

# ARROCHAR & TARBET COMMUNITY COUNCIL

Ronald Ross - Chairman	01301 702286	Ian Kay - Planning	01301 702543
Ronnie MacDonald- Vice Chair	01301 702441	Bill Lowe - Environment	01301 702481
Mary Haggarty - Secretary	01301 702553	Diana Page - Play Areas	01301 702521
Anne Bax - Treasurer	01301 702344	Jean Mustarde- Minute Sec.	01301 702445
Joan Queen - Transport	01301 702304	Tim Kinvig - School	

## Minutes of Meeting held on Thursday 15 August 2013 The Village Hall

### Present:

Ronald Ross	Chairman	Jean Mustarde	Minute Sec
Ronnie MacDonald	Vice Chair	Tim Kinvig	School
Mary Haggarty	Secretary	David McKenzie	National Park
Diana Page	Play Areas	Cllr George Freeman	Argyll and Bute Council
Bill Lowe	Environment	Cllr Robert McIntyre	Argyll and Bute Council

### **Succoth Residents**

Jason Ferguson	Shauna Wright	Ben Smith	Douglas Borland
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### Item 1: Apologies

Apologies were received from Anne Bax, Ian Kay, Joan Queen and Ian Williamson, Luss Estates.

### Item 2: Minutes of Last Meeting

The minutes were agreed by the Community Council (CC). Proposed by Bill Lowe and seconded by Mary Haggarty.

### Item 3: Police Update

No updates available at meeting but these statistics were given post meeting:

- 15 speeders reported to court, exceeding 30mph;
- Theft of garden furniture - Admiralty cottages;
- Incident of disorder at the Lochside Guest house;
- Theft of outboard motor from roads works on A82;
- 7 separate incidents of possession of drugs at A82 roadblocks;
- 5 other miscellaneous road traffic offences; and
- Break in to a disused garage in Tarbet

Details of speeding offences were not available. The CC was interested in the previous statistics which had shown a number of speeding vehicles recorded at double the speed limit. The CC will request a breakdown of how many incidents have been recorded of these higher speed limits.

**Action:** CC to request speeding incident details.

#### **Item 4: Treasurers Report**

Details of recent transactions are:

- £12,000 paid to HGS SMP;
- 2 x £1,623 deposited by National Park and by A&BC for shoreline debris clearance.

Current statement total is £4,833.22 which includes the 2 amounts for the shoreline clearance. As this bill has been paid but yet to clear on the statement, the actual total is currently £1,587.22.

#### **Item 5: Luss Estates**

No update. CC requested an update on the current position of the removal of the old toilets at Tarbet. Cllr Freeman stated that negotiations remain on going.

The CC had provided Luss Estates with a requested list of the signage displayed on their land from Tarbet to Arrochar. No response has yet been given; this may be that the issue has been superseded by the signage project being under taken by Transport Scotland / National Park / Argyll & Bute Council. Clarification on this issue will be sought.

#### **Item 6: Forestry Commission**

No update. The CC received two items of correspondence.

- a. A letter to people who had shown an expression of interest in the Old Forestry Office at Ardgartan. The Forestry Commission are now processing the applications they have received re the let of the building.
- b. Glen Croe Scoping Study Meeting. Summary and update.

#### **Item 7: Play Areas**

**Tarbet Play Area.** Landmark started work on the ground work on Monday 22 July, clearing the rhododendrons and preparing the land and turning area for the drop off point for the cars. A fence was erected along the burnside and a gate for access for Council vehicles. The council laid turf in readiness for the safety grassmat. The equipment arrived on Monday 12 August and has been erected. A letter of thanks and gratitude has been sent to Landmark for their hard work and without which the play area would not have been able to go ahead. Landmark donated all materials and time which would have cost approx. £13,000. Cash flow is proving difficult due to the fact that Leader only pays out on receipted invoices. In order to overcome this, an approach had been made through Cllr Freeman to Argyll & Bute Council for a bridging loan. Cllr Freeman confirmed that Council officers had been most helpful with this request and that a report had been prepared for consideration by Council on 29<sup>th</sup> August when he expected that the request for a bridging

loan would be approved. Signs have been ordered for the drop off area for cars and also a 'private road, residents only' sign.

