

INVERKIP AND WEMYSS BAY COMMUNITY COUNCIL

Minutes of the Business Meeting held on Thursday 1st December 2011 in Inverkip Primary School at 7.30pm

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

Apologies:

In attendance: Cllr Gerry Dorrian; Cllr Innes Nelson; Cllr Ciano Rebecchi and eight
members of the public

3. Police Matters:

No police officers attended – crime statistics for November supplied after the meeting:

Number of incidents – 88

Complaints – 9

Disturbance calls – 2

Number of crimes – 18

Theft – 6

Attempted Theft – 2

Bail offences – 2

Assaults – 1

Vandalism – 2

Drug offences – 1

Total detections – 7

Detection Rate – 39%

4. Minutes of Meeting held on Thursday 3rd of November 2011.

Matters arising:

Brown bin collection

Phone call to the secretary from Cllr Rebecchi and email from Cllr Nelson saying one more collection of brown bins would be undertaken by IC, followed by an email to chairman Hugh Ritchie from Inverclyde Council (IC) detailing final brown bin collection dates in Inverkip and Wemyss Bay

Community Council insurance

Ron Potter said he had requested a copy of the insurance policy held by Inverclyde Council (IC) on behalf of Community Councils but had not as yet received a copy. He'd been told it was the same policy used by the Association of Scottish Community Councils and wished to see the document. Cllr Rebecchi said he would follow this up

Application to Community Service team (Payback) for improvement work at the Daff Glen

At November's meeting an application for supervised community work (Payback) had been passed by an Inverkip resident to the Community Council (CC) requesting work be undertaken in the Daff Glen to improve the area. The secretary filled in and sent off the form. However, the officer responsible for the Community Service team phoned to say further details were required. When no one volunteered to take on the project Hugh Ritchie said he would follow up the matter.

Community Safety Group

An invitation to Community Councillors had been received from the Ward Community Safety Group to attend its meeting. Eileen Virtue and Hugh Ritchie said they would attend but Eileen Virtue learned from the Group its area of concern was being localised in Larkfield and it was probably no longer appropriate for CC members from Inverkip and Wemyss Bay. Hugh Ritchie wondered if it was something that should be established in the CC area. The idea wasn't decided upon but there was discussion of Neighbourhood Watch schemes. Hugh Ritchie said the Harbourside area of Inverkip had a Neighbourhood Watch and the councillors said they would email details to the secretary. At a recent meeting community police officers said all the information needed to set up a Neighbourhood Watch scheme could be found online. The Minutes were proposed as accurate by Ron Potter and seconded by Tracy Bunton.

5. Secretary's Report and Correspondence:

From IC – invitation to Community Councillors to attend a reception at the Municipal Buildings in Greenock on the evening of Tuesday 13th of December 2011

Receipt from the Information Commissioner's Office for the annual payment for inclusion in the Data Protection Act register

Applications for school lets for monthly Business Meetings in February/March/May and June sent to Inverclyde Leisure and confirmed as follows:

February – Thursday 2nd of February 2012 in Wemyss Bay Primary School at 7pm

March – Thursday 1st of March 2012 in Inverkip Primary School at 7pm

April – Thursday 5th April 2012 – to be confirmed

May – Thursday 3rd of May 2012 in Inverkip Primary School at 6.30pm – AGM at 6.30pm and Business Meeting from 7pm

June – Thursday 7th of June 2012 in Wemyss Bay Primary School at 7pm

From IC: its Winter Maintenance Procedures and Resources Document

From IC – details of Christmas lights switch-on events in Inverkip and Wemyss Bay
Confirmation to Christmas entertainer of Community Councillors in attendance at Inverkip and Wemyss Bay and contact numbers

From Inverclyde Community Care Forum – winter newsletter

From IC – letter informing the CC of the Inverclyde Local Development Plan: Post Main Issues Report – Additional Suggested Development Sites Consultation.

