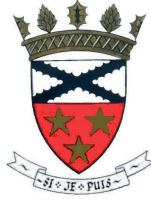


# Helensburgh Community Council



“Forward together”

## Minutes of a Meeting of the Helensburgh Community Council Thursday 29<sup>th</sup> September 2011

**Present:** Sonja Aitken, Dave Allen, Karen Brabender, Allan Carrie, Neil Drummond, Tariq Durrani, Jill Fish, Ian Fraser, Marion Gillies, Darrell Hendrie (Convener), Geoff Holliman, Alastair Macbeth, Stewart Noble, David Sinclair, John Tacchi, Richard Trail and Sheila Wilson.

**Councillors:** Vivien Dance, Ellen Morton, Gary Mulvaney, Andrew Nisbet and Al Reay.

**Helensburgh Advertiser:**

**Public:** At least five members present.

**Apologies:** Henry Deane, James Robb and Kathleen Siddle.

Topic	Minute	Decision / Action
<b>1A. Welcome</b>	The Convener welcomed those present and invited the three new members: Dave Allen, Neil Drummond and Alastair Macbeth to introduce themselves briefly. For the benefit of the new members, John Tacchi summarised how meetings were conducted.	
<b>1B. Recognition</b>	The Convener recognised the service provided by the Curleys to their neighbours on the morning of the tragic fire at Scott Court. He also drew attention to the play park group who in a year had secured funding, including <i>Awards for All</i> , to upgrade young children's play parks in Helensburgh.	
<b>2. Minutes of previous meeting</b>	The minutes of the previous meeting held on 25 <sup>th</sup> August 2011 were considered page by page. Proposed for approval by Allan Carrie; seconded Stewart Noble.	The minutes were <b>approved</b> .
<b>3. Matters Arising</b>	<b>3A Update on possible ASDA supermarket</b> The results of a meeting with ASDA indicated that ASDA do not have even preliminary ideas as to the scale, operating regime, provision of	

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road fuel, style of building for a possible development on the Pier Head site. They were clear, however, that their thinking would not be developed until the Pier site is offered for tenders, and that, were Waitrose to receive planning consent, they would no longer be interested in coming to Helensburgh.

### **3B Update on possible Sainsbury's supermarket**

A meeting is still to be held with them. What is clear though is that their choice of site is the Pier head and that it would include a road fuel facility.

### **3C Update on the Waitrose supermarket proposal**

It was reported that it is understood that West Dunbartonshire Council had submitted an objection to the application.

Due to the volume of the response to the planning application, it is likely that it will not be presented for consideration till November.

It was **agreed** to place on the Agenda of our next meeting consideration of our previous submission, should it prove necessary in the light of events since its submission.

### **3D Update on CHORD**

Approval of the project has been given.

There will be further ongoing consultation with all parties directly affected by the works as they proceed.

Significant differences of opinion were expressed about the extent and effectiveness of the consultation carried out and the appropriateness of the proposals.

The position was **noted**.

### **3E Update on Email about Victoria Halls lets**

No response has yet been received, not even an acknowledgement.

## **4. Public Session**

### **4A Pier Head Development**

The question was asked as to why suddenly the development was now *unworkable*. The reply was given that it was not *unworkable* but *undeliverable*, due to the very changed financial climate which is having a particularly severe affect on the housing market.

The plan calls for the replacement pool, and any associated facilities, to be located at the seaward end of the site.

### **4B West End Beach**

A member of the public spoke about the need to keep the beach cleaned and appeared to be suggesting that a Social Enterprise Company

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be set up to do this. It was suggested that he should raise the matter with the Area Committee of Argyll and Bute Council.

### 5. Local Issues

#### 5A Beach Watch

A survey had been carried out on the East Bay beach, when a vast amount of beach litter was collected and categorised; cotton buds are a major item.

#### 5B Planning Issues

Alastair Macbeth spoke at length on his concerns about consultations in connection with the Main issues Report and the Local Development Plan and asked that Fergus Murray should be asked for clarification of the following three points.

