

# WEST KILBRIDE COMMUNITY COUNCIL

## DRAFT MINUTES

**COMMUNITY COUNCIL MEETING held MONDAY 12<sup>th</sup> April 2021, 7.00pm by Zoom.**

**PRESENT:** John Lamb (JL); Kay Hall (KH); Douglas Penman (DP); George Donohoe (GD); N. Armstrong (NA); Deirdre Murray (DM); H. Thomson (HT); Clr T. Ferguson (TF); P C Thomas Arthur (TA); Sgt Donald Fisher. (DF);

**GUESTS:** Adam Lyon,

**APOLOGIES:** Received from Cir. J Brahim (JB); Richard Campbell-Doughty (RD);

**MINUTES:** Minutes of previous Meeting notes and actions were approved by (DP) and seconded by (KH)

**TREASURER'S REPORT:** Treasurer (DP) The Account balance had not changed since last month.

**POLICE SCOTLAND:** Sgt Donald Fisher who has taken over from Sgt Kerr was introduced to the members; PC Arthur provided the following crime statistics from 8<sup>th</sup> March 2021 to the 12<sup>th</sup> April 2021 as follows: (68) incidents were reported which resulted in (10) crime reports consisting of (1) Drugs;(2) Breach of Court Order;(1) theft;(2) Road Traffic;(1) Breach of the Peace; (1) Fraud; (2) Vandalism: The Action Plan is that following the easing of lockdown restrictions, additional patrols have been in place in the Portencross area both with patrols in vehicles and on bikes. Although there has been an increase in crimes there has been a higher-than-average detection rate of 70%. Special measures will be in place at areas within the North Coast Area when Covid19 restrictions are lifted, to avoid mass gatherings etc.

### **CORRESPONDENCE / REPORTS:**

#### **NAC:**

**Scottish Gov:** Strategic Transport Project Review 2 (STPR2) WKCC response sent to members for any additional comments prior to issue to Scottish Government. Sent 31/03/21

**COSLA; Town Twin Requests for Scotland** (KH) this is currently on hold due to Covid restrictions both in UK and Europe.

**NAC:** The Circular Economy & the Planning System - (HT) reported that it was a very interesting discussion even though he was accused of getting into the weeds too soon. His following points were however put forward for comment.

**Design;** The design is very important in determining a building and its materials life. For example, many buildings in Scotland decay prematurely as they are not designed to shed water well.

**Aspect;** The sun moves around the sky and solar gain even in Scotland has to be considered. One building he had managed had an extensive photo copier producing 8kw of excess heat placed on its southern elevation not its northern one. This combined with solar gain made the room at times uninhabitable

**Prevailing weather;** Strong winds can cause damage and heat loss. Having a lap facing into the prevailing wind can shorten the in-service life of a ridge coping by half.

Over cladding existing buildings can result in heat gain and loss of ventilation. I suspect that when the investigation into Covid is carried out the overheating and lack of ventilation in care homes will be identified as a major cause of spread of infection.

**Rot, decay insect and rodent attack;** Quite simple things can cause damage. He had to replace copper water pipes due to condensation attacking the pipes.

**NAC;** Roads, Replacement of Bridge over burn behind Kings Arms. (GD) (HT) Work has been completed however, it has already been vandalised, Contractor will return and remove graffiti.

**Town Centre Regeneration Funding: (KH)** The Cross party group on Towns and Town Centres held on March 10<sup>th</sup> offered Local Authorities an opportunity to discuss Strategy, Policy and Systemic Imbalance and was not particularly for the layman. However we are aware of funding appearing in NA and discussed opportunities for West Kilbride after a very valued but limited start to a shop front regeneration scheme which started in the village pre pandemic. Councillor Ferguson agreed to make further enquiries on our behalf.

**Ventient; Windfarm Community Benefit; WKCC / Initiative /Trust. (JL)** A meeting was held with the Trust the Development Group chair the Initiative and the Trust. The outcome for information is that Ventient intend to stick to the contracted community benefit of £12,000 plus inflation which is now £16400. They will however be willing to consider support for individual projects, that are identified and out with the Trust remit, but can be administrated by the Trust.

