

# 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	01301 702232

## Minutes of Meeting held on Thursday 17 October 2013 The Village Hall

### Present:

Ronnie MacDonald	Vice Chair	PC Andy Crawford	Police Scotland
Mary Haggarty	Secretary	Cllr George Freeman	Argyll and Bute Council
Diana Page	Play Areas	David Robertson	Forestry Commission
Jean Mustarde	Minute Sec	Ian Wilkinson	Luss Estates
Bill Lowe		David McKenzie	National Park

### Item 1: Apologies

Apologies were received from Ronald Ross, Tim Kinvig, Ian Kay, Anne Bax, Cllr Robert MacIntyre, PC Eddie McIlhinney (Traffic Division, Police Scotland) and Gregor Cameron (Dunbritton).

### Item 2: Minutes of Last Meeting

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

### Item 3: Police Update

PC Andy Crawford gave the following update

- a drunk male non local residing at a local hotel charged with breach of the peace;
- driver stopped for excessive speeding of 49mph in a 20mph zone which will result in an appearance at court; and
- another accident resulting in damage to the wall along the head of the Loch;

PC Crawford detailed his discussions with PC Eddie McIlhinney of Police Scotland Traffic Division, who is compiling statistics on the numerous amounts of accidents at the head of the Loch in Arrochar. Both the CC and Police Scotland believe pressure must be placed on the roads authority, Transport Scotland, to address the problem before there is a fatal accident at this location. Photos of the damage and details of the accidents that may not have been reported have been passed to PC McIlhinney for his statistics and he has also been to the petrol station to conduct speed checks. It is not thought that speed at this

corner is the major cause of the accidents although it does play some part. Careless driving is thought to be the main issue. The CC are looking at arranging a meeting to discuss this issue more fully. The CC felt that A&BC should also become more involved in the discussions as it is their walls that are being damaged using scarce resources to continually repair them. Residents in Succoth are now avoiding using the pavement round the head of the Loch in favour of the wooden walkway through the car parks for fear of being involved in an accident. Equally using the wooden walkway through the colder months will bring its own problems as the surface of this wooden walkway is slippery and will result in pedestrians falling unless it is treated and/or repaired urgently before the onset of winter.

PC Crawford outlined that it is an offence not to report any accident which results in damage to another vehicle or property. This is why it is imperative that anyone spotting a 'drive-off' accident reports it with as much detail as possible to the Police. The CC asked if the analysis being conducted could include details of where drivers were from.

The CC again stressed that they would continue to push for the 30mph zone to be extended to the start of the 40mph signs at the Cobbler footpath crossing along with a flashing 'slow' sign. There had been an opportunity missed within the Stronafyne quarry application to address this issue as the car park wall immediately opposite the proposed quarry entrance road has been recently been repaired. The CC expressed their grave concern that given the details of the accidents that were reported; the vehicles involved had entered the village from the west and on the bend in question had crossed the oncoming carriageway and the pavement before hitting the wall endangering both oncoming traffic and any pedestrians. It has already been highlighted that there is room at this corner to address the layout of the road but as the move of the 30mph zone was not proving easy, the realignment of the road would probably be impossible!

Luss Estates were asked to check their land ownership in the area around the pumping station opposite Ashfield House as the vegetation there is affecting sightlines.

Separately, PC Crawford confirmed that he had had acknowledgement that Police Scotland would be on hand to help with the temporary road closure of the A83 for the Remembrance Sunday service. Cllr Freeman will collect a wreath from A&BC.

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

Current statement total is £1,502.48. The A&BC loan of £6,600 plus a payment from LEADER of £5,404 to cover work on the play areas has also been paid into the account. This money would be paid to the play area contractor, HAGS.

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

Ian Wilkinson delivered copies of the Luss Estates Strategic Development Framework to the CC and stated extra supporting detail was available on the Luss website. The workshop held in Luss to debate the framework had gone very well although it was acknowledged that there was little discussion on the Arrochar elements of the Estates holdings. There was now general agreement between the Park, A&BC and Luss Estates as to a way forward which has been received warmly by local residents in Luss. Looking more toward the Arrochar area, the new zoning for housing of Tarbet Yard, the Old Tarbet Toilet area and the area along Church Road behind the Fire Station gives a large area for

potential development. The CC queried how these areas, along with the potential 26 unit development of Dunbritton in Succoth, will attract homeowners to the area given the lack of any employment in the area. Ian stated that although the land had been zoned for housing, this did not mean that it would instantly be developed as work in Luss and its surrounding area would be the main focus for the Estate in the near future.