1. Should developer bids for land-use properly have been submitted to you last year in the first stage of your engagement?
2. If the answer to question 1 is 'Yes', then is a bid sent in response to the MIR invalid because it is too late?
3. If it is valid, will there be a follow-up topic-specific consultation including all developer bids before A&BC defines its proposed LDP?

#### 5C Parking in West King Street

The question of the obstruction by numerous parked cars of West King Street west from Woodend Street should be considered by Argyll and Bute Council.

It was suggested that much of the grass verge should be removed to provide parking for residents cars.

#### 5D Municipal Buildings

Attention was drawn to the non-repair of the stonework to this listed building a lengthy time after the damage became evident.

Argyll and Bute Council are aware of this. The building itself is now being used by various departments and by the Chamber of Commerce who contribute a *peppercorn* rent.

#### 5E The Mod

Attention was drawn to the fact that Oban will play host to the Mod in 2015. It was suggested that Helensburgh should seek to hold it in 2018 or 2019.

While Argyll and Bute Council are supportive of the Mod, the staging of the Mod is only possible, **if** there is an enthusiastic group

It was **agreed** that the Secretary should be instructed to raise these questions with Fergus Murray of Argyll and Bute Council.

It was **agreed** to approach the Highlanders' Association to ascertain if there might be interest in exploring this further.

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	within the community, who are able and prepared to spend the three years leading up to it in preparation, and raising the £80-100k necessary over and above the contribution made by Argyll and Bute Council, <b>and</b> there is the hospitality infrastructure already in place.	
<b>6. Planning</b>	A report had previously been circulated. See Appendix I. The group are going to participate in two training events in relation to zero waste and Historic Scotland's roll in planning.	
<b>7. Secretary's Correspondence</b>	See Appendix II. Stewart also drew attention to the arrival of the <i>Community Council Journal</i> , and two notices from Argyll Voluntary Action about the provision of advice in Helensburgh on fuel poverty, benefits and debt.	
<b>9. Treasurer's Report</b>	The Treasurer indicated that there is £1264 in the bank. There is still money likely to be due in respect of hires at the Victoria Halls.	The position was <b>noted</b> .
<b>12. AOCB</b>	<p><b>12A Budget consultation</b> Argyll and Bute Council will shortly be starting the budget consultation for next year. It is understood that the closing date for comment will be 25<sup>th</sup> November.</p> <p><b>12B Town Environmental Improvement Group</b> An appeal was made for people, particularly the newly elected members, to consider joining this group and providing leadership for it. There was a suggestion that it would be better described as the <i>Public Realm Improvement Group</i>.</p>	It was <b>agreed</b> to include an item on the budget consultation at the next meeting.
<b>13. Next Meeting</b>	The next meeting will be held on Thursday 27 <sup>th</sup> October 2011 at 19.00 hours in the Osprey Suite of the Commodore Hotel.	

**APPENDIX I  
HCC PLANNING GROUP REPORT**

*The Group has examined all the plans relating to the Helensburgh Area since the last report. Planning Applications are circulated weekly to all HCC members. The following form a selection of these together with some updates. If any HCC members wish any further details of the work of the Group, please contact a Group member.  
Kathleen Siddle (Leader), Henry Deane, Geoff Holliman, Nigel Millar, David Williams, Sheila Wilson*

**1. NEW APPLICATIONS**

(a) 11/01491/PP - 53 James Street – installation of 7 replacement windows. Plans and site visit revealed [www.helensburghcommunitycouncil.co.uk](http://www.helensburghcommunitycouncil.co.uk)

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that this is the block of flats on the corner of James St and West King St near the public library. Many of the windows have already been replaced and the ones that have not, need doing.

\* Decision :no action

(b) 11/01512/PP – 19 Granville St – installation of 2 rooflights.

Plans and site visit showed that this is a modern house in a Conservation Area. The proposed windows would sit well in the existing roof.

\* Decision: no action

(c) 11/01193/PP - 90 Denniston Cres – demolition of existing garage and erection of replacement garage /store

Plans and site visit showed that proposed development would improve the appearance of the site.

\* Decision: no action

(d) 11/01590/PP - 64B Colquhoun St – alterations and extension to dwelling house.