**West Kilbride Lottery; (KH)** Setting up a West Kilbride Lottery has been agreed. An initial meeting has been held and this local model appears to be one that may be organised easily in West Kilbride.. Further details were supplied by (KH) that it would operate on the same lines as the successful village lottery being run in Darvel, which generates £1,350 on average per month to be distributed to local causes. From a population of only 2800. DP agreed set up a separate bank account and signatories will be identified. Once initial steps have been taken the Community Councillors will be invited to attend a Zoom meeting alongside members of the community who have volunteered to support the Lottery. KH will confirm our intention with Steve Gillies from Darvel Community Council. She will also start to engage with the community within the restrictions caused by the pandemic

**West Kilbride:** website. **(KH)** There will be a requirement to setup a West Kilbride website for the proposed Lottery to function. It is also a project which has been outstanding for some time. The CC decided to support a development funded by the Business Group which has been dissolved. Much of their remaining funds had been ring fenced for a website and their members agreed to the transfer of funds to the CC. KH will set up a community consultation to find out what the village would like to be included. Developments will be circulated to the WK Council for information.

**WKCC – Kirktonhall Glen** proposed development. A video on line meeting will be held on the 15<sup>th</sup> with the proposer for the development with interested parties. The proposal for a Pitch and Put course on the area of land to the east of the clubhouse and other additions are still at a development stage and the only information provided so far is a professional video which has been circularised to members. The provision of 8 Apprenticeship places has been agreed to be supported by NAC financially. Further information is required and this development is still at an early stage although the NAC elected members have had previous knowledge prior to the Community Council being directly informed. (Clr Brahim made reference with no details in December). There are some questions that need to be answered early in the development phase, timing, parking and disabled access, maintenance along with ongoing financial support and what arrangements for wider consultation with residents which will be required, can be made.

**West Kilbride Library /Community Centre:** Consultation paper issued by NAC on Future role for Libraries and Community Centres. The response closure date is 5<sup>th</sup> May 2021. A meeting has been arranged with Louise Riddick on Zoom to discuss any areas that NAC have missed in their consultation, and any further questions that need to be asked. There was extensive discussion on this topic and it was agreed that a summary would be issued to members after the meeting with Louise Riddick on Wednesday.

**Peel Ports Liaison Committee 21st April: (JL)** will attend. This at the moment appears to be going to be a lively meeting as the complaints from Fairlie keep mounting. The marine investigation of the incident at the jetty and Peel Ports response will along with the continued use of the vessel's engines causing noise and pollution will be paramount in the discussions.

**Millstone Developments;** WKCC have contacted Planning / Building Control regarding drainage and fencing of the development adjacent to the path through the glen. NAC have provided the ownership plan for the area as was supplied with the development submission. It shows that the developer owns the ground to the far side of the Glen. The Path from the YWAM through the glen for the first 200+ metres. Is owned by the developer. The latest response from NAC Legal is as follows. As regards responsibility for maintaining the right of way, the Council has powers to maintain paths but no duty. Competing priorities versus available financial resource is always the issue, and volunteers and local groups are often a huge support in bidding for funding not available to us (eg windfarm monies) and undertaking works. Nor has the landowner arguably got any duty under occupiers' liability, since if it is a right of way, it is being used by the public as of right. In other words, the landowner cannot stop them. The landowner's responsibility is to avoid exposing the public

to risk through their actions. Leaving nature to take its course would not be such a positive action. NAC Legal Department have been directed by Head of Legal to identify / find the original agreement that was agreed with the then owner to take the portion of the glen into the Open Space designation.

**ScotTrans: (HT)** Re-routing of A83. The result of the consultation is that there are 5 scenarios all contained within the Croe valley adjacent to the A83. Further investigations are to be carried out as to which is the most achievable.

**Rigghill Windfarm (JL / HT)** The NAC Planning committee on the 29<sup>th</sup> March decided that the application be rejected. The grounds are mainly that it does not comply with the LDP2 plan which has been agreed with Scottish Government.

**Persimmon Developments:** No Change.

### **Peel Ports**

Planning permission for the Installation of a synchronous compensator and ancillary infrastructure Site to South West of Hunterston Coal Yard Fairlie. Has been approved with conditions.

**West Kilbride Burn, (HT)+(KH)** The areas have been identified and once the weather improves this information will be passed to Streetscene to consider what options can be implemented. Work is still needed at the bridge behind the Kings to reinstate the path on the south bank and clear the Kilbride Burn of debris.

