

# INVERKIP AND WEMYSS BAY COMMUNITY COUNCIL

## Minutes of Business Meeting held on Thursday 13<sup>th</sup> May 2010 in Wemyss Bay Primary School

**Present:** Hugh Ritchie; Ron Potter; Brian McArthur; David Adams; Liz Roders and Lynne Chambers

**Apologies:** Brian Blacklaw and Harold McPherson

**In attendance:** Cllr Gerry Dorrian; Cllr Ciano Rebecchi; Sgt Allan O'Hare; Allan Marsh; Anne Forsyth; Anne Wallace; Cliff Lyons; Telfer Ramage; Penelope Hof

### **3. Police Matters**

Sgt O'Hare reported the following crimes from the 1<sup>st</sup> of April to the 13<sup>th</sup> of May 2010

5 Thefts by Housebreaking (all commercial premises)

1 Attempted Housebreaking (commercial premises)

2 Breach of the Peace (one being domestic)

2 Thefts from a Motor Vehicle

5 Thefts (all commercial premises, 3 for petrol, copper cable and horse riding equipment)

4 Road Traffic Act offences (1 for Drink Driving)

1 Attempted Theft

1 Theft by Finding

1 Misuse of Drugs Act

Sgt O'Hare said 20 Anti Social Behaviour tickets had been issued (16 for Drinking in Public; 4 for Breach of the Peace, 1 for Refusing to Quit a Licensed Premise)

The majority of these tickets, he said, had been issued at Harbourside and Ardgowan Estate, Wemyss Bay Caravan Park and 1 for Finnockbog Road.

42 crimes had been recorded

26 detected – a detection rate of 62%

Sgt O'Hare was thanked for his attendance

### **4. Minutes of the meeting held on Thursday 1<sup>st</sup> of April 2010 and Matters**

**Arising:**

**Pathway at Hill Farm, Inverkip:** the secretary said she had written to Catriona Davies of Scotways to discover how her correspondence with Inverclyde Council was progressing. She replied she had been in correspondence with Fraser Williamson, Inverclyde Council's now retired Head of Planning without a conclusion, and has now written to Stuart Jamieson who has taken over as Head of Planning. Hugh Ritchie said the Community Council was heading up a blind alley unless Stewart Milne Homes agrees to co-operate. Ron Potter said if it was established the pathway was a Right of Way then Inverclyde Council would be shown to have granted permission erroneously for the playpark and should have included a pathway. It would then fall on Inverclyde Council to pay all costs. And Scotways has been known to take local authorities to court if it felt it had a good enough case. The secretary asked Penelope Hof, one of the Hill Farm residents keen to see the path re-opened, if there was still strength of feeling that a Right of Way be re-established. She said there was. She added that people were now shortcutting through her garden from Shandwick Place because of the path closure. David Adams said there was a definite path from Inverkip to Everton – he used to drive a PO van there. Telfer Ramage said he felt there had to be something councillors could do – Cllrs Dorrian and Rebecchi said there had to be an approach by Stewart Milne Homes for a change in planning because planning permission was granted for the playpark. Telfer Ramage said no one was speaking up for the residents. Cllr Dorrian said he'd asked Fraser Williamson about this issue and he said a condition of the permission was that the playpark was fenced off. It was agreed the Community Council and the Ardgowan View Residents' Association (represented by Allan Marsh) would write to Stewart Milne Homes in an effort to bring the matter to some conclusion. Cllr Rebecchi said he would speak to Stuart Jamieson to see if he had a different view to Fraser Williamson's and would relay the response to the secretary, who would wait until then to write on behalf of the CC to the developer. The secretary agreed to forward the correspondence between Scotways and Fraser Williamson to the councillors.

