

**RHU AND SHANDON COMMUNITY COUNCIL**  
**Wednesday 14<sup>th</sup> August 2013**

**Rhu Village Hall**  
**7.30pm**

**AGENDA**

- 1. APOLOGIES**
- 2. MINUTES OF THE MEETING HELD ON JUNE 12<sup>th</sup> 2013.**
- 3. MATTERS ARISING FROM MINUTES NOT OTHERWISE ON THE AGENDA**
- 4 GUEST SPEAKERS**
  - a. Constable Andy Crawford
  - b. Cdr James Leatherby
- 5. PLANNING MATTERS:**
  - a. Cove wind farm: Hearing set for 17<sup>th</sup> September at 9.30 in Victoria Halls
  - b. National Planning Framework 3:Response circulated 22/07/2013
  - c. Town and Country Planning changes: Response circulated 22/07/2013
  - d. Rhu Marina Masterplan and Planning Application 12/01696: Hearing set for 27<sup>th</sup> August at 10.15 in Rhu Community Centre.
- 6. KEY ENVIRONMENTAL FEATURES FOR RHU AND SHANDON.: Proposal circulated 31/07/2103**
- 7. FORTHCOMING COMMUNITY ELECTIONS. Nominations period 12th to 27th September, election 31st October.**
- 8. OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO SPEAK**
- 9. TREASURER'S REPORT: Circulated 05/08/2013**
- 10. CORRESPONDENCE**
- 11. WEBSITE AND RELATED ISSUES**
- 12. MEMBERS REPORTS**
- 13. AOB**

**AS ALWAYS, THIS IS AN OPEN MEETING AND ANY RHU OR SHANDON RESIDENT IS WELCOME TO ATTEND.**

**Papers for items 5b, 6 and 9 are below; The completed questionnaires for 5b and 5c are in Appendix 1 and Appendix 2**

## **Agenda for Rhu and Shandon Community Council Meeting 14<sup>th</sup> August 2013**

### **Item 5b: National Planning Framework 3 Main Issues Report Consultation July 2013**

#### **Preformatted Questionnaire 00423101 NPF3 is in Appendix 1**

#### **Further comments from Rhu and Shandon Community Council**

We are disappointed that the official response form is a constraining questionnaire which channels comments on to particular questions with no opportunity for broader remarks and comments. The Rhu and Shandon Community Council wish to make submissions on other matters so, as a result, we attach a few notes which we expect to be given full weight as a response to the MPF3 Main Issues Report Consultation.

- A. We are suspicious of the emphasis on local community renewable energy schemes, specifically windfarms, and associated financial contributions as a way of absolving the Scottish Government from properly addressing and funding the needs of, often remoter, communities (see for example paragraphs 2.7, 2.15, 2.29 – 2.32). Paying government subsidies for electrical generation from wind farms, which themselves are of dubious economic justification, only for the profits to be diverted into the community, is a roundabout way of supporting that community, and smacks of bribery to accept what would otherwise be opposed. It also fails to address the needs of communities who do not have the option of exploiting such a situation.
- B. There are several references to increased housing density, particularly around low carbon transportation hubs. We are concerned that this will drive high density housing into unsuitable areas leading to a general diminution in the quality of life. Whilst the proposal for investment in empty properties as stated in paragraph 4.29 is welcomed we propose a change in the wording of the final sentence to “opportunities to increase the density of development within existing towns and villages must be subject to local conditions and not detract from the overall quality of the area”.
- C. The Clyde Submarine Base receives not a single mention in the NPF3 document. It is one of the largest employment sites in Scotland and is currently planning for the move of a significant number of vessels and personnel into the area through its Maritime Change Project. The infrastructure and family needs of this should at least be acknowledged as this is clearly in scale a “national development”.

Jack Rudram  
Convenor  
Rhu & Shandon Community Council  
21 July 2013

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### Item 6: Proposal to list “Key Environmental Features”

Introduced by Jack Rudram

The current Argyll & Bute Local Plan adopted in 2009 has in its Glossary (Written Statement p 149) a definition of Key Environmental Features:

**Key environmental features** – prized or vital features of natural or built heritage (including biodiversity, development pattern and environment vital to human health); this plan seeks to sustain these features in their present or enhanced condition for at least the next 20 years (measured from the time of development proposals) for the benefit of existing and future generations with a focus on sustaining scarce non-renewable resources. In addition, lists of Key Environmental Features issued by Community Councils for their areas will be taken into account as material considerations.

From this it would appear that the Community Council can list Key Environmental Features for the area and that such a listing means that their maintenance in present or enhanced condition becomes a material consideration in any planning decision.

I would like to propose that Rhu and Shandon Community Council produces such a list and records it for future reference. Helensburgh CC already have such a list which is included in a document at

<http://www.helensburghcommunitycouncil.co.uk/DocumentArchive/LandscapeStatement.pdf>.

We might wish to consider including such features as:

- Rhu Bay from the marina round to the entrance to the RNCYC, and out to the lighthouse at the Point..
- Views of Rhu Bay from across the water and other parts of the loch shore
- Rhu Point, on both the south and north sides and as viewed from Rhu bay and the east bank of the Gare Loch
- The Church, green and shops forming the backcloth to the waterfront
- The general wooded landscape character of the settlement as seen from across the water
- Views from Highland Man’s Way
- Etc

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### Item 9: Cash Book for Rhu and Shandon Community Council August 14th 2013

<b>Income</b>			£
Balance brought forward	13-Jun-13		809.76
A&B grant	02-Jul-13		562.50
<b>TOTAL</b>			<b>1,372.26</b>
<b>Expenditure</b>			
Data Protecton registration	17-Jun-13	ch.919175	35.00
<b>TOTAL</b>			<b>35.00</b>
<b>Closing Balance</b>	<b>Aug 14<sup>th</sup> 2013</b>		<b>1,337.26</b>

