

# INVERKIP & WEMYSS BAY COMMUNITY COUNCIL

## Minutes of Business Meeting Held on Thursday 6th January 2005 In The Inverkip Hotel, Rogues Room.

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

**Apologies:** Lynne Chambers, Paul Maloney & Cllr Forbes.

**In Attendance:** J Stewart, A Bissett, Tristran Reporter from The Greenock Telegraph, J McIntosh, F McIntosh, B Thomson, M Thomson, M Cameron, J Mclellan, I Hunter, Sgt Stewart & Pc Lesley Strachan.

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

**3 Bridgend Planning Application:** Many of the residents are not happy with this 3 storey 28 houses/flats planning application, as it will mean a loss of their gardens and light. They are being offered this as “carrot and stick” incentive, i.e. if they agree for this to go ahead they can have their rented properties upgraded.

They are part of the conservation village of Inverkip and within this they feel that Bridgend has a micro village atmosphere all of it's own. This would be lost.

This proposed development encroaches into the green belt. The Idzholm Plantation is part of the Designed Landscape.

The access is proposed to enter and exit as is currently in use. It is on a bend and is not within a restricted zone. There will not only be the additional traffic resultant from a new development but also bowling green traffic and the heavy vehicles used should the development be built. As recent developments on the A78 have required the widening of the road to 3 lanes to allow traffic to sit before turning in it should be necessary for the same to take place here but there is no plan for this. (Londis Development Inverkip, Marina Development Inverkip & Flats just under Railway Bridge in Wemyss Bay)

Bridgend appears on the Reid Landscape Plan of Ardgowan from 1817 and is shown in the original OS maps.

There is a spring water well “Old Willies Well” which will be underneath one of the proposed buildings.

If this should go ahead then it is pertinent that the entire infrastructure be implemented first – unlike the Londis development where there are now difficulties in this area.

Release of yet more Greenbelt land is contrary to The Local and Structure Plans. This should not be allowed.

Only one resident voted in favour of this development and the majority are against this taking place. There is an element of fear amongst the residents as all except one property is rented.

The Community Council members voted unanimously to write a letter of objection to this application.

**4 Police matters:** Lesley Strachan is our new community officer and has officially been here since September although she was seconded elsewhere within the Greenock office.

The area put aside in the Londis Development for a police office within the village is very small and may not be suited for the purpose. Although discussions within Strathclyde Police are still taking place.

Figures 08.12.04-06.01.05

DISORDER

1 Disturbance 3 Assaults

DISHONESTY

2 House Breakings 1 Theft

TRAFFIC

1 Abandoned Vehicle 4 Road Traffic Accidents 1 Vehicle Escort  
4 Damage To Property 6 Alarms 1 Fire 7 Complaints 1 Flooding 1 Sudden Death  
There were 8 crimes with 4 detections.

Sgt Stewart advised that he would raise the issue of the white lines at the Londis Development and at the opposite end of Main Street again. We had already contacted Insp Igoe and Iain Kinning in this regard.

**5 Minutes:** The minutes of the previous Business Meeting held on 2<sup>nd</sup> December 2004 were approved and Cllr Forbes Comments in his email of 20.12.2004 were noted.

**Matters Arising: Constitution:** Hill Cottage Innes Nelson is still to write to Inverclyde Council in this regard as there has been no update.

The Conservatory planning application for 6 Harbourside will be resubmitted once the plan is altered.

**6 Secretary's Report:** Lorraine Marshall many correspondences had been received and dealt with.

We require more copies of the recent publication Rights of Appeal in Planning. Lorraine will request these.

**7 Treasurer's Report:** Cliff Lyons has deposited £300 of his own money to ensure that outstanding bills could be paid. Once our funding is received from Inverclyde Council, which should be soon, this will be repaid.

Cliff Lyons had met with Duncan McNeil MSP regarding several issues. The white lines previously mentioned. The busses stopping on the A78 – Duncan McNeil is still awaiting a response to this query.

If busses stopping on an unrestricted road without a designated stop or pull in is illegal as Cllr Forbes advises then the stop at Lunderston Bay near the Garden Centre is also illegal.

**7.1 Expenses Policy:** Ron Potter to format a policy document in this area.

**8 Planning Matters:** Plots 1-8 33-38 53-64 66-68 71-74 81-86 88 123-130 138-191  
Harbourside  
Plots 75-78 Hebrides Grove  
Plots 89-122a Harbour Square  
Plots 301-316 Bailey Grove  
All installation of satellites partially in retrospect by Manor Kingdom

Bridgend Inverkip 28 house by Macintosh homes

Kellybank Cottage Wemyss Bay formation of Quad bike area with access and Parking by McIntyre

Although Cllr Forbes advised that the application on The Telephone exchange site for the erection of a mobile phone mast has been withdrawn for the second time. This was raised at the planning meeting of 5 January and was rejected.

Further Installations of satellite dishes in the Marina Development will be communal on the new buildings. Where dishes can be hidden or made unobtrusive this will be done on existing buildings.

**9 Greenbelt Land Swap:** The Inverclyde Council will decide on 25.1.05 in what form to adopt the local plan. There after there will be a 6 week consultation period.

Currently detailed minutes of these council meetings are unavailable. We are to request a copy of detailed minutes of all meetings under the new Information Disclosure act.

We will request a meeting with the Liberal Group prior to 25.1.2005.

We will also request a meeting with Douglas Herbison as he is the Liberal Election Candidate for this area.

**10 Constitution:** This is currently with B Purdie and has been there since before Christmas. We are awaiting confirmation and our funding.

**11 Newsletter/website/press matters:** The Winter newsletter has been printed and is with the Youth Group for distribution, which should be next week.  
The Guestbook on the Inverkip.com website has been rather busy with local discussion topics.

**12 Date & Time of Next Meeting:** 3<sup>rd</sup> February 2005 at 7.30pm in the Inverkip Hotel.

**13 AOB: 1** Manor Kingdom Residents Association are to hold their first meeting on 11.1.2005.

**2** Ron Potter will raise the issue of Bus Stops with the Community Councils Forum.

**3** If the Community Councils Forum are formally recognised then it may be the case that Inverclyde Council will deal only with them and not the individual Community Councils. Ron Potter will take this further.

**4** £300K from the Scottish Executive for community funding has previously been taken care of through Inverclyde Alliance and distributed for Community Learning. The Community Councils Forum is now looking to gain control of this funding as it could be better distributed within the community.

**5** The new system of refuse collection will be implemented in March. A 3-bin system house hold refuse will be collected fortnightly with recycling being collected the alternate weeks. It may not be feasible for resident of flats to have 3 bins. There will be hygiene issues on fortnightly collection of decomposing waste especially in the summer months.

**6** Tetra Masts. These will be used by the police service and literature regarding these advises that they should be strongly objected to. An article regarding these will be published in the Greenock Telegraph on 10.01.2004 ([www. no2tetrascotland.org.uk](http://www.no2tetrascotland.org.uk))

**7** Siobhan Samson Solicitor from Friends of the Earth is looking into the Legal question of the Land Swap.

She has already contacted Head of Planning Services Fraser Williamson to discuss this he was not aware that the land where the proposed disabled access bridge over the railway, which land on the north of the railway is owned by the residents of the Kyles and as such could be used to terminate development plans of the greenbelt. We have been asked to attend a meeting in this regard at the Kyles on 14.1.05 10am.

There being no other business the meeting was closed at 9.30pm.