

DUNADD COMMUNITY COUNCIL

Minutes of the meeting of Dunadd Community Council held on Wednesday 29th November 2023 at 19.00 in Kilmartin Museum

Present- George Stewart (GS) (Chair), Hazel Fuller (HF), Jim Malcolm (JM), Willie Beattie (WB), David Smart (DS), Sue MacLean (SM), Jo Cole (JC)

In attendance: Jan Brown (JB) (representing A&B Council), Sharon Webb (representing Kilmartin Museum) (SW), Louise MacPhail (LM), Alan Marshall, Cath Marshall, Charles Gorrie, Catriona Gorrie, Julie Stewart, Grace MacLeod, P. Batty, D, Batty

AGENDA

1. Apologies

Sue Creech, Di Roberts and Councillor Dougie Philand

2. Recent weather, collate questions and next steps

GS thanked everyone for attending the meeting and opened the floor for questions and comments following the recent flooding.

The details of the questions and comments sent can be found at the end of the minutes.

DCC have asked for timescales for responses and requested that 6 weeks is the maximum.

HF will keep everyone updated.

3. Declarations of Interest

DS advised his wife is currently working at the museum.

JM advised he volunteers at the museum.

JC and DS both declared an interest in the micro grants they have requested.

4. Minutes of previous meeting

Minutes signed off as an accurate representation – JC proposed – JM seconded

HF has produced a working document of updates which can be found at the end of the minutes. This will be updated ahead of each meeting.

Point 2 of the updates – the police have advised that the traffic wardens can take action if a coach is using the bus stop for waiting but Mid Argyll currently does not have a warden. Councill DP is taking this forward in the budget meeting in February.

HF to request that there are signs on the road of the bus stop and ask could a local resident volunteer and become a traffic warden?

5. Matters arising from the minutes: 7.50-8.00

5.1 Traffic problems

HF advised that there is no update however has shared on DCC Facebook page the traffic updates that are produced weekly from the Council. A discussion took place around the fact that we are unable to have certain areas of Dunadd a 20MPH limit but other areas of the country e.g. Dunblane, Scottish borders and Yorkshire all have areas that are 20MPH.. **HF to ask what is the difference between an advisory or a compulsory 20 mph limit**

A conversations took place around speed of lorries on the Kilmichael road after the school.

6. Reports: 8.00-8.15

6.1 Police Report

No police presence. August and September, 204 calls with 32 crimes being recorded. October saw 127 calls for our area (LB42) with 15 being crimes. Nothing specific for Dunadd in the report.

6.2 Treasurer's Report

GS read out report as treasurer sent apologies.

General acct- £3798.68. Still includes £1217.62 for Kilmichael defib. So true balance is £2581.17

Micro Grant acct - £2733.30. We have received £2500 from Foundation Scotland as requested.

Innogy acct - £3643,90 having paid out £2354.36 as requested by Ford Village Hall.

Since the accounts were sent, a further invoice for £180 was received for the first aid training on the 25th November and there are some electricity costs to come off the defib balance.

HF advised that the first aid training on Saturday was a success and 15 people were taken through the training. It was very cold and Andy Craven has offered to do another session in January free of charge. HF looking into possible venues. **HF to post the date to Facebook once confirmed.**

JC asked if people from Ford and other areas could attend – **HF will ask the question and advised may do a booking system for the session but will keep everyone posted.**

6.3 Planning Report

HF advised the only planning application is [23/02182/FDP | Long Term Forest Plan | Kirnan Estate Kilmichael Glen Argyll And Bute \(argyll-bute.gov.uk\)](#)

The public are able to make comment until the 1st December.

HF has asked if there is any felling taking place.

6.4 Kilmartin Quarry extension

No update – carried forward to the next meeting

7. Updates: 8.15-8.40

7.1 Kilmartin Museum (including 6 monthly engagement meetings)

Sharon Webb gave the update. Since the museum opened in September, there have been lots of visitors. The museum has received nice feedback and held a community event where residents of the village were invited to come and look around. There was a 2 week excavation at Carnasserie farm with lots of people in attendance.

There have been some snagging issues. The biggest issue they have experienced is the landslide. This has been devastating for visitor numbers and income. There are 3 staff members living on the other side of the landslide. The museum project will finish around March/ April next year.

