



DRAFT MINUTE

COMMUNITY COUNCIL MEETING held Monday 20th January 2025 7pm

Face to Face and zoom available

PRESENT: John Lamb (**JL**) Graham Buckley (**GB**), Nichol Armstrong (**NA**) Douglas Penman (**DP**) George Cloughley (**GC**) Cllr E Collier. H. Thomson (**HT**) Sgt D. Fisher (**DF**),

PRESS: Not Present

VISITORS: G Roos, Mr Wooley.

APOLOGIES: Cllr I Murdoch Cllr T Marshall Kay Hall (**KH**), Richard Campbell-Doughty), Ewan Grant (EG). Cllr T. Ferguson (**TF**),

APPROVAL of MINUTES: The December minutes were circulated and approved. (DP) and (NA)

TREASURER'S REPORT: (DP) Treasurer reported the WKCC accounts are up to date and there has been no unexpected expenditure. Notification of Grant awards had been received, totalling £1,900

POLICE SCOTLAND:

Sgt D. Fisher emailed the following Crime statistics the following report:

December: -

Fraud - 3 (False representation / ID fraud / telephone scam): Threats / abuse / fear and alarm – 3: Assault – 1: Vandalism - 2 (car window broken / building site): Road Traffic - 2 (Dangerous driving / fail to stop after accident); Theft – 1: Court / Bail - 1 (Fail to comply with conditions)

CORRESPONDENCE / REPORTS

NAC/Amey Roads: - The latest work on the A78 is now the widening of the pavement at north end of Snowdon Terrace. This is in conjunction with Persimmon re the safety of pedestrians.

Renewal of kerbs on Meadowfoot Road from Roundabout to Cubrieshaw entrance. This is causing yet more disruption works are ongoing.

Ongoing NAC Roadworks have been circulated to the members.

There was discussion as to the adoption of roads by NAC in new developments.

Tarbet Hill Development – Westpoint Homes: -

There has been no correspondence in the last month.

Hyndman Road car park: - No Change -- (EC) to investigate access restriction.

This was installed a number of years ago to stop travellers using the Car Park However it also restricted NAC access to empty the bins.

Persimmon Development: -

Work is ongoing on the site. No response from Persimmon re meeting, will try again.

(Note from press)The settlement with Persimmon for 156 houses in Blairgowrie. In yesterday's paper reported that Blairgowrie have a similar problem with their local authority. However, the local authority is to receive £600,000 for educational use.

LDP3: ongoing

Local Place Plans: - NAC have addressed receipt of W/K place plan and will include details in LDP3

Rashley Battery Storage application High Boydstone

Montfode Development- No response from Scottish Government

Wellington Building: - No Change from last month.

Hunterston Battery Storage: Concerns have been raised by (TF) regarding the Fire risk and what arrangements have been put in place by the developer. Will contact Developer for an answer.

Surgery—Update provided by practice manager including answer to questions put to AMG in May 2024.these have been circulated to members

Surgery will now provide the battery service. Details of start date / information will be sent out to members and will be distributed/ displayed on notice board in Glan Road etc. as soon as it is available.

Request from Stevenston CC as to how we are doing with AMG. WKCC will respond.

Banking Hub, This suggestion on Facebook etc. would require a significant increase in businesses using personal banking

Mail Chimp: - 179 members

Glen: - (HT)See attached detailed report. (Appendix1

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(EC): NAC has agreed that they are waiting for an up-to-date costing from (GC) /WKSC before making any commitment. This is now proceeding.

(KH)(GC) Meeting with NAC CEO (Craig Hatton and Cllr. Marie Burns.) has taken place. A full report will be given by (KH) at the next meeting.

"Galileo" Crosbie Wind Farm: - -- No change from last month with regard to our area. JL and GB to attended a presentation on Tuesday 10th Dec, their final plans before formally applying for permission to build. WKCC will negotiate as and when the development progresses.

Councillors Reports

(EC) The main attention by NAC has been the production of a Balanced Budget currently there is a shortfall of £69 Million. Work is still ongoing.