**Flooding (KH & HT) Update---**Residents of West Kilbride and Seamill have been requested through Facebook to identify areas that suffered flooding in February. This will be collated and presented at the next CC meeting. Cllr Brahim has indicated that she will progress this with both Roads Dept and Streetscene. **(JL)** contacted NAC regarding what contingency arrangements have been put in place in the event that West Kilbride is yet again cut-off with flooding on the A78 and surrounding road access to the village. NAC has not provided a written reply as to what their plans are, they appear to be dealing with flooding as it happens not proactive.

**Stagecoach;** - Bus service after Covid19 restrictions will be monitored by WKCC.

**FRIENDS OF KIRKTONHALL GLEN** At a recent meeting with representatives from the Village Hall, Development Group, Community Council and the Sports Club a number of challenges for the village were discussed including the lack of availability of funding. Currently a low rate of funds is received from the windfarms. Ventiente the new owners appear to not be averse to supporting local projects and it may be possible to apply for funding for maintenance etc in the glen which has been so well used, and worn, during the pandemic. It was also agreed that it would be sensible for the CC to arrange a meeting to discuss next steps with everyone organising activities in the Glen. Also included are a few people who have ideas for affordable accessible sport. KH has identified 19 such people and has also started to write up who owns which areas in order to offer some clarity as to how it all

works. Many of those involved will attend the presentation to hear about a new development being suggested currently. Once this has occurred a meeting will be arranged by the KH on behalf of the CC.

## **NAC BUSINESS:**

### **COUNCILLORS' REPORTS:**

**Report from Cllr Ferguson** – He has been arranging for NAC to clear of blocked drains reported direct to himself. Also having received complaints regarding speeding on Meadowfoot road the Police have so far charged at least 4 drivers with speeding. The operation by the police will be ongoing.

**Report from Cllr Brahim- No report.**

## **NAC Planning Decisions since 8<sup>th</sup> march 2021:**

### **Erection of extension to rear of detached dwelling house**

12 Portencross Road West Kilbride Ayrshire KA23 9ES

Ref. No: 21/00125/PP | Received: Wed 10 Feb 2021 | Validated: Thu 11 Feb 2021 | Status: **Approved with no Conditions**

### **Installation of a synchronous compensator and ancillary infrastructure**

Site to South West of Hunterston Coal Yard Fairlie (response circulated and sent) | Status: **Approved subject to conditions.**

### **Erection of detached garage within rear curtilage of dwellinghouse**

47A Fullerton Drive Seamill West Kilbride Ayrshire KA23 9HT

Ref. No: 21/00210/LUP | Received: Fri 05 Mar 2021 | Validated: Wed 24 Mar 2021 | Status: **Certificate Issued**

## **Planning applications not yet decided**

### **Variation of Condition 4 of Permission Reference N/17/01273/PP**

Hunterston Construction Yard Fairlie Largs Ayrshire

Ref. No: 21/00005/PP | Received: Tue 05 Jan 2021 | Validated: Thu 07 Jan 2021 | Status: | Status: **Pending Consideration**

### **Reduction of crown and thinning by 15-20% of 4 mature ash trees and reduction of crown and thinning 15-20% of 3 mature sycamore trees**

3 Meadowfoot Road West Kilbride Ayrshire KA23 9BX

Ref. No: 21/00220/TPO | Received: Tue 09 Mar 2021 | Validated: Tue 09 Mar 2021 | Status: **Pending Consideration**

### **Erection of 132kV substation, including detailed siting, design, external appearance, landscaping and means of access**

Site to South East of Hunterston B Power Station West Kilbride Ayrshire

Ref. No: 21/00159/PP | Received: Mon 22 Feb 2021 | Validated: Mon 15 Mar 2021 | Status: **Pending Consideration**

**Erection of extension and formation of dormer to the rear including alterations of existing roof to form a pitched roof and erection of detached double garage**

83 Ardrossan Road Seamill West Kilbride Ayrshire KA23 9NF

Ref. No: 21/00296/PP | Received: Mon 29 Mar 2021 | Validated: Wed 31 Mar 2021 | Status: **Pending Consideration**

**AOCB:** Clr Ferguson further reported that K.A. Leisure have decided that the Gym facility at the Community Centre would not reopen under the Covid 19 restrictions as there was not enough space for Social Distancing. CLR Ferguson would make further enquiries with the intention to finding a way forward.

**Meeting closed @8.50pm**

**DATE OF NEXT MEETING: Monday 10<sup>th</sup> May 2021 - 7.00pm**  
**Format to be digitally by ZOOM**