

Appendix 3 Part 1:Item 6 :Invergare Planning Application 15/00543/LIB

At the August meeting the CC agreed to make contact with various parties

This paper summarises the responses

1. **Fergus Murray. Head of Development and Economic Growth**

Our letter highlighted Inadequate parking, and potential lack of access for emergency vehicles, nuisance, bad neighbour and loss of amenity

Reply Circulated to CC and LNC

Extract from unhelpful reply: no mention of bad neighbour, nuisance or loss of amenity it is confirmed that the letting of a dwelling house in its entirety through AirBnB (or similar) as a short term let does not constitute a material change of use and as such is an activity currently outwith the control of the planning authority.

It is further noted that the provisions of the Planning (Scotland) Act 2019 will introduce powers that would allow a planning authority to designate that all or part of its area as a 'short-term let control area' within which such activity would be deemed to be a material change of use of the dwelling house – however these provisions are not currently in effect and the Scottish Government has yet to publish their proposed timetable for commencement of the various elements of the new Planning Act.

... given the planning status of the property I'm not aware of any other statutory requirement for the Council to intervene in respect of parking/emergency access at this time.

2. **Mary Watt Environmental Health Officer H & L**

re Unreasonable and persistent noise. Reply circulated to CC and LNC

Extract from Helpful Reply

This department is tasked with enforcing the Environmental Protection Act and specifically in relation to this complaint statutory noise nuisance.

For formal action to be taken in relation to complaints of noise this department would require to get objective evidence of the complaint. This would require monitoring to be undertaken using calibrated noise recording equipment.

I'm happy to carry out this monitoring at any neighbouring properties if the complainants are willing to do this. **If you can advise anyone who has contacted yourself to approach me directly I'll make suitable arrangements with them.**

3. **Contacted Chief Fire Master West of Scotland on line since I had no contact details.**

In response to this

- John Fraser has visited the property and will send me an email summary of the position, He indicated that there is no problem that he can see. No email was received , but..
- Station Chief Stephen Kelly contacted me and said that he will conduct a fire safety inspection of the property. He will report back when he has managed to gain access to do this.

4. Police Chief Roddy MacNeill

In an email on 2/9 he said

I managed to speak with the owner of Invergare House, I have made him aware of the ongoing issues and I explained to him that should matters continue it is not unreasonable to expect that one of his guests may be arrested at some point. He has assured me he was removing outside speakers that were next to the Jacuzzi which should make quite a difference, I will continue to monitor and ask that residents report any issues to us.

5. Alex Linden. Building Control

Is a Fire Escape needed? And question of access for emergency vehicles.

Extract from Helpful Reply received by CC and LNC . He has been OoO hence the late reply

..due to the height to the uppermost storey of Invergare House being over 7.50m this type of works would not be exempt from requiring a Building Warrant, I have checked our system and can find no record of an application having been submitted for this work. Of greater concern to us is the apparent use of the building, I will be contacting the owners to discuss this with them as it could possibly be deemed to be a change of use under our legislation, I will also discuss with them the installation of en-suite facilities.

With regards to additional traffic this is not a matter for Building Standards, it may be something for Development Management, likewise access for emergency services this is not a matter for Building Standards unless we deem it necessary for a Building Warrant application to be submitted for a change of use and would require a statutory consultation with Scottish Fire and Rescue Services.

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Appendix 3 part 2: Item 7a: Harvesting Timber

Forestry Update (Fiona Baker (FB))

SEPA

SEPA were contacted by R&S CC (FB) due to concerns over blocked watercourses causing flooding and over-topping of banks, silt build up lack of maintenance of silt traps etc and sent a selection of photographs. SEPA responded almost immediately and a site visit was made by FB and Sam Kyeremeh of SEPA on 12 September 2019. As a result SEPA took the following action as recorded in an email from Samuel Kyeremeh, Environmental Protection Officer.

A day after the site visit, I had a chat with Kirsty Robb of Ridings Sawmills (Cardross), and a few days after that, with Stuart Wilkie of Scottish Woodlands, before writing to Ridings Sawmills and Scottish Woodlands on the 19th September 2019.

During my conversation with Kirsty, she explained that the company that felled the trees for them left the site "a couple of weeks ago", and Coille Haulage were only at the site to pick and convey the logs to the sawmill. She was very co-operative and assured me her company would arrange to have any problems identified by SEPA fixed by carrying out appropriate remedial measures.

In the 19th September letter (copied to Barry Harper of Scottish Woodlands), all the issues identified during the 12th September investigation were outlined (.....with photographs and the NGRs of photographed sites), together with remedial measures required to address all issues of concern identified during the site visit.

A plan of action (pollution prevention plan) for addressing the issues of concern – including a timetable for implementing the plan – is to be submitted to SEPA by Thursday, 10 October 2019 (i.e. 21 days from the date on the letter), which will be studied and agreed by SEPA before being implemented.

I had a call from Barry Harper of Scottish Woodlands yesterday, and he informed me steps would be taken to act on SEPA's advice.

SCOTTISH FORESTRY

Meeting on site on 2 October 2019 between FB for R&S CC with Tom Davies (Scottish Forestry, Area Manager) and Barry Blackwood (Scottish Forestry, Woodland Officer) and Barry Harper (Scottish Woodlands). This followed a long telephone call between FB and TD

On site with conversations at track junctions in sheep field and loading area.

Tom explained his role and the role of Scottish Forestry in issuing licences but that they are not advised when felling starts and they do not monitor the works on the ground. However the main purpose of his visit was to find where UK Forestry Standards (UKFS) had been breached and what action was required to rectify matters and learn lessons so that the next phases of felling was better managed.