**Green Waste appeal** – at last month's Business Meeting Hugh Ritchie said he would write to Cllr Dorrian and Inverclyde Council's Chief Executive John Mundell. He referred first to John Mundell's reply to his letter which addressed all the points he'd made but offered little comfort. In effect he'd dismissed the fact, said Hugh Ritchie, that he, as the named objector, should have been notified of the Local Review Body meeting and not the secretary, who was away at that time. He went on to say that an item had been missed on the planning application which could have stopped the applicant from importing waste from outside Inverclyde. It was decided it would not be heard as the planners had not forwarded it with the rest of the conditions, Although late, it was still in time for the meeting of the Review Board. Cllr Dorrian said the item was ruled inadmissible because it was not presented when the papers were in. Hugh Ritchie said what potentially could happen now is that 20,000 tons of waste from all over Scotland could come to Inverkip to be dealt with and not one ounce from Inverclyde. He felt the community had been badly served. Hugh Ritchie asked Cllr Dorrian what he had not understood when at Business Meetings in October, November and December 2009 the CC's opposition to the application had been made very clear. There were fairly heated exchanges between Hugh Ritchie and

Cllr Dorrian. It was noted the vehicles likely to be travelling to the recycling site would be bin lorries. If there were concerns about the safety of those lorries, said Cllr Dorrian, these vehicles had always travelled the roads up to the three farms. Yes, said Hugh Ritchie, but once a week, not many more times a week. He added the CC sought to reflect the wishes of local residents. Cllr Dorrian said both David Adams and Allan Marsh had declared themselves in favour of the application at the November 2009 Business Meeting. David Adams agreed that at the November meeting he said he was in favour of the recycling site, as was Allan Marsh who also attended the meeting. However the secretary pointed out that Allan Marsh was not a member of the CC and in November neither was David Adams. Allan Marsh said he thought the figures for lorry journeys were flawed. Cllr Dorrian said he believed the applicant's appeal was reasonable. Hugh Ritchie observed not only did Cllr Dorrian vote in support of the appeal, he had proposed it. Cllr Dorrian said he thought the recycling site was an excellent proposal and he now wanted to draw a line under the issue. Hugh Ritchie said CC members were unpaid volunteers but IC councillors were elected to represent the CC's and residents' views and Cllr Dorrian was Eric Forbes the second – referring to a ward councillor who had steadfastly opposed the will of the majority of Inverkip villagers in supporting a land swap deal that saw the Stewart Milne Development built on green belt fields. Cllr Dorrian said he wasn't going to sit and take a public flogging – he'd already had two email floggings – he'd looked at the appeal and had made his decision. Hugh Ritchie repeated that no one was against green recycling and Cllr Nelson had told him the retired Head of Planning had informed the Councillor there was a plan for a recycling plant at Baker Street in Greenock. Cllr Dorrian said that was utter rubbish – he'd spoken to IC's Environmental Services Manager, Alan Barnes, and there has never been such a plan. Hugh Ritchie said in that case he should take up the matter with Cllr Nelson, but repeated his dismay that Cllr Dorrian's views had overridden representing the community. Cllr Dorrian retorted that even if he'd voted against it, the appeal would still have been upheld. Some members of the public attending the meeting said not many people living in Inverkip had been aware either of the application or the appeal. Hugh Ritchie said if another contentious application came along the CC would leaflet widely in the villages. This plant is going to operate in a village environment, in the countryside, not an industrial setting and it was so frustrating an elected member had voted to support the plant. David Adams observed Inverkip was no longer a village but a small town. Hugh Ritchie said perhaps the CC members had been naïve in believing elected councillors would take cognisance of the electorate's wishes but Cllr Rebecchi said each councillor had the right to make up his own mind, especially in planning matters, though a deputy could be arranged and the councillor would then put forward residents' views. Ron Potter said the CC would have to take a much greater interest in planning applications. Allan Marsh said one shouldn't lose sight of the bigger picture – this plant in Inverkip will save IC money. However, roads will be the issue. Cliff Lyons said he'd made his own inquiries and that 10-ton lorries would be used, carrying 10 tons of waste. If the lorries travelled up Langhouse Road it would be horrific. He went to have a look at the site for himself and he believes the lorries will be the vehicles the waste is picked up in, designed to unload into hoppers on the site. He'd spoken to IC and a representative said the lorries would leave the A78 at IBM and travel round that way.

David Adams approved the Minutes as accurate, seconded by Brian McArthur.