**Arrochar Play Area.** A set of two seat swings plus a basket swing has been ordered for the Arrochar site and will be installed after the Tarbet site is finished.

The CC would also like to thank the council ground staff who have been very obliging during this process.

The Three Lochs Ways signs that at the moment that direct walkers across the play area will be repositioned showing the original path. The LL&TNP have provided the money for the project.

### **Item 8: LL&TNP**

**Planning Update** – No new planning issues discussed.

**Borrow Pit Succoth** – The Succoth residents attending the CC meeting outlined their anger, frustration and strong objection to the planning application for the proposed quarry in Succoth. The proposed site for the quarry and recycling facility is only 60metres from the closest dwelling and the impact on this home and the area of Succoth will be devastating. The lack of notification to the residents of the area was highlighted and the CC were concerned that the proceeds did not, in this case cover a wider range of neighbour notification.

The issues which were raised and that require answers are:

- The noise pollution that will affect the area, given that the site is in a 'bowl' within the Glen being surrounded by mountains which will highly reflect the on-site noise during its hours of operation, outlined as 8am to 6pm.
- The impact on the area's fragile and endangered species as the area to be developed contains red squirrels and bats along with many other endangered species.
- The impact that this development will have on the tourism of the area will be high. Given that the Arrochar Alps, a valued jewel in the National Park area, is a major destination for huge amounts of hill walkers, will have this development within their view from all directions. Even lower routes through the Glen will not be able to avoid seeing this development. The Park need to address the impact on the **current** tourism numbers not **future** impact after the quarry has been in-filled.
- The proposed recycling of material from the Ben Arthur Resort – a contract that has not been awarded yet which could mean this facility is totally redundant – will contain elements of the remaining asbestos and possibly other contaminants contained within the debris from the Resort site. This will bring an added dangerous and hazardous substance into the area both at the recycling centre and the transporting

through the village of the asbestos to the facility. (See also separate CC request on this asbestos hazard below).

- Why is this quarry needed when there is a perfectly good existing quarry at Cairndow who can handle the requirements for materials for the build site? The CC believe that the Park do not want to inflict extra heavy goods vehicles traversing the A83/Rest and Be Thankful. This seemed a little ironic given that the Cairndow lorries are already utilising the route as are a number of wood extraction lorries, tour coaches, wind turbine transporters and other HGVs.
- Where is Phase 3 of the application to regenerate the area after operations have ceased? These have not been included within the application. Does this mean it is not yet prepared and the area will be left blighted? There is grave concern of an unprotected deep body of water which could be a fatal attraction to children.
- The Park has suspended progression of the application pending these extra details being made available.
- The access from the road urgently needs to be addressed. The traffic survey has provided useful – and worrying statistics. The turning junction for the large vehicles to use is already a known to be an accident cluster and the addition of these slower, large vehicles will add extra hazards to this area.
- Clarification of the impact on the local residents and their properties both financially and from any hazard raised by the recycling of materials including asbestos on site. Future families will not want to move to the area with this facility in the back yard.
- The feeling locally that this is the third application to develop a quarry site, the previous two being rejected, is to provide any form of improved access to the Glen in order to sell off all the developers land situated there for any financial gain. Indeed the site of the proposed quarry was offered for sale during local discussions if residents objected to the proposal. It is felt the land will be sold for whatever purpose possible. The quarry is just a starting point to gain an access road into the Glen to then develop the area in any way possible which will ultimately lead to the loss of the Glen and once this Glen has been built on it will be gone forever.
- A suggestion has been made that there is a need to ensure transparency within the planning process. Impartiality must be ensured to enable a fair outcome to this application. It is possible that there may now be a link between the Ben Arthur Resort development and the proposed Succoth quarry, with the potential for asbestos debris to be placed in any quarry development. This link should be reported to the Chief Executive of the National Park and request clarity of transparency.

The CC noted all the aspects raised. The CC confirmed that they were equally behind on being notified of this proposal and had called an extraordinary general meeting with the developer to gain more details. The CC will again review the original plans for the Ben Arthur Resort to confirm the facts in the environment impact assessment to ascertain the plans for the removal of the debris from the build site. Any questions raised will be directed to the planning officer handling the application for clarification. The CC requested that the

developer hold an open meeting to discuss the proposed development and take questions from the Succoth residents to answer their concerns. The developer has confirmed their involvement and asked Cllr Freeman if he would be willing to chair a question and answer session at this event. Cllr Freeman was waiting confirmation from the National Park Planning Officers that he was free to Chair such a session.

