WEST KINTYRE COMMUNITY COUNCIL

MINUTES

DATE OF MEETING: 18 November 2024

TIME OF MEETING: 7PM

VENUE: Whitehouse Village Hall & By Zoom Meeting

1. Present

Margaret Pratt (MP) (Convenor), Zofija Sloan (ZS), (Vice Convenor)
Alan Coote (AC) (Secretary), Christine O'Hanlon (CO), Morag Branson (MB), Fiona Coffield (FC). Joseph Loganbill (Treasurer)

2. Apologies

Councillor Ann Horn

3. In Attendance

Anne Littleson (AL)
Margaret Coote (MC)
Councillor Tommy MacPherson (TMacP)
Joanne Schofield (JS)
Alasdair Bennett, (AB) East Kintyre Renewable Energy Group (EKREG)

MP welcomed everyone to the meeting of the Community Council, which was being held in a hybrid way to enable wider participation across the Community.

4. Presentation: East Kintyre Renewable Energy Group (EKREG)

MP introduced Alasdair Bennett (AB) from EK REG who had attended the meeting to provide an overview of EKREG and the support it provides to the communities of Kintyre. AB advised that EKREG was initially established in 2019 following issues in the Carradale area relating to windfarm installations. Its remit was to look at potential community benefits, in particular shared ownership, through which wealth could be returned to the community/ EKREG has three Directors and although initially focussed on East Kintyre, EKREG now looks at the whole of Kintyre. In 2019 a Memorandum of Understanding (MOU) was entered into with the then West Kintyre Community Council focussing in on Community Shared Ownership. In 2019 EKREG was also incorporated as a Limited Company which enabled it to then enter negotiations with the energy suppliers.

AB provided the meeting with details on the mechanisms and vehicles through which negotiations with the energy suppliers takes place and to the establishment of Lussa Community Wind, a registered Community Benefit Society. It has been established to carry on business for the benefit of the community at large through furthering community development, education and regeneration within the boundaries of the

following local communities: Campbeltown Community Council, East Kintyre Community Council and West Kintyre Community Council, The Laggan community council, Southend community council, Gigha community council, Tarbert & Skipness community council and South Knapdale community council ('the Community").

JS, on behalf residents, raised concerns about the risks associated with Community Shared Ownership and potential liabilities that may fall onto a local community, should something go wrong.

AB assured JS that following the scoping exercise for any potential windfarm development, which takes account of local objections, various statutory requirements as well as local authority requirements, and once the planning application is approved, and only then doe negotiations occur between the energy supplier and Lussa Community Wind, the legal entity set up to enter the negotiations on behalf of the local communities. No liability falls on the local community or Community Council.

After further extensive discussions, the Council thanked Mr Bennett for his attendance and for the information that he had provided.

5. Declarations of Interest

There were no declarations of interest.

6. Minutes of Previous Meeting

The Secretary presented the Minute of the previous meeting, held on 16 September 2024, there having been no meeting in July due to unforeseen and unavoidable circumstances). No amendments were proposed. The Minute was proposed as a true record by JL and seconded by ZS

7. Matters Arising/ Actions

AC advised that there were three Actions from the previous meeting, all of which had been dealt with and could be closed. There were no other Matters Arising from the Minute

8. MAKI Police Report

The most recent Mid Argyll, Kintyre and Islands Police Report has been circulated. AC advised the meeting that the report was in a different format than that of previous months as it had been prepared for the Argyll and Bute Planning Committee, and not for the Community Councils as it would normally be. This had been due to staffing issued issues within Police Scotland, but it was hoped the normal report would be received in future.

9. Cour Community Benefit Fund - Update

MP provided an update on the status of the Cour Fund. MP highlighted previous issues when dealing with Octopus Energy when trying to negotiate with them regarding Community Benefit regarding the Cour Wind Farm, Correspondence had been received advising that Cour Wind Farm (Scotland) Ltd, the owners of the Cour Wind

Farm had appointed Foundation Scotland, to administer the fund. Foundation Scotland would distribute the funds and following agreement between them and Cour Wind Farm (Scotland) Ltd, the community benefit fund would be divided equally between the three areas namely East Kintyre Community Fund (EKCF), West Kintyre Community Fund (WKCF) and Tarbert & Skipness Community Trust. Work had previously been undertaken is implementing a Memorandum of Understanding (MOU) between the relevant parties and tis had now been shared. There are a couple of minor amendments to be made which will be requested of Foundation Scotland to agree. The fund to be divided between the three areas is £102,500, from which a deduction of £2,050 will be made for Foundation Scotland operating costs. The sum each area will receive will be £33,483.33.