## **5. Secretary's Report and Correspondence**

Ongoing correspondence with Transport Scotland re the next A78 meeting with Transport Scotland, Amey, MSPs; councillors and community councillors.

Association of Scottish Community Councils – renewal of membership and insurance details. It was agreed to renew membership of the ASCC. Ron Potter said the CC currently has IC insurance. He said there would be a meeting within the next two weeks with IC and Inverclyde Forum of CCs to establish what the hierarchy is going to be, what is covered by the IC insurance and how CC finances are to be reported.

The secretary said the ASCC claims to offer superior insurance

Email to IC's Head of Planning Stuart Jamieson re new planning regulations/Local Review Body

Email from Stuart Jamieson's colleague Nicholas McLaren attaching a copy of the Scheme of Delegation – the secretary said she would forward the information to all CC members. Ron Potter said IC councillors had training in the new planning arrangements, but community councillors only one brief session. Cllr Rebecchi said the CC should approach IC and ask for more training. Ron Potter said IC was currently in turmoil with so many changes in departments and council officers, but when matters settled it could be addressed. It was noted in the information received from Nicholas McLaren in the section relating to objections that for IC the public interest threshold is letters of representation from 10 or more individuals and/or 2 community groups (including community councils) which are formally constituted and compromise (sic) at least 10 members. IWBCB has eight members. Ron Potter will take up the matter with IC

Email from Tracy McKernan re Inverkip Gala Day – the secretary outlined all the exciting projects planned for 'Inverkip Festival in the Field'. Ms McKernan said a meeting was planned for the following week that will be make or break for the project. Further support is desperately needed. CC members said if they could think of anything that could be done to help they would relay it to the secretary

Letter from IC inviting councillors to attend Gourock Highland Games

Email to IC organiser apologising – no community councillors able to attend

Via website – invitation to attend Clyde Muirshiel Park Authority Park Consulate Forum on Friday 14<sup>th</sup> May – forwarded to members

Phone call from Lynn O'Keefe of Kilmun CC – IWBCB objected to the Strone Saul windfarm close to Kilmun – saying she'd just learned the National Park Authority at Loch Lomond has designated what appears to be around 40% of the Park as being possible sites for wind turbine developments. The secretary replied that IWBCB had no formal policy of opposition to wind power developments in a National Park while it did for the Regional Park. Given the short notice for comments the secretary sent an objection as an individual and forwarded the details to members should they wish to object. Lynn O'Keefe will keep in touch with IWBCB

Acknowledgement from Loch Lomond and The Trossachs National Park of the secretary's submission. It was agreed the CC should consider its position on National Parks

Email re Kintyre Off-Shore Wind Farm (plus Islay and Tiree)

Letter from IC re Local Review Body meeting on 5<sup>th</sup> May – the secretary said she had been unable to find the agenda for the meeting on IC's website as had Ron Potter.

Cllr Rebecchi said it should be reported to IC's IT staff

A flyer from Inverclyde Community Care Forum inviting attendance at a Community Safety Event on Monday 24<sup>th</sup> May

From IC – documents relating to the formal designation of Wemyss Bay Woodland as a Local Nature Reserve

From IC – Agenda for Education and Lifelong Learning Committee with associated documents

Newsletter from Stuart McMillan MSP

## **6. Treasurer's Report**

Ron Potter reported the balance of the CC's account as £997.45 – however IC has still not claimed for the £430 due to it for repairs to the CC noticeboard. He said his attention had been drawn to the matter that no discussion had taken place nor claims made for monies for the chairman, secretary and treasurer to compensate for outlay not covered by expenses. For the last couple of years a claim had been approved by IC and the sum had been kept at £50 for disbursement to the three officers of the CC. Ron Potter wondered if there was a new way of thinking but it was agreed to carry on as before. Hugh Ritchie said he didn't want to take any money and really had no call on such funds and suggested the sum be divided between the secretary and treasurer who had more travelling, phone calls etc. It was agreed by CC members – excluding the secretary and treasurer who took no part in the discussion - that the treasurer and secretary should receive £75. Ron Potter presented a bill for £35.18 in respect of 6 months' payment for the website which was approved. He said the Bank of Scotland had requested a copy of the Minutes which recorded a change of officers and signatories in the CC. It was agreed this information had already been submitted but the secretary said she would pass the relevant information to the treasurer.

