

INVERKIP & WEMYSS BAY COMMUNITY COUNCIL

Minutes of Business Meeting Held on Thursday 1st July 2004 In the Inverkip Hotel

Present: Lynne Chambers, Cliff Lyons (treasurer), Innes Nelson (chair), Ron Potter (vice chair) & Lorraine Marshall (secretary).

Apologies: Paul Maloney

In Attendance: Cllr Forbes, Enrico Giovannacci, Roberta Sorrell, Alison Nugent, Alison Masterson, Morag Cowe, Ann Danaby & Douglas Crichton.

Innes Nelson welcomed all present. At 7.30pm the meeting was opened.

Pavilion & Development at Recreation Park: Cllr Forbes gave a brief history of the arrangement here. The pavilion had been built on ground belonging to Ardgowan Estates in the 1970's under Renfrewshire County Council. There was no written agreement or lease in place. In recent times Inverclyde Council had maintained the building to a wind & watertight condition with Inverclyde Youth for Christ (IYFC) management capacity.

Mr Giovannacci has the lease from Ardgowan for the whole area of land from Langhouse Road over to & including the football park. As he has this lease, therefore no other organisation has any rights over this area.

The current situation is that Neil Graham of Community & protective services within Inverclyde Council is arranging for a lease with Mr Giovannacci to be drawn up on a 6-month rolling basis for the pavilion. Once this is in place the previous arrangement will still be in force.

Mr Giovannacci advised that the area of land, which is currently the football pitch, is likely to be turned into a Leisure site, which he hopes to build in the future. He is in talks with Inverclyde Leisure Trust and envisages that a sports centre would be better for the whole community on this site. It would include a hall for community purposes. He advised that at all stages all parties involved would be shown plans etc before they were implemented. He also added that there would be a period of notice given before the Pavilion was demolished and it would not be demolished until a new facility was in place.

Cllr Forbes advised that the council are now aware of the problem within the village re- lack of facility and are looking into this areas requirements and dialogue regarding alternative sites, finance etc are being discussed at council level.

It was agreed by all concerned that the way forward was for Consultation to be given to all parties including IYFC, Liz Crumlish minister, all groups who utilise the pavilion, community council, Inverclyde council etc and public opinion.

IYFC enquired why the Community Council did not support the pavilion by holding meetings there. To do so would incur charges at a rate of £5.50 per hour. We currently use the Inverkip or Wemyss Bay School halls if we are hosting a large meeting for which there is no charge or the Inverkip Hotel who also do not charge for the use of their facility.

Police matters: As there are currently no community officers for this area there were no details.

A complaint had been lodged regarding the Bridge over the A78 where youths are loitering and bottles are being smashed. The police arrived within 20 minutes. It was requested that this area be flagged as an area for a regular police presence to discourage this antisocial behaviour.

Cliff Lyons advised that if a second bridge were built over the railway line from the proposed Stewart Milne Development to the station this would exacerbate such problems.

Minutes: The minutes of the previous Business Meeting held on 3rd June 2004 were approved.

Matters Arising: BUSSES: Cliff Lyons had no update on the busses but Cllr Forbes advised that he has been in conversation with Tom Devine of Scottish Executive trunk Roads. He had advised that busses stopping on the A78 at Inverkip were causing him concern. Cllr Forbes was awaiting a further reply.

INSURANCE: B Purdie has written advising that the Insurance is in place and the monies will be deducted from our grant when it is received after our books have been audited.

NOTICEBOARD: Robert Polland had advised that he knew of someone who may be willing to undertake this task of replacing the Perspex and painting the woodwork. Lorraine Marshall to chase this up.

SATELLITE DISHES AT MARINA: there had been no feedback from our letter and Hugh Ritchie was waiting to hear from Manor Kingdom.

It is felt that the Planners within Inverclyde Council should be more forceful over large developers who bend the system for their own benefits.

TELECOM MAST AT MARINA: This will be aesthetically pleasing as it is designed to look like a boat mast. It is felt that it may be distant enough from the marina development but could be a cause for concern to residents within the main street area of the village who may be closer and within the emission/radiation range. Cllr Forbes advised that Planning will not reject applications on health grounds and only objections, which have valid planning reasons such as site & design, will be given any consideration. Health grounds are however taken into consideration when these masts are not erected by schools.

FORBES PLACE MAST WEMYSS BAY: this application is on hold as an alternative site is being considered by Mono Consultants.

Secretary's Report: Lorraine Marshall many correspondences had been received and dealt with.

There is currently a document for consultation regarding Inverclyde Royal Hospital (IRH). Cllr Forbes advised that an area of this size should qualify in it's own right to have this facility although central resourcing may have to be implemented. Ross Finnie had also been adding pressure to this.

Ron Potter advised that there is no problem financing IRH and it used to be a training hospital until it was downgraded.

If this should close there would be a detrimental impact on the community, jobs, and whole economic environment within Inverclyde.

Treasurer's Report: No chequebook yet received from Bank of Scotland.

The accounts should be ready for this weekend Cliff Lyons advised that due to other pressures he had been unable to have this ready earlier.

Newsletter/website/press matters: The next newsletter is due out at the beginning of September but Lorraine Marshall thought holding off until October would give the opportunity to report on the PLI therefore the cut off for articles submission will be 10 September. Many areas had been missed when the last delivery took place. The Guides are no longer able to deliver, as the adult/child ratios are higher outside than in doors. Douglas Crichton advised that his youth group might consider this. Alternatively Lorraine has priced up using Royal Mail, which is a little extra than we are currently paying.

Planning Matters:

- Gap site at Point Place Inverkip this is between Torbeg & the platted property proposed by Ardgowan Estates.
- Teal Drive Inverkip – conservatory
- Boat Club Inverkip – clubhouse extension
- Sea View Café Wemyss Bay – kitchen upgrade
- Wemyss Bay Hotel – new entrance
- Wemyss Bay Hotel – function suite demolition
- Rannoch Road Wemyss Bay – conservatory
- Mount Stewart Drive Wemyss Bay – fencing and decking
- South Lodge Wemyss Bay – 4 flats

Persimmon Homes 18& 15 Teal drive Inverkip – conservatories
5 Houses at Bogside Farm Inverkip have been approved and at least
half of the old barn is to be demolished

Date & Time of Next Meeting: 5th August 2004 at 7.30pm in the Inverkip Hotel.

Other Business: FENCING AT PRIMROSE – the post & wire fencing erected along the railway is falling down and network rail are now upgrading this as part of their safety order.
RIGHT OF WAY AT HILL COTTAGE - Walkers had recently been sent solicitors letters regarding the use of this. Until the alternative right of way is finished satisfactorily this may still be walked. Cllr Forbes is looking into this and should have an update by next time.
SPEY ROAD INVERKIP - the grass had been cut. We are to write to Inverclyde Council to request that Inverkip & Wemyss Bay no longer be treated as rural areas, surely the population growth in this area warrants civic grass cutting as in Port Glasgow, Greenock & Gourrock.
CONSTITUTION – as time is against us yet again it was agreed to hold a separate meeting on 8/7/04 to discuss this.

Lynne Chambers proposed Hugh Ritchie to become a member of the Community Council
Ron Potter seconded this. Hugh was welcomed as a member.

We are to hold our September meeting in Wemyss Bay Primary School – Lorraine Marshall to arrange this.

It is thought that the outcome of the PLI will generate enough interest to hold a public meeting in Inverkip Primary, sometime in October.

There being no other business the meeting was closed at 9.55pm.