Following representations made to the Council's first Local Development Plan Main Issues Report (MIR) IC has authorised a further public consultation on those new suggested development sites. The consultation will take place between the 4th of November and the 16th of December 2011

Email from Telfer Ramage to the Planning Department at IC regarding run-off mud covering Finnockbog Road/Lane; that a bollard has not been replaced and the felling of trees at the Berfern Plantation, all Inverkip. The planner sought permission from Telfer Ramage to pass the complaints to Stewart Milne and Springfield Properties. He also said the Plantation is being managed via a Woodland Management Plan which may be viewed in the Planning Offices

Email to Cllr Rebecchi from Ron Potter following a complaint by an Inverkip resident about a dangerous area of deep mud at the storm drain area between the sales office and railway line at the Hill Farm development, Inverkip, accompanied by photographs of the area.

Email from Cllr Rebecchi to say an IC employee had visited the site and advised the site agent to cordon off the area, and said he would monitor the situation.

Email from Cllr Rebecchi to say the programme for topping up grit bins has commenced

Copy of correspondence between Cllr Nelson and IC and Clyde Muirshiel Regional Park regarding dumping in Sheilhill Glen

From Cllr Rebecchi, Strathclyde Fire and Rescue's October Tactical Assessment for Ward 6 and the Public Performance Report 2010-2011

Email to IC from the secretary to say Brian McArthur, the CC's representative on the Inverkip Community Facilities Working Group, stood down at the CC elections. She asked that correspondence be sent to her until another representative had been nominated.

From IC – Inverclyde Licensing Board meeting to be held on 1st December 2011 – Review of Premises Licences – Wemyss Bay Hotel

Inverclyde Carers Centre – winter newsletter

From IC – Agenda for the meeting on the 1st of December 2011 – including Annual Report to Members and the Controller of Audit 2010-2011; Minutes of various committees; Boundary Commission for Scotland – review of Westminster constituencies etc

From Ardgowan View Residents' Association (AVRA) – copy of an email to Cllr Rebecchi from AVRA's secretary regarding the outpouring of water at the bottom of Finnockbog Road under the railway bridge

6. Treasurer's Report

Ron Potter said there was £808.31 in the CC's account and when various cheques had been paid there would be a balance of £685.38. A payment of £200 was to be made to the Christmas entertainer at Inverkip and Wemyss Bay at the Christmas Lights switch-on events and the new balance would be £485.38. The Treasurer said he wished IC would pay out the remaining element of the grant

7. Planning

To David Ashman, Planning Department, IC – after extensive correspondence within the CC a letter of objection to the application to erect a 36.4 metre wind turbine at Kelly Mains, Wemyss Bay was sent to IC

From Save Your Regional Park campaign – a copy of its objection to the Kelly Mains turbine

From IC – Planning Board meeting of the 2nd of November 2011 – an application for the erection of two 20Kw wind turbines at Murdieston Farm, Old Largs Road, Greenock – the report had recommended refusal but it was decided that consideration of the application be continued for a site visit

Inverkip – 16 Findhorn Crescent – single storey extension to side of dwellinghouse

Inverkip – 33 Cullen Crescent – proposed rear extension – withdrawn

Wemyss Bay – 3 Burns Drive – proposed extension to dwelling house

Wemyss Bay – Kelly Bank Caravan Park, Kelly Road – alterations and extension to the Kellybank Inn (amendment to 10/0273/IC)

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

Power Station Site

Following November's Business Meeting the secretary was asked to write to IC's Head of Planning to request he and/or his officials attend a public meeting to be called by the CC where residents may put questions about plans for the site. However he pointed out that a planning application is a formal process and it would not be appropriate to meet with CC members or the public. He said representations may continue to be made normally up to a day before the Planning Board considers the application. It was agreed by CC members that a letter reiterating points made in its original objection should be sent to IC.

It was felt despite the advice from the Head of Planning a public meeting could be held – probably in Wemyss Bay - to hear the views of local residents. It was suggested a campaign of information should be undertaken, spread by accessing such as the Greenock Telegraph's website and Inverclyde Now. Information leaflets could be prepared and draft letters of objection or expressing concern could be made available at the meeting. It was agreed it was unlikely the application would be lodged as a late application to be heard by the Planning Board on Wednesday the 7th of December and it would be worthwhile discovering whether the application would be considered at the Planning Board meeting on the 4th of January 2012. The secretary was asked to write to all members of the Planning Board requesting they refuse to accept a late application from Scottish Power at either the December or January meetings so the CC may have more time better to gauge the mood of residents in the two villages. Misgivings about the potential number of houses to be built, the overburdened A78 and a lack of improved infrastructure proposals were expressed. However it was observed the site would not be economically viable unless 600 plus houses were built and Scottish Power would not demolish the buildings until it had planning approval and a developer. Gordon Rodgers, referring to the chimney, observed one person's eyesore is another person's landmark. There was also regret the site would not be returned to greenbelt as required in the original planning approval for the power station. However, it was noted the greenbelt had been changed to a mixed use designation in the 2005 Local Plan. The secretary asked the Councillors, as the current application is for outline planning permission, whether that was final. The councillors said if outline permission is granted - although the application moves to a detailed stage – it means permission has been granted for the development.