When the CC questioned the involvement of Cllr Freeman in chairing this event and which councillors would support the residents who had elected them onto the council, Cllr Freeman said he would have to remain impartial as he also sits on the National Park Planning Committee and as such he would have to comply with the Councillors Code of Conduct and was not allowed to state a view on this issue prior to it coming before the Planning Committee for consideration. If he expressed a view in favour or against a planning application, he would have to declare an interest and withdraw from any discussions and leave the room during the Committee meeting which would not allow him to have any input to the planning decision nor take into account the views that have been expressed locally. It was agreed that Cllr McIntyre, who does not have any involvement on the Park Planning Committee, will take up the issue on behalf of the residents to support and present their views. It was also highlighted that Cllr Corry, the third councillor for the area, could also represent the views of the community as he is not involved in the planning process.

Turning to the Planning Committee meeting, it was confirmed that the CC would be able to speak and local residents would be encouraged to have one spokesperson speak on their behalf, should a full planning hearing be scheduled this number could increase to 16 representations. If the local CC objects to the application, the application will automatically be subject to review at committee level. However in the case of the Borrow Pit application it will go to full committee because of the Environmental Impact implications. Formal objections by local residents must be made through the planning process which is in person at the National Park HQ or via the website. This was seen as unfair given the aging population of Succoth who do not use the internet or those that cannot get access to the internet.

The Succoth residents agreed they would formulate a local view to present to Cllr McIntyre and the CC. It was also suggested that perhaps any residents wishing to make representations at the Planning Committee may wish to attend a prior planning committee meeting to gain an insight into proceedings and how any representations are handled. Almost a dress rehearsal.

A disappointing development that has recently been brought to light is the plan to remove the top soil from the field that Dunbritton hope to develop for housing to be removed and used for the bund around the quarry. The current leaseholders of the Dunbritton field have not been given any notice to vacate the field, which is at least a statutory 3 months. The CC expressed grave concern at this added development, the involvement of Dunbritton in the quarry application, as this will give the residents already subjected to the worry of the quarry, an extra concern that the Dunbritton build will begin imminently. Cllr Freeman informed the meeting that no planning application had yet been submitted by Dunbritton Housing Association for housing at Succoth but he had been informed earlier in the day that it was likely that an application would be submitted within the next two months. The underlying facilities to support either area of work have not been upgraded and the current

road into Succoth will not support a large number of HGVs traversing over it to complete any element of either parts of the proposed work.

The CC thanked the Succoth residents for coming to give their representations and hoped that they felt more reassured that the CC had listened and noted their concerns.

The CC expressed their disappointment that the recent Charrette process, which utilised public funds via the Scottish Government initiative, has proved to be a complete sham for Arrochar as the large, glossy displays and the discussions by Park representatives that were presented to the local residents detailing a village 'hub' for Succoth and a number of other proposals said to improve the area were completely meaningless given that this quarry proposal was being proposed in the background. No-one will want to sit in the proposed village square at Succoth overlooking a noisy quarry/asbestos recycling facility.

The CC agreed to:

- Clarify the environmental impact assessment on the Ben Arthur Resort and the quarry development;
- Clarify what the deadline is, now that it has been extended, for objections to this proposal;
- To forward questions resulting from the public open meeting (date to be confirmed but likely first week in September) to the planning officer for the development to gain clarification and answers.
- To address the issue of the asbestos that remains on site at the derelict Torpedo Range. It is disappointing that the site has been left in this condition following the first part of the demolition process. Although this is a separate issue it is linked to the quarry proposal recycling aspect. The site is currently regularly used by fishermen who are unaware of the hazard on site.
- To clarify with planning officers the connection with the Dunbritton project as there has been no application presented to begin work on site and the removal of this amount of top soil will surely require a planning application.

David McKenzie of the National Park agreed that he would be happy to review any material prior to the Planning Committee meeting and would also raise the issue of the remaining asbestos on the Ben Arthur site. He pointed out that he is bound by the same rules as Cllr Freeman regarding discussion of planning issues. He also expressed an interest to attend the open meeting when it is arranged.

