

EKCC – 8th May 2025

Minutes from the meeting at Carradale Village Hall 08/05/2025.

For corrections email ekccsec@gmail.com

Abbreviated names: Ian Brodie(IB), Robert Strang(RS), Jose MacKinnon(JM), Audrey Willan(AW), Shelagh Cameron(SC), Anne Horn (AH), Alastair Redman (AR), Trish Collins (TC), Alasdair Bennett (AB), Emma Macalister Hall (EMH), Brian Gee (BG), Jenn Lee (JL), Eleanor Sloan (ES), Jordan Becker (JB).

Welcome

Ian Brodie welcomed everyone to the meeting.

Present

Ian Brodie(IB), Robert Strang(RS), Jose MacKinnon(JM), Audrey Willan(AW), Shelagh Cameron(SC) and members of the community. Councillors Anne Horn (AH) and Alastair Redman(AR) via Zoom.

Apologies

Councillor Dougie McFadzen, Trish Collins (TC)

Tribute to Stuart Irvine

SC paid tribute to Stuart Irvine, a long-time member of the EKCC who has recently passed away. Stuart's years of service and contributions to the EKCC, and the village in general were recognised, which was met with agreement by those present.

Minutes

The minutes of the previous meeting were agreed. Proposed by RS, seconded by AW.

Bank Balance / Treasurers Report

£862.30. Migration of bank account to Virgin Money is underway.

Correspondence

Nothing.

Planning

Nothing to discuss. Alasdair Bennett (AB) raised a strong recommendation that the EKCC should adopt procedures for dealing with planning applications and working with other community councils on planning issues. AB pointed out that the community is not well served by the EKCC on planning at the moment, and stated that the EKCC needs to be more on top of dealing with this issue. He suggested that the EKCC makes someone responsible for handling planning matters, because it is not happening now. The point was heard and reserved for future discussion.

LPG Update

SC -meeting next week to pull together results of consultations.

Local Place Plan

SC - Scottish Rural Action are doing walkthroughs to help rural communities do this. There is an online Eventbrite event on 21/05. SC is attending if anyone else is interested in attending please make contact with SC. It was noted that if a Local Place Plan is not put in A&B Council will just write one for us.

CCT Update

Emma Macalister Hall (EMH) was present at the meeting. Heritage centre is now coming back together. Container now cleared and going shortly. EMH paid tribute to Phil Prince's contributions to both Seneval and the Network Centre, which was met with agreement by those present.

EKREG

EnergieKontor has confirmed their intention to pay full community benefits from their Allt Domhain Windfarm should it be consented and built. It is intended to have these paid to East and West Kintyre Community Funds. The company is not offering Community Shared Ownership.

EK Maintenance

AW raised a query re community use of equipment belonging to EKCC eg strimmers, mowers etc. There are some items but it is not clear where they are or who can use them. SC said she believes most of the items are in the pavilion. There was a question as to whether the cutter was working for the football field, but this has now been fixed. SC asked AB if it was always a requirement that community funded equipment was made available for use by the community. AB responded that it is not a universal rule but it is usually a requirement of funding. There was a question of competency of the operator – who decides, and where does the liability rest? Is the EKCC insured for this risk? No clear answer was established, it was decided to investigate further and possibly visit the insurance issue when the pavilion insurance is up for renewal.

Amenities / Roads

Timber harvesting is taking place around Deer Hill. A&B council have licensed 6 empty timber lorries per day to make use of the road from the Glen to Port Na Storm - where they will then enter the forest – as there is no other suitable way for them to enter the forest facing the right way, and no turning circle big enough. The trucks will exit the forest elsewhere.

Torrisdale Bay

IB outlined the councils responses to 3 queries submitted by the EKCC in light of the councils recent letter – widely circulated – around the unauthorised development at Torrisdale Bay . In short, can the car park still operate as a pay and park before planning is decided? – Yes. When is the start of the 28 days notice served? From receipt by owner – sent recorded delivery expect it will be around 9 June. Does the ANPR camera need to be switched off and the pay machine covered in the meantime? – No.

Brian Gee (BG) raised a question as to why a company would invest in putting equipment there when there was no planning in place. It was established that it is believed the owner is leasing the equipment themselves.