10. Windfarm Trust Funding Applications

MP advised that 23 funding applications had been received during the year amongst which was a funding request to support local children participate in a space project at Machrihanish. A previous project involving the subject of Farming in Argyll had been extremely successful and following its display in Campbeltown will be housed at Kilmartin Museum.

11. Community Liaison Group (CLG)

MP advised that the project to take over the Tayinloan toilet facility is progressing with the Heads of Terms agreed and now with Argyll and Bute Council's legal department. On receipt of a response from the A&B Council's legal department, it will be referred to WKCC legal advisors for review prior to appointing architects o design the new facility.

12. Windfarm Trust Meeting - Update

MP provided the meeting with an update from the most recent Windfarm Trust meeting.

Tangy 4 - Work was commencing on the track leading to the Tangy 4 windfarm to improve the access provisions.
Cnoc Buidhe - MP advised that the Cnoc Buidhe was at scoping and that a response had been submitted in respect of the Gate Check for this development.
Killean – MP advised that this development was in full planning stage and an objection comprising some 98 pages of extensive detail, had also been submitted on behalf of the Community Council.
Clachaig Glen – MP advised that this development had been approved.
Deucheran 2 - At scoping
Earraghail – Decision awaited

The previously discussed issue ands concerns relating to battery storage had been highlighted in the objections

13. West Kintyre Community Fund (WKCF) – Update

MP advised that there had been 2 meetings of the Community Fund during the year and that 2 new bursaries were being supported.

3 new business applications had been received. One has been fully supported, one was pending the outcome of planning application, and the final one was to be considered following a further meeting to be held to discuss the proposal in more detail. An update on that one would be provided at the next meeting of the Community Council

A decision had also been made to increase the bursary funding to £2000 per year starting from July 2025, given the current cost of living situation.

14. Community Action Plan

MP advised that following the previous meeting it had been agreed that the Community Council would review the questionnaire that had been sent to residents in previous years and agree what, if anything needed to change to capture the issues that were of most concern to residents.

The proposed questionnaire had been circulated to Community Council members along with the Community Action Plan. Feedback had been received and the questionnaire would be circulated to residents in the West Kintyre area

Action No. 26	Community Council Members to agree how the questionnaire was to be circulated	All WKCC Members

15. Tayinloan Toilet Project

MP advised that a response was still awaited from the legal department within Argyll & Bute Council. Given that a response has been waited on for 3 months MP sought the assistance of Councillor MacPherson to make enquiries with the legal department to ascertain what stage the legal process had reached. Councillor MacPherson agreed to investigate the matter on behalf of the Community Council.

Action No.	Councillor MacPherson to enquire within Argyll & Bute Council's legal department if any progress has been made	Councillor MacPherson

16. Annual Accounts

MP advised that the annual accounts had been audited and forwarded to Argyll & Bute Council.

17. Defibrillator Checks

AC advised that all defibrillator checks for the current month were up to date.

18. Correspondence

AC advised that given the volume of correspondence received since the last meeting only those items considered relevant for this meeting had been circulated for members attention.

19. AOCB

Councillor MacPherson raised the issue of the visitor levy and whether the Community Council had received any formal correspondence from Argyll and Bute Council regarding the issue. AC advised that as far as was known no correspondence had been received formally from Argyll and Bute Council regarding the proposed visitor levy.

AC stated that he was aware that there was information circulating on social media regarding the levy being applied in Argyll and Bute, but nothing officially had been received.

AS, as a local business owner raised concerns as to the impact and effect of the levy, if applied, on her's and other businesses across the entire peninsula.

The levy did also not address the issue of users of motorhomes just parking up in local laybys as they would not be subject to any levy, which in turn may see a significant increase in those laybys being used and blocked with motorhomes

20. Date of Next Meeting

The date of the next meeting of the West Kintyre Community Council will be Monday 20 January 2025 at 7pm within Tayinloan Village Hall.

