

Kilmacolm Community Council

Minute of ordinary meeting held on 26th September 2023

Present:

Morven Armour – Chair
Mike Jefferis – Vice Chair
David Goddard – Treasurer
Chris Kay – Secretary
Carol Breslin
Helen Cook
John Spence

Cllr Christopher Curley – Ex Officio
Cllr Stephen McCabe – Ex Officio
Cllr David Wilson – Ex Officio
Ronnie Cowan MP – Ex Officio

Attending:

Patricia Urquhart – CLD, Inverclyde Council
Peter MacDonald – Inverclyde Council
Bruce Hampton – MacTaggart & Mickel
Ross Wilkie – Brindley Associates
Catherine Walker – Kilmacolm Civic Trust
Nicol Cameron – Kilmacolm Civic Trust
Jane MacDonald – Kilmacolm Civic Trust
Brian Lang – Kilmacolm Civic Trust
Helen Calvert – KNCC
T Donnachie - KNCC
Bill Crookston – Kilmacolm Residents Association
Andrew More – Kilmacolm Eco Space
Valerie Crookston – Kilmacolm Eco Space
Kirstin Burns Yolanda McKelvie Vivienne Smith
David Walker John McKelvie Jan Johnston
Zahid Latif Anne-Louise Latif Margaret Cathcart
Norrie Johnstone

Apologies:

Andrew Brewer
Joanne Davis

1. Welcome

The chair opened the September 2023 meeting of Kilmacolm Community Council and welcomed all those in attendance.

2. Minute of the Kilmacolm Community Council meeting of 29th August 2023

The minute of the above meeting was approved.

3. Review of Action Log

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Copy of action log is included as an appendix to this minute and includes updates.

4. Proposed sale of land at Wateryetts Drive

Peter MacDonald (PMcD) (Inverclyde Council) opened the discussion with a brief statement. MacTaggart & Mickel has obtained outline planning permission for a development on land referred to as “west of Quarry Drive” (known locally as Kilmacolm Meadow). The plan includes a road from the roundabout at Wateryetts Drive across public open space to the development site. The council is required to consult on the disposal of this land. The consultation is open until 17th October and further information is available from the council website at <https://www.inverclyde.gov.uk/your-council-your-say/consultation-on-proposed-sale-of-land-at-wateryetts-drive-kilmacolm>. Responses to the consultation will be presented to councillors.

Bruce Hampton (BH) for MacTaggart & Mickel: Planning permission in principle has now been granted and an outline plan is available to view. The outline plan locates 75 houses, retains existing trees and includes play spaces. Community benefit will be delivered as per the planning application. 25% of homes on the site will be affordable and a significant contribution will be made towards upgrading footpaths for walking, wheeling and cycling from the site to the village centre. Following earlier consultation, if M&M acquire the land at the Wateryetts roundabout, some of this land along with a larger area on the development site will form a new open gateway space. The earlier consultation identified a number of ideas that groups and residents wished to see in the gateway space; community growing spaces, relaxation spaces, wildflower meadow, pollinator and insect habitats and a community orchard. The design of the gateway space presented tonight is a first draft and a detailed design will be developed following formal consultation with the community. The overall plan will include mechanisms to ensure long term maintenance and in perpetuity access to the open space for the whole community.

There is flexibility to listen and respond to community concerns.

Ross Wilkie (RW), Project Landscape Architect and Ecologist. Key themes from earlier community engagement include; adopting a landscape first approach which fits the gateway space plan within the wider landscape plan for the site, enhancing local biodiversity, retaining existing woodland and a community orchard design. Our plan will produce a living community space. The Sustainable Drainage System (SUDS) planned is damp and does not hold standing water.

Questions from community councillors

If you do not acquire the land what is the route into the site?

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BM: Quarry Drive. The best solution is coming in at the roundabout. If access was to change the opportunity for a larger open space would change.

Will there be a factoring agreement for the open space land? How do we protect the space for the wider community?

BM: Maintenance and access to the open space land will be specified in the Deed of Conditions which specifies responsibility for maintenance and guarantees access. It is a condition of planning approval that the Deed of Conditions is signed off before any houses are sold. When you buy a home on the site you will know what your obligations are. Appointment term for factors is initially two years.

Is this still somewhere people can walk their dogs?

BM: There is a path through to the back of the site and beyond to more open space.

Is the number of asset disposals by Inverclyde Council increasing?

PMcD: Inverclyde Council is continuously identifying land for housing. The Open Space requirement has been in place for some time.

What is the timeline for submission of detailed plans?

BM: Detailed plans should be submitted during the first quarter 2024.

How flexible is the approach to design (of Open Space)?

BM: It is just an idea at this stage. We are very flexible and open to dialogue to help shape the final design. We are here to listen.

Questions from the floor

Ronnie Cowan MP: If the land is not sold to M&M what happens to it?

Cllr McCabe: The land is not for sale on the open market at the moment so will not be for sale if M&M don't get it. Outline planning permission was granted on the assumption that M&M can purchase the land.

BM: Originally there was no plan for access from Wateryetts but as the plans developed this became the preferred choice. From a design perspective the current plan is the most sensible.

Cllr Wilson: This plan will destroy a valuable community resource and return a sliver of open space. Are we at liberty to disclose financial details of the financial details of the proposed sale?

Cllr McCabe: We are not at liberty to disclose these details.

What is going to be done to protect children going to school? If this development is supported by the council then they must take responsibility for the safety of children.

