

# INVERKIP AND WEMYSS BAY COMMUNITY COUNCIL

## Minutes of the meeting held on Thursday 3<sup>rd</sup> of November 2011 in Inverkip Primary School

**Present:** David Adams; Jean Anderson; Tracy Bunton; Ron Potter; Telfer Ramage; Hugh Ritchie; Gordon Rodgers; Eileen Virtue and Lynne Chambers

**Apologies:** Cllr Gerry Dorrian

**In attendance:** John Arthur, Inverclyde Council's Head of Safer and Inclusive Communities; Cllr Innes Nelson; Cllr Ciano Rebecchi and seven members of the public

John Arthur chaired the meeting and welcomed those attending.

### 3. Election of office bearers

John Arthur presided over the election of office bearers, all three of whom were sole nominees

Chairman – Hugh Ritchie. Proposed by Lynne Chambers and seconded by David Adams

Secretary – Lynne Chambers. Proposed by Ron Potter and seconded by Hugh Ritchie

Treasurer – Ron Potter. Proposed by Hugh Ritchie and seconded by Lynne Chambers

John Arthur relinquished the chair to Hugh Ritchie

### 4. Adoption of Constitution and Standing Orders

The secretary asked John Arthur if an AGM would be held in May 2012 despite the Community Council (CC) only having been up and running for a few months. He said the AGM should go ahead so accounts could be submitted following the AGM. John Arthur said further information regarding accounts would be sent to CC treasurers. Ron Potter asked about unallocated funds for those CCs that weren't formed. John Arthur said that in six months further elections may be held in those areas where there is no CC at present. Funds would have to be allocated to that and money spent to encourage those areas without a CC. No decision about any disbursement of funds would be made until that time. Ron Potter also asked John Arthur about insurance cover for CCs. He replied that insurance cover is paid for by Inverclyde Council (IC) and is the same policy as used by the Scottish Association for Community Councils (SACC)

Hugh Ritchie then asked if all members of the CC were in agreement that the Constitution for Inverkip and Wemyss Bay Community Council (IWBC) based on the model constitution, be adopted. They were and the Standing Orders were also adopted.

Cllr Rebecchi asked for a copy of the Constitution, as did two members of the public. The secretary asked that those seeking a copy of the adopted Constitution approach her at the end of the meeting. No one did. A signed copy of the Constitution will be forwarded to IC.

### 5. Police matters – no officers were in attendance

Crime Statistics for the period 07/10/11-03/11/11, inserted after the meeting:

Complaint calls – 16 (10 Inverkip, 6 Wemyss Bay)

Crime reports raised – 19

Detections – 8 (42% detection rate)

Breakdown of crimes:

Theft by housebreaking – 1

Thefts (other) – 6

Common Assault – 2  
Road Traffic Offences – 3  
Wilful fireraising – 1 (vehicle)  
Drug Offences – 1  
Vandalism - 2

## **6. Welcome to new members**

Hugh Ritchie welcomed the new members to the CC. He spoke of the issues and matters that come before the CC and said new members could be trained in various areas. It was agreed IC officers could be involved in this. He wondered if this was the occasion to elect a vice chairman or deputy secretary. It was decided to defer consideration of a vice chairman but Hugh Ritchie asked if there were any volunteers to take Minutes of the meetings in Lynne Chamber's absence.

## **7. Report and Correspondence**

From IC – Agenda for the Safe, Sustainable Communities Committee for the meeting on the 25<sup>th</sup> of October.

From IC – Appendix to above

From IC – Agenda for the Education & Lifelong Learning Committee for the meeting on 1<sup>st</sup> November

From IC – the Boundary Commission for Scotland has published its Initial Proposals for UK Parliament constituencies in Scotland for public consultation. The consultation period lasts until 4<sup>th</sup> January 2012. The proposals can be inspected at the local library

From Loch Lomond & The Trossachs National Park – notice of intention to adopt the Loch Lomond and The Trossachs National Park Local Plan 2011 – the CC had made representations to the Local Plan Consultation exercise.

From the Information Commissioner's Office – reminder to renew

From Cllr Nelson – information about IC's Myths and Legends Festival and annual Fireworks Display Entry from IWBCB for Wemyss Bay Newsletter, giving details of CC members in the new Council; the arrangements for the Remembrance Day ceremony; dates of meetings and the Christmas Lights switch-on

To John Arthur at IC – emails with various questions. All answered apart from a question about the calling of private meetings. To be re-submitted

Various items of correspondence between Lynne Chambers and the new members of the CC  
From Planning Aid Scotland – invitation to a Parliamentary Reception on Wednesday 23<sup>rd</sup> of November

From Cllr Nelson – email saying IC's Access Officer had informed him Network Rail had opened the bridge at Jacob's Ladder – this information passed to a local resident

From IWBCB to the Councillors – an email saying that in August the secretary had contacted IC's website about the give way lines being worn away at the road from Sainsbury's joining Main Street, Inverkip close to the dangerous A78 junction. An automatic acknowledgement was received with a reference number saying someone would be in touch within 5 working days. That didn't happen. So the Councillors were contacted and Cllr Dorrian said he had passed the email to the Roads Department. The secretary wondered if there was any progress. At this point both Community Councillors and members of the public identified other areas of concern. Cllr Rebecchi said repainting of lines, across Inverclyde, would be undertaken soon, perhaps next month.