The Chief Executive has written to The Post Office regarding the proposed closure of Saltcoats post Office. He is awaiting a response.

WKCC Annual Report:

A copy is attached for reference. (Appendix 2)

Planning Applications: Status as noted on Applications

Creation of a RAS (Recirculated Aquaculture System) Complex to include all buildings, access roads, parking, landscaping and other required infrastructure. Hunterston Construction Yard Fairlie North Ayrshire Ref. No: 24/00588/PPM | Received: Wed 17 Jul 2024 | Validated: Tue 27 Aug 2024 | Status: Pending Consideration

Erection of 160 holiday chalets with facilities hub including access, landscaping, open space and associated works Montfode Oil Storage Depot Ardrossan North Ayrshire Ref. No: 24/00553/PPM | Received: Wed 03 Jul 2024 | Validated: Mon 29 Jul 2024 | Status: Pending Consideration

Sub-division of detached dwellinghouse to form two dwellings to include associated external works, formation of additional driveway, provision of parking spaces and erection of boundary treatment **Show less description** 29 Pantonville Road West Kilbride North Ayrshire KA23 9 NQ Ref. No: 24/00914/PP | Received: Tue 10 Dec 2024 | Validated: Fri 03 Jan 2025 | Status: Pending Consideration

Alterations and extension to wedding ceremony room
Seamill Hydro Hotel 39 Ardrossan Road Seamill West Kilbride North Ayrshire KA23 9ND
Ref. No: 24/00900/PP | Received: Wed 04 Dec 2024 | Validated: Fri 10 Jan 2025 | Status: Pending Consideration

Request to carry out tree works to one large sycamore tree covered by Law Brae Tree Preservation Order
Netherlaw 15 Law Brae West Kilbride North Ayrshire KA23 9DD Ref. No: 25/00015/TPO | Received: Thu 09 Jan 2025 | Validated: Fri 10 Jan 2025 | Status: Pending Consideration

74 Main Street West Kilbride North Ayrshire KA23 9BN
Ref. No: 25/00018/ADC | Received: Fri 10 Jan 2025 | Validated: Tue 14 Jan 2025 | Status: Pending

Removal of condition 1 of planning permission 24/00798/PP
12 Hunterston Road West Kilbride North Ayrshire KA23 9EX Ref. No: 25/00019/PP | Received: Mon 13 Jan 2025 | Validated: Wed 15 Jan 2025 | Status: Pending Consideration

APPROVALS:

Formation of dormer extension and roof windows to front of dwelling house, reconstruction of existing garage and the redesign of the site layout including pergola and greenhouse structure.
16 Hyndman Road Seamill West Kilbride North Ayrshire KA23 9NL Ref. No: 24/00812/PP | Received: Thu 17 Oct 2024 | Validated: Wed 23 Oct 2024 | Status: Approved with no Conditions

Request to carry out tree works to one large sycamore tree covered by Law Brae Tree Preservation Order. Netherlaw 15 Law Brae West Kilbride North Ayrshire KA23 9DD Ref. No: 24/00828/TPO | Received: Thu 24 Oct 2024 | Validated: Mon 28 Oct 2024 | Status: Application Withdrawn

Erection of detached garage and garden room to rear of detached dwelling house
11B Summerlea Road Seamill West Kilbride North Ayrshire KA23 9HP: Approved with no Conditions

Erection of detached dwelling house and detached garage and formation of new vehicular access
Site To South West Of 57 Ardrossan Road Seamill West Kilbride North Ayrshire
Ref. No: 24/00790/PP | Received: Tue 08 Oct 2024 | Validated: Mon 14 Oct 2024 | Status: Approved subject to conditions

**PLEASE NOTE:
NEXT MEETING 10th February 2025 at 7pm Face to Face and on Zoom.**

West Kilbride Glen Report for Jan 25 Community Council Meeting

Prepared by Henry Thomson.

The Kick About Football Pitch

The recently install sub soil drainage has produce a firm but slightly uneven surface. This will require rolling then spiking to restore the drainage. There is evidence of water scour along the edge of the tarmacadam path.