8. Wind Farm policy – the secretary suggested that as the letter of objection to the Kelly Mains wind turbine had been sent, perhaps the policy discussion could be deferred to the next meeting. She said Nigel Willis of the Save Your Regional Park campaign had offered to come along to a Business Meeting to make a PowerPoint presentation. It was agreed the discussion could be deferred and an invitation extended to Nigel Willis.

9. Flooding in Beatoch Place and Kip Avenue, Inverkip

Hugh Ritchie said it was sad to see that concerns expressed at the time of the Stewart Milne Hill Farm application had come to pass and said how sorry he was about the distress caused to residents by flooding from the Hill Farm site. One resident has a pump in the house basement and another has had to pay for the installation of drains. The agencies involved in the problem are the Scottish Environmental Protection Agency (SEPA); Scottish Water, Network Rail and Stewart Milne Homes. Cllr Nelson had inspected the site with local residents and had involved IC's flooding officer. The matter has now been referred to the Service Manager at IC's Environmental and Commercial Services. Stewart Milne Homes has proposed a 100mm field drain be installed along the bottom of the site running west from Jacob's Ladder to the Goat Burn, covering only a third of the site. Cllr Nelson said he wanted to see the pipe go along the entire length of the site. The Councillors agreed IC *may* have powers to ensure adequate drainage. It was observed SEPA would only get involved if there was water pollution. It was accepted IC's planners are not experts in drainage and flooding and would take advice from Scottish Water. An Inverkip resident said there had been changes to the original planning application regarding drainage and asked who had authorised the changes. The resident felt IC – as the planning authority – had to take responsibility and there should be a full investigation into water disposal from the site. Telfer Ramage was asked to contact the Service Manager at IC setting out the situation and it was suggested the Service Manager and the flooding officer should be invited to the next meeting of the CC. Hugh Ritchie once again extended sympathy to the residents and said the CC would do what it could to expedite a solution.

10. Inverkip Community Facilities Working Group

As Brian McArthur, who had represented the CC on the Working Group, chose not to stand again at the recent CC elections, it was proposed another representative should be appointed. Hugh Ritchie proposed Telfer Ramage as the new representative, seconded by Lynne Chambers. Telfer Ramage was unanimously appointed the new representative.

11. Date and time of next meeting: Thursday 5th of January 2012 at The Chartroom, Kip Marina, Inverkip at 7pm.

12. Any other business

Some residents reported there had been an outbreak of vandalism in Inverkip – cars numbering into double figures had been vandalised. Police were phoned at 0830 the following morning when the damage was discovered, and officers didn't arrive until 1430. It was alleged when they arrived they made a cursory examination of the damage and since then there has been no information or feedback. There had been

some information that a resident had phoned the police at 2330 on the night of the vandalism. It seemed, it was said, the bigger the village became the smaller the infrastructure became. Strong emotions were expressed about the lack of service offered by the police to the community. The police should be pro-active, not reactive. One resident said in a letter to the local MP that village residents felt naked and vulnerable at weekends and there were fears someone would be killed. One resident said the word is at secondary schools that teenagers could go to Inverkip and indulge in rioting and underage drinking because there were no police officers there. The residents regretted no officers had attended the meeting. Another resident said two years ago, alone with children at home, four teenagers had broken in to her home. The villager had been promised protection but had had none. The kids were frightened to go out at night. Teenagers pour off trains at the weekend ready to riot. Don't bother with the police it was suggested, the Community Wardens get there faster. Cllr Dorrian said he would contact the police and report back.

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