John Arthur said if there was no reply to the website entry it should be reported to IC's appropriate Head of Service

Email to Stephen Jack of Power Systems saying the CC had a policy of opposition to the development of windfarms within National and Regional Parks, and as the proposed windfarm lies within Clyde Muirshiel Regional Park the CC objected to the proposed overhead line connection. Should permission be granted for the development of the windfarm the CC would urge the developers to bury the line underground

Correspondence with Jean Anderson about the badly rebuilt wall on Finnockbog Road, Inverkip  
Newsletters from Inverclyde Elderly Forum,

From ASCC – online bulletin for November 2011

From Save Your Regional Park – notice of the Scottish National Windfarm Conference in Ayr on Friday 11<sup>th</sup> of November

From the Scottish Rights of Way Society – Annual Report 2011

## **8. Treasurer's Report**

Ron Potter reported that the CC's opening cash balance at 1<sup>st</sup> April 2011 was £328.36.

A grant of £700 had been received from IC, giving a total £1028.36. Expenditure – stationery, postage, membership subscriptions and entertainment (£60) totalled £255.98. Hugh Ritchie pointed out lest anyone thought councillors had been indulging themselves that the £60 had been spent on the provision of coffee and buns for the July meeting attended by the Transport Minister, officials from Transport Scotland and Amey, the police and IC. The total cash and bank balance as at the 3<sup>rd</sup> of November was £772.38.

(As an aside Hugh Ritchie said he felt Transport Minister Keith Brown had listened to the submissions by the CC and that it had opened his eyes, and he'd gone away with different views to those he'd arrived with. However, time will tell if he was persuaded of the need for improvements to the A78 at Inverkip)

Ron Potter said £200 would be paid to the entertainer who is due to perform at the Christmas lights switch on ceremonies at Inverkip and Wemyss Bay, and that he had kept his fee as last year's.

The additional per capita grant award of £610, Ron Potter continued, would be on the basis of 5314 registered voters. He said he was still at odds with the per capita calculation.

John Arthur said the number 5314 was not based on registered voters as the CC boundary didn't match either council or constituency boundaries. The figures were calculated on the population of Inverclyde as a whole and the 5314 statistic is the closest match for the area.

### **8A. Planning**

From IC – Agenda for the Planning Board meeting on the 2<sup>nd</sup> of November – Inverkip Power Station – application by Scottish Power Generation Ltd for a mixed use urban village development including residential, business, community use and small scale retail

Letter from IC – to inform the CC the Power Station application was to be considered by the Planning Board on the 2<sup>nd</sup> of November

Inverkip – 3 Swift Avenue – erection of outbuilding – granted

Wemyss Bay – Flat 12, 2 Sanda – installation of roof lights

Wemyss Bay – land adjacent to 6 Carron Road – construction of two detached dwellinghouses

Wemyss Bay – Kelly Mains – erection of 36.4 metres high 50kw wind turbine, access road and associated ancillary development

Hugh Ritchie said he'd gone along to attend the Planning Board but the Scottish Power application had been pulled and is due to be heard at December's Board meeting. He said there were several issues to be discussed in detail and agreed the question of the A78 had been a major element in the CC's objection.

The Power Station site was the focus for much deliberation.

Comments and questions included:

Though a roundabout is due to be built on the A78 before any houses are completed what is forgotten is the bottleneck and long hold-up in Greenock

Why was the Local Plan - rammed down throats and perceived as inviolate during the PLI which included consideration of the development of houses on greenbelt fields in Inverkip – which clearly stated that 400 houses would be built at the Power Station site now disregarded with an application for over 700 dwellings. Even if 'only' 640 houses are built rather than the 780 Scottish Power would want, that could equate to 1280 extra vehicles on the A78

Also, the so-called 'stealth' issue – whatever number of houses approved not all will be built at once but over several years. So no need to worry about the infrastructure then, it'll happen – not confidence inspiring

Building a roundabout and improvements to the Brueacre Junction before houses are built – how sure can local residents be about these promises. Promises weren't kept when the Power Station was erected

A resident who lives in one of the houses on the beachfront said there's another house across the road. Whatever improvements are made to the A78 the road between the houses will only ever be two lanes. Original permission for the construction of the power station said the site had to be returned to greenbelt when the station was demolished. So it doesn't matter what promises are made.

Cllr Nelson said as far as the greenbelt goes, there was a Public Inquiry in 1969 – it wasn't the local council that gave permission for the power station but the Secretary of State for Scotland. In 2005 at – the Public Local Inquiry - the greenbelt designation was changed to mixed use

It was remembered planning approval conditions were applied to the bridge from Hill Farm to Inverkip station.

Ron Potter said the delay at the station was because floodwater was pouring from the rockface and the contractors were having trouble controlling it. He said it was well nigh impossible to get decent information from Stewart Milne Homes or Network Rail. IC is having meetings with the contractors Cllr Rebecchi said.