Grace MacLeod, the chair of the trustees was present, thanked the team and said they had done extremely well given what has happened with the landslide.

The café operator is in the process of completing.

The museum still have an open vacancy for an operations manager.

7.2 DCE community plan presentation (recycling signage)

DS presented the Dunadd Community plan and explained that this is a draft.

DS advised DCE was set up following a huge public consultation, the group was formed in 2018 and is currently finding its way around what it can do and manage however are short of resource – the only way DCE can currently operate is to get funding for a development worker. A questionnaire was done in 2022 with plans for a further questionnaire and community consultations planned for 2024.

DS stated if we are going to do anything need to have something to do. The plan illustrates this and if the community agrees, DCE can apply for funding for a development worker to deliver these elements of the plan.

DCE desperately need 2 more directors or potential to fold as cannot be quorate. The AGM will be in January.

Some of the plans include, tourism, enterprise, community cohesion, tourism, working with local landowners and stakeholders to improve the Dalriada footpath.

It was stated that AITC have recently done an audit on the Dalriada footpath.

8. Correspondence 8.40-8.50

8.1 C38 update

HF advised the horse signs have not been installed and has escalated this with the roads team.

8.2 Dalriada Footpath –

HF received a call from Forestry and Land Scotland regarding the state of some elements of the path. **HF, DS and SW to have a conversation re next steps.**

8.3 Funding requests

Scouts £250 to help pay for the planning application for change of use for the barn they have purchased – Uilleann.

Ford requested £75 to buy Christmas lights

JM proposed and SM seconded both applications – both approved

HF will email DR to arrange payment.

8.4 Update on Foundation Scotland - Ventient Energy A 'Cruach Wind Farm Community Benefit Fund

SM advised that she sits as the Dunadd Community Council representative on the panel for the area. In addition to the two grants for constituted bodies one, for up to £25000 and one for over £25000, there is now a small grant award – of up to £5.000 for which the application process is more straightforward.

The Multiyear Flexible Funding Grant means you can apply for a 3 year grant up to £30k and it can cover core costs.

Being piloted just now are a Crisis Fund in partnership with the Citizens Advice Bureau and a Youth Micro Grant to try and encourage youngsters to do things for the community – initially this will be done through MAYDS and the Scouts.

Further details can be found here [Ventient Energy A'Chruach Wind Farm Community Fund | Foundation Scotland](#). Please note the crisis fund and youth micro grant are still being developed and are not currently on the website.

9. Public questions 8.50-8.55

None

10. AOCB 8.55-9.00

None

11. Date of Next Meeting – **31st January 2024 to be held online**

Copy of details sent to Argyll and Bute Council – Tuesday 5th December –

DUNADD COMMUNITY COUNCIL

Tuesday 5th December 2023

Following our meeting on the 29th November 2023 and questions emailed/ messaged to our secretary by those who were unable to attend the meeting, the following questions, comments and concerns have been captured.

Residents reported that this is the worst flooding they have ever seen since in the area which caused devastation. It created significant impacts including flooding to homes and loss of stock and crops.

The biggest concerns of residents is to understand why it happened and what measures will be put in place to ensure it doesn't happen again – with climate change and rising sea levels it is possible that this could happen again.

It was noted that the area experienced flooding 3 years ago but not to the same extent.

What happened – comments from respondents

“There was a poor emergency response – no one came out to check on residents or help clear up.”

“The communication was extremely poor.”

“No one from A&B knew about the flooding for 5 days.”

“The speed that the water came down was not run off and more a surge.”

“This was not a natural occurrence.”

“The water got to its highest point at high tide.” “There was so much water in came uphill into Rhudle.”

Residents report that the water “rose by two feet in a 15 minute period. The total rise in water level was approximately 10.5 to 15 feet.”

“The damage that has been done to people's houses etc was not done by overflow water, the speed was horrific and there were people trapped in their homes as the water surrounded them.”

“There were families left without mains water for weeks after the flooding.”

“At 9.29am I checked my cows, 40 mins later there was tidal wave- water was coming up the hill – devastation – that’s not over spill.”

“I was nearly swept away – I had to hold on to my decking otherwise I would have been swept away.”

“2.1 m high tide that day – one of the lowest– residents also report seeing the river change levels when there is no rain.”

“Kirnan burn came up higher than it had ever done – 30 years lived there – never seen this before – 70 years before.”

