



**DUROR & KENTALLEN COMMUNITY COUNCIL
FIRST MEETING 13th JANUARY 2020
HELD IN KENTALLEN AND DUROR COMMUNITY CENTRE
AT 7.00PM**

Present: Sandy Stoddart (*Chairman*), Rachel Shepton (*Vice Chairman*), Jonathan Baxter (*Treasurer*), Steve Bignell, Jeannie Macleod, Chris Pearman, Pat Young, Becky Coope.

Apologies for absence: Andrew Baxter, PC Stephen Softley

In attendance: Cllr Niall McLean, Rhona Middler, Janice Cameron, Rob Coope, Janice Murray, Neil Ravenscroft, Christine Ross, Alan Young

Minutes of previous meeting

The minutes of the previous meeting were approved and signed by the Chairman.

Matters Arising

- **Welcome.** As this was the first full meeting of the new Community Council, Sandy gave a vote of thanks to Chris Clay, Malcolm Knowlson and Dave Shepton (who all stood down at the last election) for all of their hard work on the Committee over many years.
- **Presentation by Niall McLean.** Niall outlined his ongoing plans for Achara House and future plans for the block of land he has purchased at the junction of Achindarroch Road. He reported that the first phase of work on Achara House converting it to a boutique hotel is well underway and he hopes that the hotel will be open in 2021. He confirmed that the hotel will be open to non-residents, and that it will include a restaurant/bar. He proposes as second phase of development at the house to create a Spa, the planning of which will go in tandem with plans for the block of land in the village. This land has been earmarked for development for housing in the Local Plan for some years, and Niall stated that he wishes to involve the village at an early stage to ascertain what residents would like to see happen on the land. His early thoughts are to provide a mix of staff accommodation for Achara alongside some affordable housing and some rented housing. The possibility of a shop/cafe/toilet facility was also mentioned along with a village car park. Any development of this land would require re-working of the current road junction, and perhaps re-positioning of the bus stop. He left a plan of early proposals which will be displayed in the hall. There was a wide ranging discussion from the floor, and many points were raised. The chance to provide some new housing in the village, coupled with an improved junction and some village facilities were generally welcomed, although there was some concern expressed at the size of the planned development. When asked about the number of houses and timescale, Niall stated that the site could accommodate up to 30 houses, and that the plans could take up to 5 years to come to fruition. It was agreed that further consultation with residents will be sought to establish views on any future development. Sandy thanked Niall for attending the meeting.
- **Planning.**

Forest Plans. A number of those present had attended a drop-in consultation held by Forestry & Land Scotland concerning their draft plans for the Bealach, Creran and Appin forests in Appin Hall on Friday 10th. Although interesting, it was felt that the format of the consultation made the plans hard to understand. FLS staff were on hand to answer questions, but it was not felt that there was much useful information gleaned. FLS confirmed that the final plan for Appin and Creran Forests will be available for comment in March. Sandy outlined comments that D&KCC had submitted to FLS regarding the Bealach Plan, including concern about extraction of timber through Glen Duror and along the cycle track; concern about planting open land at Achvlair and the lack of a replacement footbridge in Glen Duror. These points were all acknowledged by FLS but no hope was given of any action.

Glen Duror Hydro Scheme. Steve raised the application to extend the Glen Duror Hydor Scheme. He noted that SEPA had objected in quite strong terms to the plans for the extension, then had withdrawn the objection a couple of days later with no obvious explanation why.

Ardsheal House Plan. An application has been lodged for a new house by the farm house at Ardsheal.

AOCB

Mini-bus Project

There had been a recent meeting regarding this project that Sandy was unable to attend. He had subsequently heard that an application had been made to Highland Council for a grant for a considerable sum of money, and that this had been turned down.

Ballachulish Waterfront Development

Sandy had attended a recent public meeting regarding proposals for 40 holiday units on the peninsula adjacent to Isles of Glencoe Hotel. The meeting was very well attended and unanimously opposed to the plans. He believes that the development will not now proceed and that the land may be transferred to public ownership.

Memorial Bench on Cycle Track

Janice Murray raised the matter of a memorial bench which was removed by Sustrans over a year ago to allow them to construct the bridge on the new stretch of track. She said that the bench was cast to one side and has been damaged. It was proposed that Sustrans should be asked to replace the bench with a new one. Sandy to pursue. Chris offered to remove the memorial plaque and keep it safe until a new bench is installed.

Traffic Speed through village

Janice further noted that the speed of traffic through the village past the school continues to be 'horrendous'. Numerous traffic surveys have been done in the past which have not confirmed any problem however everyone is aware of a speeding problem on the A828 and it is felt that the presence of traffic cameras for surveys masks the problem. Sandy will contact PC Softley regarding this.

Village Notice Boards

It was noted that the notice board on Achindarroch Road has been damaged in the gale today. Becky will look into prices for new boards for 3 locations in Duror and Kentallen as all are in need of considerable repair.

Excess Water on A828 in Duror

With the recent heavy rain, a dangerous amount of water has been lying on the A828 by the MacColls' house. This has caused some cars passing through the village to aquaplane. Sandy will raise this with PC Softley.

Travellers Site in Kentallen

Jonathan raised again the matter of abandoned vans and caravans on the site in Kentallen. He has spoken to Andrew Baxter again, but proposes that further action should be taken if the matter is not resolved soon.

The meeting was closed at 8.45pm

Date of Next Meeting: The next meeting will on 10th February 2020 at 7pm.