Plans and site visit showed that the proposed extension would further crowd the already over-developed north east corner of this site in a Conservation Area. The proposed extension would lessen the amount of natural light entering the neighbours' kitchen. Planning permission was originally granted at the above address on condition that the neighbours' light was not further diminished. A proposed wall would be 1.8 meters high on the development side of the boundary, but because of the difference in ground level between the 2 properties ,would be 2.4 metres high from the neighbours' side.

This proposal contravenes Local Plan Policies ENV 14 and 19.

\*Decision: write a letter of objection

(e) 11/01444/PP - Argyll Lodge, West Argyll St - demolition of existing Care Home , erection of new Care Home and erection of extension to Care Home granted under planning permission reference 08/01931/DET

Plans and site visits revealed that original building had been badly compromised by various extensions built in almost every possible direction. However, one interesting stone sculpture remains on the south face of the original building. The proposed new building has a rather barrack-like appearance which would not sit well in the surrounding landscape and would be placed very near the Argyll St boundary of the site.

\* Decision: write a letter asking if the design of the proposed new building could be altered both to help it fit in with that part of West Argyll St and to incorporate the interesting stone sculpture.

## **2. UPDATES**

(a) Morar House

A&BC, with the support of Historic Scotland and the continued enthusiasm of HCC, sent owner a Limited Repairs Notice to make the building wind, water and vandal proof. LRN is not legally enforceable. Owner did not respond by the deadline set. HCC now understands that a Substantial Repairs Notice will be issued, which is legally enforceable.

(b) 16 Millig St

Landscape issues will be kept under review by A&BC Enforcement Officer and HCC. Site owner has promised that landscaping will be completed at the end of the building work. Building work is now complete but landscaping has not yet happened. Prospective owners should know that if developer does not complete landscaping before they buy property, then they will be financially responsible for work.

## **APPENDIX II HCC CORRESPONDENCE AS AT 22 SEPTEMBER 2011**

1. Letter from Argyll and Bute Council advising HCC of the retirement of Lynn Smillie, the A&BC link with HCC. Our new link has the title of Area Governance Assistant and is Belinda Hamilton who has kept the area governance team going through much of Lynn's most unfortunate illness. Belinda's contact details are as follows:

[Belinda.hamilton@argyll-bute.gov.uk](mailto:Belinda.hamilton@argyll-bute.gov.uk)

Scotcourt House, 45 West Princes St., Helensburgh G84 8BP

Tel: 01436 658825

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2. Dunbritton Housing Association Annual Review 2011 . Its title is 'The Housing Wizards' Spell Book' and its items include the 'Convener's Report', 'The Enchanted Domain' and 'Cunning Plans'.
3. Letter from Charles McKinley, Secretary of the HM Naval Base Clyde Local Liaison Committee enclosing the Minutes of the Clyde Local Liaison Committee Meeting held on 4 March 2010 .
4. Letter of resignation from HCC from Ian MacQuire .
5. Newsletter from SMP Playgrounds giving an account of the Playfair Show held in June 2011 and advertising a 'Fast Play Express Delivery Service'.
6. Copy of a poster from the A&BC Outdoor Access Manager showing the Process For Handling Core Path Objections .
7. Two letters and a newspaper from NHS Highland giving information about changes to our health service. They say this is brought about by the need to save around £20 million each year over the next 5 years.  
One of the letters offers a speaker from the Health Board to talk to us at one of our meetings.  
The package also includes a response form with regards to the newspaper which they would like one of us to complete and return to NHS Highland.  
(a) Do we want a speaker to come to an HCC meeting?  
(b) Please could an HCC member volunteer to read the newspaper and complete the accompanying evaluation form.
8. Two thank you cards and small presents given to Graham and Joe at the Victoria Halls for all the kind and valuable help they have given HCC over the years.
9. Letter signed by Robert Paterson, Manager, Commodore Hotel agreeing to let HCC have the use of the Osprey Suite for no charge on the last Thursday of each month until further notice.  
A huge vote of thanks should go to Robert.
10. Letter from residents at Scotcourt House thanking HCC most sincerely for all the help we have given them over the JD Wetherspoon planning application.
11. Letters to David Allan, Neil Drummond and Alastair Macbeth welcoming them as our new HCC members as of 22 September 2011.