It would be disappointing if the Ben Arthur Resort application has been passed with a resident highly hazardous substance being ignored during the demolition process and also not removed completely during that process. This does not instil a level of confidence in the planning officers within the park that such a large scale, prestigious project which has the backing of the local residents, could begin with such a slipshod demolition process.

The overall feeling is that this application and environmental report is contrary to the ideals of the Loch Lomond and the Trossachs National Park.

**Other issues – Local Plan.** As an update to the Charrette process, the new National Park Local Plan will be available for consultation in February 14; a draft plan incorporating issues from the earlier consultation will be available for further consultation in December 14 with the Local Plan being adopted in October 16.

**Community Partnership** – the next area network meeting will be held in Ardentinny on 20 August.

**Action:** CC to progress the issues raised above.

### **Item 9: Dunbritton**

No update received. See above re top soil removal and involvement in quarry proposal and the earlier comments from Cllr Freeman on this issue.

### **Item 10: OIH Land**

Progress on utilising the land identified by the Arrochar Hotel for community use behind the Village Hall is proving difficult. The Development Trust's feasibility study has stated that the land is not suitable for any recreation use. The CC are seeking a meeting with the hotel to clarify the position as in their earlier joint discussions with the hotel's development officer. The picture for the use of the area was clouded by the Charrette study.

**Action:** CC to clarify land use for community use.

### **Item 11: Transport Scotland**

No update. The CC agreed to review the road survey completed for the quarry proposal with Transport Scotland to address the speed zones on the A83. Cllr McIntyre stated that at his recent meeting with Transport Scotland and Police Scotland, the police supported a change in the regulations in this area.

**Action:** CC to review the survey results with Transport Scotland.

### **Item 12: Argyll and Bute Council Issues**

**Elections.** The CC has requested a number of application forms for the forthcoming CC elections in October to enable local residents to apply more easily. The CC would investigate the new rules for Community Councillors which could bar existing post holders who are re-elected remaining in their post.

**Village appearance.** A number of issues were raised:

- There are a number of walls in the around the village which are in need of repair. The main 2 requiring urgent attention are the sea wall below the Claymore Hotel, The wall at the corner of Church Road and opposite the Filling Station. The wall at the filling station has just been repaired but yet another accident at this corner has again demolished the wall.
- The mechanical road sweeper has been to the village but is currently only sweeping the main roads leaving Church Road unswept. It has been observed that at times the vehicles are being used to clean gullies instead of the street sweeping plus gullies.
- Road white lining at the junction of Church Road / Kirkfield is patchy and becoming dangerous. The CC have been told as there are only two white lining vehicles available for use across the country the vehicles will only be allocated to an area when there is many requirements in an area to be completed. A&BC have noted the request but it will be incorporated into other white lining needs in the area.
- The CC have been made aware of an area of grass at the entrance to McKenzie Avenue which ACHA have stated they do not own so will not cut despite doing the areas on either side. The area which previously had swings on it that were maintained by A&BC, the CC requested A&BC check if they still owned the ground which they carried out just to discover that it is not owned by the council either .

Cllr McIntyre will report back.

### **Item 13: Any Other Council Business**

The CC has been made aware of the smell of sewage at the Shore Road (A814) and the Church Road corner, which has been on-going intermittently for years. The CC will contact Scottish Water requesting that they investigate the source of this problem.

The Head of the Loch clean up invoice has been paid. EB Scotland Ltd Trust who had been contacted by the CC to help with the costs of the clean-up prior to the National Park and A&BC donating the funds, were delighted the work had been done and proposed that the funds that they were going to allocate to the CC be held over till next year to complete the work in 2014.

Anyone in the villages who owns a traditional property (pre 1914) which is situated on a main route in the National Park and are planning external repairs, i.e. new windows or roof. their built heritage repair grant may be able to offer some assistance.  
Contact Susan McGowan or Kirsty Callaghan on 01389 722600.



Scottish and Southern Energy are hosting an open day on 7 September to visit Sloy Power Station.

**Item 14: Date of Next Meeting**

The next Community Council Meeting will take place on 19 September at 1900 in the Village Hall.