Drainage

There are signs of failed drains at the following locations

1. At the north entrance by the former Post Office. There is clear area of vey damp soil/mud by the low brick wall.
2. Alongside of the main glen path adjacent to the children's' play park. This is now starting sink.
3. Just prior to the north end of the of the kick about pitch
4. Near the southern end of the former pitch and putt course. There has been some levelling out of the rutting in this area but water is still bubbling to the surface.
5. either side of the bend in the path leading to the recently installed banking forming part of the latest Bowfield Road development.

Changes in rainfall patterns have resulted in a pronounce scour due more intense rainfall in many places in the Glen.

Trees

There is an increasing number of geriatric and diseased trees in the Glen.

A number have fallen across the West Kilbride Burn and could possibly lead to blockages of this water course.

Some new Birch trees are becoming established as the canopy is opened out by the felling the existing over mature or diseased trees.

The changing climate means some thought must be given to any new planting.

The so called "Native Trees" needs to be treated with caution as these were compiled from mud sampling from ponds and does not give a comprehensive picture.

Evergreen conifers have the ability to retain more rainfall than Deciduous trees as their needles retain more raindrops.

Given the number of diseases now encountered in forestry a wide mix of species is best.

Playing Surfaces

The former Red Blaze Pitch is now grass covered and is "panned" by the passage of vehicles accessing the Pavilion and football pitch.

It does however have flood lighting.

Council Staff

Council Staff

Parks and Recreation are now labelled as second line services.

As a result, I am told that staff retention is proving difficult as job security is seen as poor.



Appendix 2

West Kilbride Community Council

ANNUAL REPORT-- 2024

Who we are

WKCC was set up after the demise of the old district council. Since we were constituted, there has been no break in representation of our community by the Community Council.

We have the following elected volunteers; -

| | | |
|----------------------------|--------------------|------------------|
| John Lamb (Chair) | Nicol Armstrong | George Cloughley |
| Graham Buckley (Secretary) | Henry Thomson | Richard Doughty |
| Douglas Penman (Treasurer) | Kay Hall (Advisor) | |

We have 179 subscribers to our Mail Chimp platform which we use along with Facebook to keep our community updated. We currently have 964 followers on Facebook

We meet monthly to discuss local issues with a representative of Police Scotland and our local Councillors. Members of our community are welcome to join our meetings and regularly do so. We are currently use the community centre for face to face meetings and now have the facility to use zoom for those who can't make it in person.

We occasionally invite guests to discuss or present their plans for local issues. A recent example was Ayrshire Medical Group {AMG} and a representative from NHS, Mr Ian Jamieson. Some of the meetings we attend to represent our community are as follows: - Hunterston SSG, Coast Locality Partnership, Peel Port Liaison group meetings and Clyde Marine Planning Partnership. We also ensure that our local Councillors are made aware of any local issues brought to our attention and request their assistance in resolution. Now that we have 5 locally elected members, we now have a bigger voice within the council.

List of other meetings attended this year either in person or by zoom: -

Local Development Plan update with Alan, our chief planner
Sustrans Community connections
West Kilbride doctors practise review
Action to protect Rural Scotland (APRS)

Planning democracy seminar
Democracy matters workshop
Peel ports presentation
XLCC presentation
Crosbie hills windfarm presentation by Galileo
Montfode holiday village presentation
Participatory budgeting
Scottish water regarding football pitch development
Ayrshire climate hub
Various WK Sports group and Development group meetings
Various Friends of Kirkton Hall Glen (FKHG) meetings
Hunterston site Stakeholders group Quarterly
Peel Ports Liaison Group Quarterly
Experienced driver event
Community ownership roadshow
Amey Roads (A78)

We also commented on the following:-

NAC Local transport and active plan strategy
NAC “Your Place” survey
NAC proposed financial budget
NAC play assessment survey

Communication

Contact email address wkcc1620@gmail.com

Our monthly approved minutes are posted on the CPP Website sub site of NAC website

We issue regular updates via Mailchimp to our 179 subscribers which includes the numerous road works notifications and our monthly meetings agenda.