The CC thanked Luss Estates for allowing the use of a piece of their ground for the forthcoming firework display.

Ian outlined some other items that the Estate has been dealing with:

- The restocking of the Tighness plantation will begin at the end of the year with the surrounding fencing beginning to be put in place in January. This work will also include the resiting of the Three Lochs Way direction posts.
- A roadside tree survey has been conducted with a number of potentially dangerous trees requiring felling or pruning along the A83. This work has been finalised and is now out for tender. Some of the felling will require road closures to complete the work.
- A Japanese Knotweed survey has been undertaken and costings being sought.
- There is no update so far on the potential hydro scheme above Arrochar although it is believed that money has been made available for a feasibility study into the project.
- No further movement on the signage issue throughout the village as this will now be taken forward in the joint National Park, A&BC and Transport Scotland discussions on signage policy which will tackle signage throughout the area. This is not due to report imminently.

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

David Robertson stated the tree felling that was due to begin on the A83 close to the Rest and Be Thankful in August has been delayed due to landslides and the availability of contractors. Felling will not now take place this year but a further update will be given at the next meeting.

The tendering process for use of the old Ardgartan visitor centre has now ended with a preferred bidder identified in Clyde Link, Mark Aikmen. The applicant was informed that the application was to be discussed at this meeting and offered to come to a future meeting to outline further details when the final details of the lease are signed. The application provided was professional, and included a very detailed business plan this provided good detail on the proposal for the site and included a renovation of the building to allow for a café and bike hire outlet. A room for shower facilities will be installed as the surrounding grassland will hopefully contain camping pods which are halfway between tents and cabins. The proposals will be subject to planning permission applications. The CC questioned the award of the lease as it gives a monopoly on the facilities in the area, especially as on a number of occasions the CC has written to the Park to forward complaints about the

standards of operating conditions and poor state of repair of other facilities leased by Clyde Link eg the Tarbet pier toilets and the facilities at Inveruglus. David clarified that the performance of any contractors or tenants is dependant upon details and management of the lease or contract and that at Ardgartan the lease would be managed by FC, and not LL&TNP with whom the other facilities referred to above were managed. David highlighted that the tender process was advertised via the internet, and to local interested parties and had been open to anyone who were able and interested in applying. The CC welcomed the opportunity for the applicant to present his proposals for the Ardgartan site.

The CC queried the likely start date for the felling in Tarbet as they had heard mention it was likely to be at the end of October to begin work on the 1.5km access road into the plantation, subject to access granted from the A83. David agreed to report back on this.

A bus turning circle project at the Rest car park is progressing and further details on this will be made available. This was welcomed by the CC who have received mixed messages that southbound buses are refusing, due to health and safety grounds, to let passengers leave the bus at the end of the Lochgoilhead road as the stopping point is too dangerous. Passengers have to alight at either Arrochar or Cairndow and walk to the northbound bus stop.

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

The CC has received a statement from HAGS who provided the play equipment which quotes the final cost for the Tarbet area plus swings for Arrochar as £24,022.80. £12,000 has already been paid as a deposit for the equipment and the remaining amount will be covered by the A&BC loan and LEADER grant mentioned above. The A&BC loan will be repaid by a further LEADER grant when the final invoice is received. The CC expressed their thanks to A&BC for the speed at which this loan was arranged.

As detailed above the Three Lochs Way signpost in situ in the Arrochar Play Area will be resited to its proper location. Ronnie McDonald will meet with the signage team to ensure the correct route is used.

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

**Planning Update** – No new applications received.

**Borrow Pit Succoth** – The CC stated SEPA had confirmed that its objection to the application remains in place. David McKenzie stated that having spoken to the planning officer involved, the current position surrounding the application centres on the amount of outstanding information required from the applicant in answer to the questions raised by agencies and the CC objection, it is unlikely that this application will be reviewed at a Planning Committee this year. The deadline for submission of information from the applicant to meet December's meeting is 18 October. This was highly unlikely. The Park has agreed that if all the required information is not available by the end of October then pressure will be put on the applicant to withdraw the application. Cllr Freeman stated he had entered his objection to the application based on the grounds of contravention of Park

policies. His representation also requested that if the Planning and Access Committee were minded to approve the application, that serious consideration was given to Section 75 agreement that would set up a Community Fund to be administered by the Community Council. Payment to the fund would be based on a sum per tonne of material being moved into and out of the site. By entering an objection Cllr Freeman will now not be able to sit on the Planning & Access Committee meeting when this application is being considered.