Jenn Lee (JL) asked how they can take revenue and if given the planning regime if it would be possible to just put it back if planning is rejected and repeat over again.

AR spoke against the development, noting that it has appalled many. AR cautioned to remember that planning officers are bound to follow the law, and the best thing to do is make views known when the time comes, through proper channels.

When asked about making the communities voice heard AR answered in general terms that a large number of objections can hold sway. Petitions are less likely to be effective it is better if individuals object themselves, and if community bodies such as the EKCC also raise concerns

AB asked AR what the most effective grounds to object on are. AR again reiterated that planning officers are bound to follow the law so considering legally valid reasons to object would be most effective, for example, the impact on the area of natural beauty, commercialisation of the area and right to access grounds.

EMH noted that it should have been tools down at the time the beach was flattened. This was met with general agreement.

JL asked about reform of planning rules, and the most effective route. AR said it is a perfectly valid thing to write to MPs and MSPs about if individuals are so inclined.

A number of members of the community voiced their opinions – all very strongly against the development and the way it has been conducted. Many questioned the legality of it under both planning and crofting laws.

AH said she has been to see it and has received lots of correspondence about it. Everything received is sent to the planning department.

SC raised a concern that elected councillors may be against the development or wanting to help, but the decisions are made by civil servants in the planning department.

AH – elected representatives views are made clear. Decisions are based on planning law. The site is allowed to remain as it is through application as it is not dangerous. The fact that it remains during application / enforcement does not mean permission will be granted.

Further criticism of the development and the way it was conducted was made by members of the community. The fact that the development is against crofting law was made, and again comments that it is disgraceful that its not been stopped yet were made.

EMH pointed out that the development, and the fact that it can stay in place during enforcement action makes a mockery of those local businesses that do adhere to the rules.

AB noted that the trees on the edge of the new car park look unsafe and questioned whether liability cover was in place. AH confirmed she had already asked about this and the car park company holds liability insurance.

Eleanor Sloan (ES) asked if members of the community could be informed if things are going on with the council on this and similar issues, as people need to know whats going on. Disapproval of a recent post on Facebook criticising the conduct of some complaining re Torrisdale in Carradale Chat was voiced.

Dog Park

JM suggested a dog park beside the football field. ES asked if this was to be fenced in for dogs to go off lead? And could it be rented for exclusive use? JM said yes this is the kind of thing she was thinking. There were lots of voices of support from those present. A concern was raised that it may

stand empty and go unused, based on experience elsewhere. Other members of the community indicated it would receive regular use from themselves.

Any Other Business

RS brought up the smell from the corner at the ditch by the Glen. Bill and May have complained about it. AH mentioned she has already raised this, she will re-raise it.

ES raised concerns about a lack of availability of minutes. IB explained this was due to the process of agreeing minutes at the following meeting. ES said draft minutes should be circulated and AB asked if a quicker process could be found. Jordan Becker (JB) agreed to circulate draft minutes publicly and to EKCC councillors promptly after meetings, with a 7 day response period. If no objections or corrections are raised within 7 days of draft minutes being circulated they will be finalised and published on the EKCC website.

SC spoke to Colin Burgess re vehicular access to Carradale Bay in light of events at Torrisdale. Colin let her know he had no plans to charge for access or remove vehicular access in his lifetime. SC mentioned he had asked about getting a 2m height restriction bar in place for camper vans. JB noted that a 2m bar will likely just move rather than solve the problem and could lead to a run of height bars being installed at beauty spots around the area. JB asked if consideration could be given to dealing more broadly with waste and pollution from campers by providing free wastewater and waste disposal facilities elsewhere in the village, to mitigate the issue. Alan Milstead noted that there was a very effective and simple system for this in Peninver, but that we shouldn't ask to do this at the bay. It was clarified that the suggestion was for facilities to be installed in the village, but not at the bay. There was a suggestion of potentially using the toilet block at the harbour.

JL suggested that getting places included in the LPP could potentially be useful for defending them from planning being permitted for development in future.

Johnny Duran asked about the cutting back of bushes between the village and Claonaig. IB will email AR for him to look at it again.

AW asked if there was any update on the sea defence policy previously requested. AH said there had been no reply she would re-raise it.

EKWFT Meeting

AB chaired an EKWFT meeting.

Next Meeting

5 June 2025

Meeting closed.