Ridings Sawmill hold the felling licence and are therefore responsible for ensuring the TTMP is adhered to and water courses, historic environment etc are protected and all works are carried out in accordance with the UK Forestry Guidelines.

Matters discussed:

- Traffic management / TTMP
- Water pollution (SEPA)
- Damage to historic environment features
- Blocking of core paths
- Community consultation

Item 7a: Harvesting Timber (Continued)

Actions

- TTMP being discussed with Ian Catterwell of ATTG – ongoing
- Road transport and TTMPs – Barry Harper noted that he had also not received responses from A&B C after the departure of Campbell Divertie. A&B C appear to have failed everyone – CC, Scottish Woodlands and the community regarding transport and roads issues.
- Water pollution – see above. BH saying he will ensure everything is attended to but it is Ridings Sawmill who are responsible.
- Damage to walls – SF had consulted their landscape adviser Ian Sheppard and instructed BH to repair the broken ends of walls and carry out other minor repairs to walls that have been badly damaged and where fallen stones are blocking watercourses. Also advised BH that greater care needs to be taken in future.
- Core paths – BH said he didn't know the path through the fire break to the Drumfad Road was a core path (we advised him of this in May 2019) and he would ensure it was cleared in the immediate future.
- Community Consultation – BH suggested he had carried out community consultation with Rhu and Shandon CC, I said not and referred to our requests for information leaflets and that they abided by the CONFOR guidelines. TD asked BH if they used the CONFOR guidelines and he said no.
- BH noted that he had advised R&S CC of the Letrault and Stuckenduff proposals and was awaiting a response. I said we have not responded because we did not have sufficient information and we were concerned any response we gave might be construed as a community consultation and we required an open meeting in Rhu Hall presenting the proposals and copies of all assessment reports and assessing public opinion before the CC would give a response.
- BH to provide all reports for Stuckenduff and Letrault and also to provide details and timetable of future operations on the Highlandman's plantation. (not received at 8/10/19)

CURRENT AND FUTURE WORKS

- Plant is currently on the hill for clearing brash – lorry trip up and back only
- Replanting will follow over the winter
- The newly planted trees need to be 2m high before any further felling will take place. It is expected to be 3 years.
- Negotiations for a new road out over Drumfad land (Luss Estates and tenant farmer Mr Penrice) are ongoing. They wish to follow the windfarm road. FB advised that this is a designed landscape that was not recognised by the archaeologists employed by the windfarm and it would require some re-routing to minimise the impact on the designed landscape, e.g. using existing breaks in the banks rather than cutting new ones.
- Letrault and Stuckenduff in early stages of information gathering (specialist surveys completed) and preliminary notifications and comments to be followed by design of forest plan and full consultation. FB stressed a full community consultation would be required by R&SCC along with local information events and consultation before the next phase of felling at Highlandman's Wood.
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Appendix 3 Part 3: Agenda Item 7b: Health Related Issues Report by Linda Black

- **FLU VACCINATION PROGRAMME**

All [at risk](#) residents are encourage to phone their local surgery for an appointment.

- **ABDOMINAL AORTIC ANEURYSM (AAA) SCREENING**

This 10 minute scan is aimed at men over the age of 65. The NHS will send only one letter with an invitation for screening. Men can also contact local AAA clinic for appointment
Contact Victoria Hospital Helensburgh or access information available on [NHS website](#)

- **COOL2TALK**

Provides a safe space where young people 12 or over, can get their questions answered
Offering 1 to 1 counselling services.
To be launched live in schools. See cool2talk.org.

- **HEALTH AND WELLBEING NETWORK UPDATE**

Forthcoming Events

- World Mental Health Day. 10/10/2019_ Victoria Hall Helensburgh 10am until 2pm
- Health and Wellbeing Event in Partnership with Grey Matters. Saturday 11th January 2020 12 noon until 3pm . Various organisations taking part; planning ongoing

The following Groups recently received Grants

- **Helensburgh Art Hub**

Various Activities aimed at Teenager to Adult`. Also working with Cornerstone and Jigsaw e.g Art, Jewellery making and producing Wall Hangings etc also visiting outdoor Locations to do Art Work.Will also be exhibiting work.

- **Gareloch Riding for the Disabled**

Have purchased a second pony to enable additional Carriage Driving.
Have specially adapted Disability Carriage
Age range 5yrs to adult to participate in Riding Driving Therapy.
Also aiming to link with Dementia Groups and Mental Health Groups (Tea with the Ponies)

- **Parklands School**

The group "Independance" have organised regular dance and music sessions which have been extremely successful.

- **Garelochhead Station Trust**

Organising a Tea Dance on 3rd November 2pm to 5pm with a Forties Theme.Tickets will be £8.

- **Centre 81**

Aimed at 11 to 15 year age range:-
Offering Free Gym Introduction
4 personal training sessions
Half Hour Chat
Months free membership to Centre 81
Uptake excellent

OTHER INFO

- **Meal Makers Charity**

A local neighbourhood food sharing project that connects people who love cooking and who are happy to share an extra portion of home cooked food with an older neighbour who would really appreciate a freshly prepared meal and a friendly chat

They are interested in becoming involved in Argyll and Bute and already operate in various areas throughout Scotland

Discussions ongoing. mealmakers.org.uk

- **TAI Chi Sessions available in Helensburgh**

Contact Chris on http://www.taijienergy4ua@gmail.com