

EKCC – 2nd April 2025

Minutes from the meeting at Carradale Village Hall 02/04/2025.

Abbreviated names: Ian Brodie(IB), Robert Strang(RS), Jose MacKinnon(JM), Audrey Willan(AW), Anne Horn (AH), Alastair Redman (AR), Trish Collins (TC), Russell Kay (RK).

Welcome

Ian Brodie welcomed everyone to the meeting.

Present

Ian Brodie(IB), Robert Strang(RS), Trish Collins (TC), José MacKinnon(JM), Audrey Willan(AW), Elinor Prince. Councillors Anne Horn (AH) and Tommy McPherson (TMP). Approximately 30 members of the community.

Note – no zoom link was available for this meeting due to it being used by EKWFT to interview a job applicant.

Apologies

Councillors John Armour, Dougie McFadzean, Alastair Redman.

Bank Balance / Treasurers Report

£597.30

Matters Arising

- Torrisdale Bay – still awaiting A&B council to put the matter to a meeting for a final determination. This is being delayed by difficulties rectifying the sea defence wall due to a lack of consent to access the area by the land owner.
- Tidy up of fire pit area – JM – nearly done. There was a good turnout with around 12 people there. A good morning of work was put in with many thanks to the volunteers.
- Traffic calming – TC will enquire about traffic calming measures that can be used near the shop as it is identified as a potential hotspot. There was some discussion about the possibility of requesting a 20mph limit across the village. It was raised that a blanket approach like this should be consulted on widely, which was agreed. Immediate action is just to investigate traffic calming measures that could be utilised.
- Community payback update – AH – confirmed that community payback can be used on private land. AW – open to suggestions as to where this may be beneficial. Current ideas are to assist with the memorial gardens (with consultation with Ian & Brenda), the pavement at Tormhor and the path down to

the pier but open to further suggestions. TC noted that paths in general are in the community development plan.

- Anglers cutback of rushes – TC approached to see if cutback of rushes could be done by the maintenance budget. Anglers don't have funds and it is only required every 3-5 years. To be discussed at EKWFT meeting to see if EKCC could/should make an application or if anglers need to do it directly.

Correspondence

Just planning letters re Torrisdale Windfarm and Carradale Substation – Tangy Extension

Harbour

AW – an email was received from MOWI which was read out. In short:

Pier House: Building Warrant application submitted to Argyll & Bute Council and currently under review. Tender pack prepared and being issued to contractors, with contract award planned following a 4-week pricing period. Estimated contract duration is approximately 5 months.

Shore Base: Project remains delayed due to contaminated land investigation requirements from the Council. Environmental consultants consider the risk from previous site use to be low, but further investigation is required before construction can begin.

Pontoon: Original approved design is no longer viable due to high dredging and installation costs (estimated over £650k, mainly due to pile moorings). Alternative locations/designs are not viable due to wave exposure. A smaller pontoon using anchor and chain moorings instead of piles is being explored and will be discussed with the Council. Community Council and local boat owners will be kept updated.

Carradale Fish Farms: Planning applications to upgrade fish farm pens were refused despite a recommendation for approval. Objections were raised by the Clyde Fishermen's Association regarding impacts on fishing grounds, and the refusal was supported by the planning committee.

Wellpark

TC – looking at sprucing up pavilion with a lick of paint as an interim measure. Will be doing another application for fencing for playpark as old one lapsed. Preference for a fence there rather than none just as a barrier between kids and any hazards eg dogs, cars etc outside the playpark. Quotes are in for gates for the fire pit area. AW – bigger question on the pavilion is the electric. Circa £1500 a year in standing charges – community participation needed in what the pavilion should be.

CCT Update

Shop – Funding secured for new benches. Coming soon.

Crow Wood bridges & steps - FLS have advised they will remove in Spring. CCT are prepared to replace the existing. Going through discussions with FLS re this at the moment including requesting not to remove while a way forward is found.

Network Centre – Ongoing issues with culvert and university yielding ownership of site are combined. Still trying to roll the culvert damage into the storm damage claim, should have definitive information on that next week. Progressing site ownership with the university don't anticipate substantial issues but it is taking time. 100% ownership needed for grants etc. Kintyre Coastal Network & Rainforest Alliance asked about a discovery centre on the site. CCT open to the idea.

Wooden signs – Grant in to replace them with composite. Advertising consent required – being pursued.

East Kintyre Website – Grant funding to redevelop it. Redstone Website doing the work. £3000 for development, hosting and maintenance x 2 years including migration of existing information.

CHEL – closing. Funds being taken over by CCT which will ringfence for harbour activities.

Local development plan – In discussions with EKCC. Draft copy of final plan is printed, once signed off will be circulated.

Steering Committee – EKCC & CCT looking to form a steering committee to coordinate things between the 2 groups.

Project Manager – Looking to contract a project manager. Job description being circulated between CCT & EKCC next week.

EKWFT & EKREG

Alastair Bennett absent as interviewing for the job recently created.

Amenities / Roads

TC – aware of the quality of the back road. Still ongoing with council. AH will chase again.

Any Other Business

- TC – community has been offered opportunity to purchase Kenny's garage at a discount off the £150k list price. A post was put on Carradale Chat a few days ago to start discussion about whether the community had any interest in keeping it open. Initial discussions were about obtaining ownership and having some kind of mechanics garage there – there are various models available including a

satellite for Campbeltown businesses to operate out of (in which there has been some interest from a Campbeltown garage), leasing to a mechanic or exploring other models. Questions were raised as to whether it could sell fuel? TC confirmed this wasn't something presently under consideration but could be an option down the line. It was noted that the tanks on site are not suitable for fuel any longer, although it was understood they can remain in place as they are indefinitely.

Concerns were raised about the impact this would have on other priorities, although it was noted that the opportunity had only just presented itself so wasn't available for consideration alongside the existing local development plan, but if the community was interested it was likely to be workable alongside.

There was a generally supportive discussion about obtaining the site, with queries about how it would impact the charitable status of the CCT (noted it might call it into question but this wouldn't be the end of the world, but would need further discussion) and warnings that EKCC / CCT needed to ensure if it was acquired it didn't become a drain on resources.

There was discussion about the viability of different models of ownership and operating a mechanic. It was also noted that community ownership would protect the right-of-access used by people parking at the shop (noting that the plot the shop sits on includes only 3 parking spaces). A number of alternative uses for the site were pitched by members of the community including a mens shed, storage for a minibus, general storage and so on.

After extensive discussion it was clear that the community could gain significant value from the site, and that wider consultation would be needed as to the form of that should the site be acquired. It was noted that a business plan would likely be needed for some funders, although others noted the community could possibly fund directly if needed. The question was raised about the price the site was being offered at – TC confirmed she was unable to disclose that at this stage. AW proposed that the community should look to obtain the site to secure it in community ownership with further consultation as to exact use down the road. This was met with strong support and put to a vote of all those present to establish if there was consensus in the room – the vote in support of acquisition was unanimous.

Next Meeting

7pm on 14th May at Carradale Village Hall – to include AGM. Meeting closed.