## **Planning**

Invekip – to south of Glasgow/Wemyss Bay railway line, Hill Farm – revised sustainable urban drainage system area design (in retrospect) (Stewart Milne Homes)

Inverkip – Dalriada, Langhouse Road – change of use and extension of former anti-aircraft operations to form a single dwelling

Inverkip – 22 Findhorn Road – new conservatory

Invekip – Bankhouse, 100 Harbourside – formation of temporary door on front elevation – granted subject to conditions

Wemyss Bay – 7 Innellan Road – installation of chimney flue – granted

Wemyss Bay – 48 Lomond Road – erection of single storey extension

Wemyss Bay – 20 Lomond Road – conservatory with associated works

Inverkip – 122 Harbourside – enlarged window to accommodate new sliding doors with Juliet balcony and installation of two roof lights

Inverkip – 5 Hebrides Grove – erection of playhouse in rear garden

Wemyss Bay – 11 Etive Road – erection of front porch and rear extension

Inverkip – 10 Willow Place – extension to form sun room

Inverkip – 3 Primrose Place – extensions to house

Wemyss Bay – Station Office, Wemyss Bay Station, Shore Road – alterations to former first class waiting rooms including opening up of former fireplaces and conversion works to w.c.

Inverkip – Ardgowan House, Main Road – refurbishment of building consisting of miscellaneous internal alternations

Inverkip – Hill Farm – substitution of house types on 42 plots and adjustments to associated works (amendment to planning permission) – (Redrow Homes). Ron Potter reported there had been neither increase nor reduction in the number of houses. He said he had had discussions with IC's planning department about ground levels on the Redrow site and whether Stewart Milne's original consent had been altered to give new levels at the present time. From his own point of view his house borders a section of the excavated bank, now only 12 inches from his fence, and part of it is already sliding away. He spoke to David Ashman of IC's planning department who contacted Redrow who will shore up the bank. However David Ashman was unable to tell him if permission had been granted for the change of levels.

Wemyss Bay – 53 Castle Wemyss Drive – erection of decking – granted  
David Adams asked if there were specified periods of the day when construction work could be undertaken. He was referring to demolition work at the Power Station site. The secretary said usually times and days were specified by the planning department but noise from the site had been heard all over Inverkip and Wemyss Bay – a member of the public attending said she thought it had been thunder. Liz Roders said materials were being taken out at night by road

## **8. Date and time of next meeting – Thursday 3rd of June 2010 at Inverkip Primary School**

**9. Any other business:** David Adams said there is an area of woodland between Rannoch Road and Morar Road in Wemyss Bay. The woods are owned by IC. He said a resident in Morar Road had fought a battle for 30 years to have drains installed in the woods to prevent water running off from the area at his property. Finally an 18-inch ditch was dug for drainage and it was discovered the ditch runs through an old bottle dump – a creamery stood on the site at one time. David Adams' daughter had complained to IC and a street cleaner raked up some of the glass. However his dog cut its paw on the glass resulting in a £400 vet bill. The councillors said they would investigate the situation.

Allan Marsh, chairman of the Ardgowan View Residents' Association reported there had been a change of management for the 135 households in the Association in respect of common areas of ground. Ross + Liddell had been appointed to manage the area by Tilbury Douglas, the first developer on the site, but the management has now been changed to Bell Ingram, initially for a period of 3 years.

Allan Marsh also said he was trying to organise a litter picking day for Finnockbog Road/Spey Road. IC had sent tabards and sacks but he awaited delivery of litter picking equipment.

He also announced Open Days at the airfield on the Leapmoor on Saturday and Sunday the 5<sup>th</sup> and 6<sup>th</sup> of June.

Telfer Ramage was delighted to be able to say finally the potholes at Beatoch Place/Everton Road had been filled in.

There being no further business the meeting was closed at 9.18pm.