We issue regular notices on Facebook and we currently tag on to West Kilbride website (www.westkilbrideayrshire.co.uk)

We liaise with local community groups and assist where and when possible.

Again, we reiterate that all our meetings are public and we welcome residents to join whether face to face or on Zoom

Our Finances

Our accounts (Administration Allocation from NAC is less than £500) balanced at the end of the financial year and sent to NAC for audit.

As noted above, **all** our members are volunteers and receive no remuneration for the work they do

Specific work load during 2024

Planning applications

Various submissions relative to Hunterston have all been scrutinised and responded to. We stand together with Fairlie and Cumbrae Community Councils and will approach any issues regarding the following proposals as a united group

XLCC Sea cable manufacturers. Full planning now granted

AMP Energy Battery storage facility {Hunterston estate} Construction works virtually complete awaiting batteries

Mainstream renewable power. Offshore windfarm infrastructure. Further information relative to planning application issued recently.

Bakkafrost RAS. Salmon farming facility Still at pre planning stage (Outline permission given)

Other significant planning applications

Persimmon's application for 220 houses in Summerlea fields was given full approval when the financial contribution to education was agreed, ie section 75 agreement. All planning conditions to allow the works to commence were discharged. Works are now underway. Persimmons agreed to meet the community council regularly to update progress but failed to agree meeting dates.

Montfode Holiday village We issued comments on this proposal and await feedback. (Scottish Government decision not NAC)

Crosbie windfarm Again we have submitted our comments at pre planning stage (Scottish Government decision not NAC)

High Boydston Battery Storage facility. Our comments were issued earlier in the year and are still relevant

General Planning: We keep an eye on all other planning applications and only comment where they affect our community,

Tarbert Hill. We voiced our concerns on the drainage and now we are supporting residents in their fight to get a resolution to the current issues.

Doctors Surgery

We continually raise community concerns regarding the level of service from our local practise and we will continue to monitor the situation with the assistance of our local councillors. We have now received a full response on our comments after our meeting in Ma. Thgis will be discussed at a subsequent meeting.

Local Place Plans

NAC agreed to formally register the plan in January. This means our plan will need to be considered when producing the Local Development Plan 3(LDP3)

Hunterston A & B

We have constructively criticised the plans and implementation for decommissioning of both Hunterston A&B at the quarterly Site Stakeholder meetings and will continue to do so. We also have input into the Scottish Government Nuclear Implementation Strategy which is now undergoing the first five-year review. (WKCC was deeply involved in initial policy we are still awaiting the draft revision from Scottish Government)

Peel Ports/Hunterston Parc

We continually keep on top of all development proposals and are heard at the liaison group meetings

The Glen

We actively support the development of sporting facilities in the glen and in particular the provision of decent sports surfaces

Currently we are trying to obtain funding to install lights from Orchard St. to the tennis courts. These lights are essential for any future development of the sports facilities. We actively engage with: - The Friends of Kirktonhall Glen, The Sports Club, The Environment Group, West Kilbride Community Initiative etc.

We recently obtained funding to provide a feasibility study for sports development in the glen. We also assisted with obtaining funding to improve public access to the glen from the South.

Amey Roads:

Amey has in conjunction with Sustrans extended the cycle track on Ardrossan Road along with traffic calming and pedestrian crossings. They are forecasting that they will be working on areas of flooding between Seamill and Hunterston in the new year.

2025 looks to be another very busy year

We will be involved in the production of the new Local Development Plan (LDP3) and ensure our community is well represented

We need to develop our actions from our Local Place Plan (LPP)

The numerous plans for Hunterston (Peel Parc) will keep us busy over the next period and should see some of the plans coming to fruition.

We will continue to support the development of sports in the glen and will commission a feasibility study next year. In conjunction with the Sports Club.

We will continue to fight for the provision of additional bins to Hyndman Road car park. This is currently ongoing.