**BAR Development** – The CC were concerned that the distraction of the quarry application would impact on the BAR development. This development is fully supported and welcomed by the CC and the CC were heartened to hear a future meeting between the CC and the developers would be arranged once the final legal aspects which remain outstanding have been signed.

**Loch Access at Tarbet** – A new access point to Loch Lomond at Tarbet is currently subject to prior approval. The access is required to allow work on the Pulpit Rock road renovation to continue. The pilings required for use to underpin the new piece of road are too large to navigate the existing A82 to the site at Pulpit Rock and as such will need transporting by water to the site. A large area of hardstanding will need to be constructed at the lochside to allow the positioning of a large crane to enable the transfer of the pilings from lorry to barge. The CC have contacted the Park Countryside Manager to request a meeting to discuss the proposal as there are local concerns surrounding the development of this site including the impact on school parking within the Tarbet Car Park which will restrict parking close to the work site. A meeting has been arranged for 29 October at 1900 in the Hall to outline the plans to the CC.

**Community Partnership** – the next event is planned for the 26 October.

**LEADER** – Discussions within the Park to hold its own LEADER group focussing on cross-border applications was still progressing. At recent LAG meetings around the Park it was felt that an extra LAG, reducing the amount of money available for grants in each area, was not necessary and they reinforced their opposition to extending a LAG for the Park as previously agreed.

### **Item 9: Dunbritton**

David McKenzie stated pre-application advice is being given by the Park to Dunbritton prior to formal submission of planning application. Gregor Cameron submitted a written update stating “we are progressing the affordable housing development at Succoth based on 26 units. Discussions are on-going with the Planning Department to agree the principle of the development layout and strategy for roads and servicing of the development. Once we have these things firmed up, I will come to the Community Council with the proposed layouts etc and give an update prior to DHA submitting a planning application for the proposed development. I intend to have this information for your next meeting in November so will attend with drawings etc to give an update”.

The CC noted the words ‘strategy for roads’ which is the key to this development. The CC again stated that they are not opposed to new houses being built but the supporting road must be upgraded to a double width road with pavement to cope with this development. Cllr Freeman stated that the Roads Department had agreed up to 18 units would be the

maximum and if the roads issue caused problems then the Scottish Government funds allocated towards this development could be redistributed elsewhere.

### **Item 10: OIH Land / Feasibility Study**

A meeting was held on 9 October to further discussions on this proposal at which the CC were represented. Three options and their proposed costs were discussed with the Trust to decide which option they preferred as it would seem all three options were viable. The CC would like to see current financial figures for the Pit Stop and more detailed predictions for the new café before giving a formal response. The meeting did confirm that the community as a whole would be asked for their opinion as to what they would like to see on the piece of land being given to the community as a planning gain by OIH.

A meeting is to be held on 21 October at the Park which will discuss the Charrette wash-up and will touch on the feasibility study for this ground. The CC will be represented.

### **Item 11: Transport Scotland / A82 improvements**

No update received. The CC attended the stakeholder workshop held on 2 October in the Village Hall to discuss the A82 upgrade between Tarbet and Ardlui. Seven options were outlined and these will be narrowed to around three with the work starting in 2015.

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

**Elections.** The nominations for the forthcoming CC elections have been received with 12 applicants for the 10 spaces. The timetable for the election has been circulated and Cllr Freeman confirmed the postal vote responses will be opened at Kilmory on 1 November. Applicants details can be found on the A&BC website but the applicants for Arrochar and Tarbet have been jumbled between other areas. Cllr Freeman agreed to follow up the CC's request for this to be amended on the website. The CC questioned if there was any change to the previous rules whereby any CC member absent for consecutive meetings over 6 months will be asked to leave unless suitable apologies of absence have been received prior to meetings. Cllr Freeman believed this was still the case and it had not been reduced from 6 months.

### **Item 13: Environmental Issues**

The CC has received confirmation that the 'no dogs allowed' signs for both play areas will be installed next week.

There have been no reports or update on the sewerage smells at Church Road over the past month

Work has begun on pruning the overhanging bushes in McKenzie Avenue.

#### **Item 14: Any Other Council Business**

Councillor Freeman thanked all the Community Councillors for their hard work they had put in on behalf of the community of Arrochar, Tarbet & Ardlui over the past four years. He said it had been a pleasure working with them and looked forward to working with the new Community Council after the upcoming election.

#### **Item 15: Date of Next Meeting**

The date of the next meeting will be arranged by the Council Corporate Services officer in consideration with the new Community Councillors. It is hoped that this can be arranged for the 21 November at 1900 in the Village Hall which would be in keeping with the normal sequence of meeting dates.