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Appendix A

ACTION LOG

Open Actions

Action No	Action	Owner	Due Date	Action Update	Action Status
26	Community Council Members to agree how the questionnaire was to be circulated	All WKCC Members	20/01/2025		Open
27	Councillor MacPherson to enquire within Argyll & Bute Council's legal department if any progress has been made	Councillor MacPherson	20/01/2025		Open

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Appendix B

Closed Actions

Action No	Action	Owner	Due Date	Action Update	Action Status
1	Mr Hamilton to be approached to obtain a response to the proposed lease agreement	Councillor Armour	~~Jan 2023~~ Mar 2023	Completed	**Closed**
2	AC to engage with the Barrier to Settlement Project and provide feedback at the next meeting	Alan Coote (Secretary	Jan 2023	Completed	**Closed**
3	AC to look at setting up a West Kintyre Community Council Facebook page	Alan Coote (Secretary)	~~Jan 2023~~ Mar 2023	Completed.	**Closed**
4	MP to raise concerns regarding the impact of the NPF 4 will have on the ability of Community Councils to object to future planning	Margaret Pratt (Convener)	March 2023	Completed	**Closed**
5	MP to share the responses submitted to Scottish Government in relation to NPF4 with members.	Margaret Pratt (Convener)	March 2023	Completed	**Closed**
6	Councillor Macpherson to provide MP with contact details at the Networks and Standards Office	Councillor Macpherson	March 2023	Completed	**Closed**
7	MP to provide a list of those who have agreed to check	Margaret Pratt (Convener)	March 2023	Completed	**Closed**

	defibrillators to the Secretary and reminders will be sent out				
8	AC to email /contact each nominated person responsible for checking the defibrillators and seek confirmation that the devices have been checked	Alan Coote (Secretary)	March 2023	Completed	**Closed**
9	MP to share the list of achievements with members	Margaret Pratt (Convener)	March 2023	Completed	**Closed**
10	Secretary to email Councillor McPherson regarding identifying which road signs are missing from Bellochantuy and Kennacraig	Alan Coote (Secretary)	May 2023	Completed	**Closed**
11	Chain to be fixed to board at Glenbarr to permit access to the defibrillator	Zofija Sloan (Vice Convenor)	May 2023	Completed	**Closed**
12	Patchen Cemetery – Safe Car Parking – Secretary to circulate Mr Robert Campbell's concerns to Councillor Redman, Councillor McFadzean and Councillor Currie for consideration	Alan Coote (Secretary)	May 2023	Completed	**Closed**
13	WKCC to establish Project Team to look at the feasibility of assuming responsibility for the Tayinloan Toilets	Alan Coote (Secretary)	Sept 2023	Completed	**Closed**

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14	WKCC to submit an Expression of Interest to A&B Council in taking over responsibility for the Tayinloan Toilets	Alan Coote (Secretary)	Sept 2023	Completed	**Closed**
15	MAKI Police report to be circulated on receipt	Alan Coote (Secretary)	20.11.2023	Report distributed	Closed
16	MP to provide a further update to the meeting on the outcome of the meeting with project managers regarding the Killean Windfarm Project proposal	Margaret Pratt (Convener)	20.11.2023	Completed	Closed
17	Update on application for ownership of the Tayinloan Toilets to be provided	Secretary	15.01.2024	Correspondence had been received from A&B Council and additional information was being obtained by the A&B Council Officer. Action will remain open meantime	Closed
18	AC to circulate to WKCC members details of the membership of the Scottish Forum of Community Councils for consideration	Secretary	15.01.2024	Completed	Closed
19	AC to contact Police Scotland re outstanding MAKI Police Report	Secretary	18.03.2024	Jan/ Feb 2024 Police Report received and circulated but not a more recent one. They are now being circulated every two months	**Closed**
20	AC to feedback on Campbeltown Community Council meeting on Democracy matters	Secretary	18.03.2024	Update provided by the Secretary to the meeting	**Closed**
21	MP to raise the question of funding of portaloos at West	Convener	15 July 2024	Project discontinued	Closed

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	Port Beach with the Windfarm Trust Fund Committee				
22	Details of unknown landowners to be circulated to members to assist in identifying ownership	Mark Ringus	18/11/2024	Completed	Closed
23	Community Action Plan to be circulated	Zofia Sloan	18/11/2024	Completed	Closed
24	Draft questions for circulation to residents to be circulated for consideration	Zofia Sloan	18/11/2024	Completed	Closed
25	MP to contact JL for update on WKCC Accounts	Margaret Pratt	18/11/2024	Completed	Closed