BM: Construction is disruptive. A construction management plan will be drawn up and consulted with residents. There will be a financial contribution under

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planning gain which can be used to upgrade footpaths or other road safety improvements.

Cllr McCabe: The consultation offers residents an opportunity to make a contribution which will be considered by councillors.

Is there a legal obligation on the council to listen to any party expressing an interest in buying the land?

Cllr McCabe: If a proposal is made it will be considered by the council. At the full council meeting which considered the planning application, all three local councillors voted against granting planning permission.

Why does the council plan to dispose all of the land when M&M only need land for the road?

BM: We don't need all the land for the road but the full area is needed to deliver the open green space objectives. M&M consider it important to buy the whole piece of land.

Does the SUDS area have to be so large?

RW: These are engineered structures and are based on calculations of the surface water runoff from the site.

On the councils landing page for the consultation there is no mention of the SUDS until a visitor burrows into the website.

RW: Every development has to manage surface water following rain on the land comprising the development. So we are required to plan a SUDS. This will be a Dry SUDS, it will be wet when it rains and then dry out.

Is there any access from houses on Port Glasgow road to the open spaces beyond the development? Residents have accessed the open space for a number of years and currently they will lose this.

BM: Not at the moment but the detailed plan has not been drawn up.

How will you ensure the safety of children during the building phase. There is already an issue on the main road with speeding traffic.

MA: This is a matter for the community policing team and a difficult issue which the CC are trying to address.

Have you considered the option of retaining ownership of the land and leasing to a community group?

Cllr McCabe: We can consider this.

What happens if owners who are responsible for open space are unhappy with other people using the space.

BM: In our experience if the deed of conditions is well specified the land should be protected for wider community use.

The junction at Wateryetts is very tight so how will large lorries get into the space safely?

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BM: Before we have permission to start development, plans for safe access to the site will have to be agreed with the council.

How are you balancing the present and future needs of the space users? The space will be completely different after the development.

BM: We are trying to build an excellent housing site but there will be access for residents to move through and around the site. During the development of detailed plans for the site there will be consultation with the community. It is treated as a new planning application which will be open to objection. There will be many more discussions about the detailed plan.

If the land is sold, the amount paid will become public information in due course and will be absorbed into Inverclyde Council funds. Will the council use some of these funds to use in Kilmacolm?

Cllr McCabe: This would not usually happen. Members of the public can make a representation to the council asking for particular spending decisions to be made. Some of the money can be used for particular developments in Kilmacolm.

We are here today because you, M&M went to the court of session and overturned the local development plan. Detailed design hasn't been completed but should there be an assessment of all the access options to the site as part of the decision about whether to sell?

BM: If the council decides not to sell the land M&M will have to redesign the project. The section 75 agreement which is currently in place assumes the land will be sold to M&M. In the outline planning process the land at Wateryetts was the best option for access to the development. If the land is not sold M&M will have to replan and would use the access at Quarry Drive.

All the houses in Springwood Drive have gates which access the field. Will you be sensitive to resident's needs; will you listen and try to resolve problems as they arise?

BM: M&M made that commitment at the start. The next stage of the process is about the detail and will involve the community. Community groups will all be involved in advocating for current residents. Fiona Robertson (Streets UK) is the external consultant who M&M are using to organise engagement with the community. We will use a simple access website during the detailed planning.

Has the cemetery road been considered for access to the site? If that road could be used it would separate traffic and people.

BM: Following a site visit it was judged to be an awkward road with some gradient issues. M&M are not looking at alternatives to Wateryetts.

5. AOCB

Kilmacolm CC are sponsoring the scarecrow trail again this year and we are looking for budding scarecrow builders. Contact Morven if you are inspired.

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Community clean-up is on Saturday 11th of November. All volunteers welcome. Meet in Carriages car park at 10am.

Dates of future meetings.

31st October 2023
28th November 2023
30th January 2024
27th February 2024
26th March 2024
30th April 2024
28th May 2024
25th June 2024
27th August 2024

AGM 28th May 2024

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Action Log

Invite IC to September meeting	MA	Email to P McDonald. No one is available to attend the meeting. P McDonald will attend.	29/08/23	26/09/23
HC to talk to IC about West Glen Road park project	HC	HC met with IC at park 05/09/23	29/08/23	Ongoing
Investigate defibrillator recommendations	AB	AB has contacted London Hearts for further information about funding and lifetime of defibrillators. (19/09/23)	29/08/23	Ongoing
Inform residents about flightpath consultation	MA	Facebook entry.	29/08/23	26/09/23
Write to IC about deregulating the broken electric charging spaces	CK	Pre-empted by Cllr McCabe who raised the issue with officials and provided an email reply. <i>"The issue of releasing the EVCP parking bays for use by all has come up before, and whilst I understand the request, we are not proposing to go down this route. It would require a change to the controlling TRO, and it may create a situation into the future where the public may believe that when an EVCP is out-of-use, it is generally acceptable to park there in any type of vehicle; we wish to avoid this. I am happy to arrange for signing etc. to advise out-of-use and I would note that the ChargePlace Scotland website does not show these two locations as being available for use by EVs."</i>	29/08/23	Ongoing
Investigate parking spaces at Carriages	JS	JS spoke to manager at Carriages who insists they own the land. Cllr McCabe	29/08/23	complete

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		<p>provided the following reply from officials <i>“I can confirm that the three parking spaces immediately in front of Carriages are owned by the Council and are adopted and form part of the public road. As such, we will write to Carriages and advise them that the spaces cannot be allocated and that they will need to remove the signs that have been erected.”</i></p>		
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