

## CARDROSS COMMUNITY COUNCIL MEETING

GEILSTON HALL

ON MONDAY 18 AUGUST 2025

AT 8.00 P.M.

### WELCOME

**Patrick Trust** (Convener) welcomed all present. He reminded everyone that the meeting is recorded for the purpose of taking minutes.

### PRESENT

Patrick Trust (Convener), Lindsey Young (Vice Convener), Duncan Stirling (Secretary), Brian Craven (Treasurer), Rob Irving, Heather Munro, Bob Murray, Christine Nevin, Councillor Paul Kennedy and 7 members of the public.

### APOLOGIES

Alice Cook, Alasdair MacCuish, Caroline McNair, and Simone McLeod.

### DECLARATIONS OF INTEREST

**Patrick** said that he is a **Community Member of the Argyll and Bute Health and Social Care Partnership** and **Secretary of the Geilston Hall Management Committee**.

**Lindsey Young** said that she is a member of **Cardross CAN** and the community engagement officer for **Argyll and Bute Climate Action Network** for the **Helensburgh and Lomond Area and Cardross**.

### MINUTES OF MEETING HELD BY CARDROSS COMMUNITY COUNCIL ON 16 JUNE 2025.

Acceptance of the Minutes was proposed by **Christine Nevin** and seconded by **Rob Irving**.

### POLICE REPORT

There was no Police Report. **Patrick** said that **PC Kierran Cameron** has been seconded on National Duties.

### SCHOOL REPORT

There was no School Report.

### CYCLE TRACK

**Christine** said that the Contractor appointed around April 2025, has been contacting land owners and is keeping in touch with the **Cycle Path Action Group** on a regular basis. There is still no word of the grant coming from **Transport Scotland**. **Jackie Baillie MSP** has written to **Transport Scotland** asking if the situation can be alleviated. **Christine** said that the Action Group members are more optimistic than they have ever been before.

## MATTERS ARISING

- Road Drains:** Patrick said that a number of drains have been cleared but there are still a few that have not been attended to. **Councillor Kennedy** said that he has contacted officers about clearing these drains.
- Cardross Library:** Patrick thanked **Chris Moore** for drafting a letter that he will send to all of the Argyll and Bute Councillors, by email. There is a meeting about the libraries around the beginning of September. **Chris Moore** said that he had been emailed about the **Integrated Impact Assessment**. Patrick said that the survey for this assessment was rather poor. He suggested that the school children should be involved. The more children that complete the survey, the better.
- Councillor Kennedy** said that **692 people** had signed the petition against the closure of the library.
- Ken Readman** asked if there had been any progress on finding out how the library was financed, using a Freedom of Information request. Patrick said that the Council pay for the rent of the library but as yet, we have not found out the cost of the rent.
- Lindsey** said that **Caroline McNair** has resigned from her post in Cardross Library.
- Councillor Kennedy** said that it may be necessary to use volunteers to run the library.
- Duncan** asked who insures volunteers while working. **Councillor Kennedy** said that he thought that insurance would be provided by **Argyll and Bute Council**.
- Playpark next to School:** Patrick said that the park has been closed for a year. It needs to open. **Lindsey** said that she has letters from primary school pupils relating to the need to open the park. She will send copies of these letters to **Councillors** and **ACHA (Argyll Community Housing Association)**.

## CORRESPONDENCE

**Duncan** said he had received nothing of note. Patrick received correspondence from Argyll and Bute Council for the installation of energy efficient measures. Eligible householders in Argyll and Bute can get non-repayable grants. Contact [jacqueline.westerman@argyll-bute.gov.uk](mailto:jacqueline.westerman@argyll-bute.gov.uk) or 01586-555943

## PLANNING

**Rob** said that there are three new planning applications. The first is at the White House on Main Road involving changes to the roof and windows. The second is tree felling at a house in Borrowfield and the third is a property on the Main Road, for pruning of storm damaged trees. None of these are contentious.

There have been 13 objections to the proposal for the construction of a dwelling on land west of **1 Crystal Gardens**. This is a proposal for a four bedroom detached property on land immediately behind **Shira Lodge**. **Rob** said that part of the plot concerned, may be within the Greenbelt on the **Local Development Plan**. **SEPA** has recommended that a flood risk assessment should be undertaken for the site.

### **Cala Development**

**Rob** said that **CALA** have submitted a new planning application which seeks to collect together, the discharge of all the conditions that were applied to the original planning approval.

**Rob** said that the outstanding issue is the **RCC (Roads Construction Consent)** application that relates to **CALA's** access arrangements on Darleith Road.

**Gordon Hendry** said that there have been at least 2 **RCC** submissions. In the first application, **CALA's Agent** failed to notify adjoining landowners. **Gordon** contacted the Head of Roads on 16 June 2025, asking where the relevant plans could be viewed. He wrote to the Chief Executive on 30 June 2025, asking for the same information. A reply on 3 July 2025 said that the drawings would be available to view after a satisfactory assessment by the local authority. **Gordon** said that is totally against the criteria for obtaining **RCC**. Clearly, **CALA**, their Agents and the roads Department are unable to read the appropriate manuals.

