they'd still be 3 and 4 bedroomed houses. He confirmed the planning gain, bridge etc remain Stewart Milne responsibilities. Mr Dunne said he was happy to answer any queries as quickly as possible

The meeting closed at 9.20pm