John Arthur said officers are there to enforce planning conditions. An Inverkip resident said he had visited the station to inspect the ongoing work. He reported what had previously been mush is now hard standing and the embankment has been stabilised. Pumps appear to be in constant operation. Cllr Nelson said Network Rail was having real problems. The developers are at a part of the site they want to have adopted by Scottish Water. There are still problems in Kip Place – IC planning officers/flooding officer in a meeting with the developer have asked if a drain could be installed along the bottom of the site.

A member of the public said water was cascading from the new houses washing topsoil into the Daff, which could cause a blockage.. The Scottish Environmental Protection Agency (SEPA) has taken action in the past against the developer. Telfer Ramage said he would contact SEPA about the ongoing flooding.

The issue of the Power Station site was returned to. Hugh Ritchie proposed the CC should contact IC's Planning department to ask for a meeting with officers in advance of calling a public meeting also to be attended by planning officials before the next meeting of the Planning Board on the 7<sup>th</sup> December. It was unanimously agreed by the CC.

The prospect of the CC issuing a newsletter was discussed. It was to let residents know about potential events surrounding the Power Station site and other issues. It was observed that a newsletter is an expensive exercise. However, the secretary said in that case, rather than a newsletter, A4 sheets with information could be delivered as had been done in the past on other issues

The focus then turned to the application for a wind turbine at Kelly Mains. Ron Potter observed the turbine would be over 100 feet and would therefore not be for domestic use – the CC would not object to a wind turbine for domestic use. But at 120 feet he proposed the CC should lodge an objection, seconded by David Adams. Hugh Ritchie asked for a show of hands but Eileen Virtue said she was not prepared to say yes or no at this meeting. It was then suggested and agreed the wind turbine could be included in discussions with the planners

#### **9. Dates and times of future regular meetings:**

The previous CC had adopted a regime of 3 meetings in Inverkip to 1 in Wemyss Bay because of low attendances at the Wemyss Bay meetings. Telfer Ramage thought month about might be more appropriate as the CC represented both villages. The secretary said that at Wemyss Bay meetings the majority of those attending came from Inverkip. It was proposed the status quo should be maintained and the motion was approved by a vote. The secretary then asked CC members if a meeting should be held in February – in recent years there has been no meeting that month. Hugh Ritchie suggested that as so much was happening there should be a February meeting, which was approved. It was agreed meetings would be held every month until July, when no meeting would take place. It was also agreed that meetings should start at 7pm, as because of school venues meetings MUST END AT 9.20PM so the meeting room may be cleared away for 9.30pm. The 7pm start will begin at January's meeting

#### **10. Arrangements for Remembrance Sunday**

Ron Potter said he had ordered two wreaths for members of the CC to lay at services in Wemyss Bay and Inverkip. As there were no other volunteers to represent the CC David Adams and Lynne Chambers said they would attend the ceremonies again this year

#### **11. Confirmation of Christmas entertainer**

The secretary said she'd received confirmation from the entertainer, Davro the Clown, that he would perform at the Pavilion, Inverkip and the Community Centre in Wemyss Bay at the Christmas lights switch-on events on Friday 2<sup>nd</sup> of December. Eileen Virtue agreed to be the Pavilion contact and David Adams the contact at Wemyss Bay

**12. Date and time of next meeting: Thursday 1<sup>st</sup> of December 2011 at Inverkip Primary School at 7.30pm**

**13. Any other business:**

A Wemyss Bay resident expressed concern about the condition of some of the trees in the woodland area. It was felt they'd grown too big and the area was overgrown. In high winds a tree fell across the road onto the pavement with the potential to cause a serious accident. Cllr Rebecchi said IC officers had inspected the area. John Arthur suggested the resident should contact the IC Head of Service responsible, Willie Rennie.

The same resident asked how to go about having a grit bin installed in Carron Road. The resident had fallen on ice last year and if a bin isn't installed and he falls again he would pursue IC. John Arthur suggested he get in touch with Robert Graham at IC.

Cllr Rebecchi said Inverclyde residents could visit the Sinclair Street depot and collect buckets of sand and salt for domestic use.

Telfer Ramage said Jacob's Ladder was now open, but was covered with leaves and was slippery, particularly around the area with steps

An Inverkip resident complained about dreadful parking problems in Station Avenue, Inverkip, because of the ongoing works at the station. The secretary said when she wrote to the police for crime statistics she would bring the matter to their attention again

A local resident said it appeared Stewart Milne Homes' operatives had felled protected trees in the Berfern Plantation, Inverkip. Cllrs Nelson and Rebecchi advised the resident that none of the trees on the site has a protection order.

The secretary said she'd been approached by a Wemyss Bay resident angry about the withdrawal of the brown bin collection service. The resident said there had been poor notice of the withdrawal and it was badly timed as the weather has been so wet final grass cutting, shrub pruning and leaf sweeping had not been completed. Several of those attending also expressed their displeasure and asked what IC proposed local residents do with garden refuse.

There being no further business the meeting closed at 9.30pm.