**Gordon** said that on 3 July 2025, he received a letter from **CALA** saying that "they had carefully examined the extent of ownership and that of the adopted carriageway and identified that the hedge which sits adjacent to your titled boundary, falls within the extent of the adopted carriageway. This hedge needs to be removed in order to implement the approved road proposal. We invite you to our office in Glasgow, at a mutually agreed time, to discuss this matter." **Gordon** replied on 7 July 2025, "You appear to have been misinformed. My title says that my boundary is "the public road from Cardross to Kilmahew Chapel". Argyll and Bute Council say that they have no record of ownership of the hedge."

**Gordon** said that on 14 July 2025, he received an unsigned email from **someone** in the Roads Department, saying that the current **RCC** application has been withdrawn.

#### **Taylor Wimpey Development**

**Rob** said that there are a couple of recent documents on the web site. There is a further letter of concern from the Sawmill stating that new residents will complain about the level of noise from the Sawmill.

There are letters from **SEPA** and **GKA Consulting** containing details of further flood risk assessments that have to be undertaken before a decision is made on this application.

**Ken Readman** asked if anyone knew the outcome of the letter from **Susan Kyle** to the primary school about the school capacity. No one present had heard anything. **Patrick** said that the school is not at full capacity.

**Rob** said that Christine, Lindsey and he, attended a meeting to discuss the 20-40 year **SDF (Strategic Development Framework)** for the Helensburgh Area. **Rob** said that he came away from the meeting feeling quite anxious about what lies ahead for Cardross. Most proposed sites for housing over the period are in Cardross. **Christine** suggested that the SDF analysis may be affected by the fact that developers prefer to build in Helensburgh and Cardross.

#### **HEALTH**

**Patrick** said that the Health Board wish to announce that the **Minor Injuries Unit** is shutting overnight at the Vale of Leven Hospital.

#### **CARDROSS CAN GROUP (CLIMATE ACTION NETWORK)**

**Lindsey** said the group have a problem with their bank account at the moment. They are being charged for using their account. **Lindsey** suggested that as they report to the Community Council, it may be possible to use the Community Council account. **Duncan** said there was nothing in the Standing Orders that prevented this happening. **Brian (Treasurer)** agreed. Any grants and/or withdrawals relating to **CAN**, should be recorded within the Community Council Accounts.

#### **LOCAL PLACE PLAN**

**Lindsey** said that the weekend, at the golf club and the church hall, showing the results from the survey, was very successful. A draft report must now be written. It is hoped that the Local Place Plan will be completed by October this year. **Patrick** thanked **Lindsey** and all those involved in preparing the Local Place Plan. A lot of work is involved in this preparation.

#### **ANY OTHER COMPETENT BUSINESS**

**Church Avenue Play Park:** **Patrick** said that the grassing of the area around the work carried out by **Scottish Water** has not yet been carried out. It was promised to be done in the spring of 2025. **Patrick** said that the **Cardross Trust** have done nothing about repairing the roundabout. **Lindsey** said that she understands that the repair work should be completed by the end of March 2026.

**Maggie's Medal at Cardross Primary School:** **Patrick** said that the kindest, most caring and compassionate pupil will be awarded this medal each year. It is to mark the retirement of the **Reverend Maggie McArthur**, the minister of Cardross Parish Church. The Reverend Maggie will return to present the first award of the medal.

**Estate Agent Signs:** **Bob** said that he had forwarded a request to Councillor Kennedy that the proliferation of these signs around the village is addressed. Planning Regulations apply at national and local levels. Estate Agents are showing a blatant disregard for regulations by attaching their signs to street furniture.

- Community Planning Group:** **Lindsey** said she is attending a meeting of the group tomorrow. **Andy MacPherson** from the Climate Change sub-group is going on Flood Forum walks. **Lindsey** said that anyone with information on flooding around the village should accompany Andy on a walk around the village to point out problem areas. **Patrick** said that **Frank McGrath** and **Barrie Morton** are very knowledgeable about stream and water systems around the village.
- Co-opted Member:** **Lindsey** proposed co-opting **Morag Webster** onto the Community Council.
- Fire Service:** **Councillor Kennedy** said that there is a proposal to reduce the fire service level in the area. There are a couple of meetings on the matter. Wednesday 20 August at 15.30 at Victoria Hall and Tuesday 2 September 18.00 until 20.00. **Jackie Bailie MSP** is circulating a petition objecting to the proposal.

#### **DATE OF NEXT MEETING**

The next meeting will be held on **Monday 15 September 2025** at 8.00pm in the Geilston Hall. The meeting closed with a vote of thanks to the Vice Convener.