There was a meeting with Jenni Minto on the 27th October and a further meeting has been arranged for the 15th December 2023. There has been a Facebook page set up for people who have been impacted by the flooding and some residents have provided DCC with information which will be sent along with these questions. Residents have submitted Freedom of Information requests and have been speaking to SSE, SEPA and other agencies.

Residents have reported they are receiving conflicting information about which rivers feed into the Add and what should be done to ensure that the water remains at a steady level. (Please see documents 1-3 attached) and also the following legislation.

[Reservoirs \(Scotland\) Act 2011 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2011/12/section-1)

The River Add catchment area covers 121 square kilometres draining land stretching beyond Crarae and out past Ford. There is huge concern from the residents that the dam was not opened. The residents state they have been advised that the dam is meant to be slightly opened every Thursday at low tide, in order to keep the River Add at a steady level. Residents report that this is not always being done, in the warm weather the river got so low, it nearly dried out. The water should have been released to the dam earlier. Residents report the dam is not being monitored.

Document 4 attached is the response that Councillor Jan Brown received from SSE regarding the Dams.

Losses

There has been thousands of pounds worth of damage done to houses, outbuildings, fields and unfortunately some livestock were killed.

There are residents with ongoing insurance disputes and disputes around council tax rebates.

Residents report that many have had flood surveys done previously and their homes were not considered a flood risk.

Homes and outbuildings were completely flooded out, land destroyed, cattle lost. Some families are currently unable to live in their homes and one family is living in a caravan.

Some residents have their contents outside the house or in skips.

There are ongoing discussions with insurance companies and businesses losing money daily. There are concerns that this could affect home insurance going forward, the ability for people to sell their homes and if people are able to get insurance in the future/renewal.

Questions

1. Council Representation at Meeting and Site Visit:

- Will a representative from the Council attend the meeting scheduled for December 15th with Jenni Minto and other stakeholders?
- Is there a plan for a Council representative to visit the affected areas, engage with residents, or schedule meetings for direct communication?

2. Preventative Measures and Lessons Learned:

- What measures are the Council implementing to prevent a recurrence of the recent flooding?
- Will a comprehensive lessons-learned analysis be conducted, and will the findings be shared with the public?
- Who in the Council is managing this project? Is the tactical team involved?
- How are the local authority and other agencies assessing future risk of flooding to Kilmichael, whilst also maintaining land and services, dams etc that contribute to or prevent flooding including the effect of tide on river flow and flooding?
- Will the affected areas be assessed for being a Particularly Vulnerable Area?
- What are the council going to do differently –what have they learned and how are they going to warn us – are there any man-made things that have caused the Glens to be flooded as it happened in such a short time?
- If there is a build-up of materials what is the time limit for the council to come and remove the debris – what is in the risk assessments and need to have reassurance that this will be done?
- There has got to be a plan if this is going to happen again – what is the relationship between the emergency services and work locally – how do the locals plan for the next local event – what equipment, training etc can be provided by the council?

- Who do we contact if this happens again? There should be a flier through the doors for residents to let them know what to do and who to contact. Many residents experience issues with WIFI and mobile signal. A lot of the councils reporting systems are online forms so it would be helpful to have a number.

3. Regulations, Relationships and Rules:

- What is the Council's involvement in dam regulations and rules?
- What involvement does the Council have with dam regulations and rules and any other organisations involved in the operation of the dam eg SEPA, SSE etc. Are there regular meetings that take place or processes in place? What contingency is in place to ensure that the DAM is opened weekly or what is the process?
- The river Add is not a flood monitored river – there is no gauge. Is there an alert for the river and why is it not a monitored river?
- There are various council and national policies etc covering flooding -Argyll and Bute Council Flood Risk Management Policy, SEPA Flood Risk Management Plan, Highland and Argyll Local Plan District, Natural Scotland Scottish Executive Flood Prevention Schemes Guidance for Local Authorities, Argyll and Bute Civil Contingencies Unit, Flood Risk Management (Scotland) Act 2009. These detail responsibilities for Local Authorities, SEPA, Forestry Commission, Scottish Water etc in planning, preparing, preventing and responding to floods. Could we ask for clarity with regards to each of these for Kilmichael and the affected areas?
- SEPA and Scottish Natural Heritage – what relationship does the council have with these agencies and forestry land Scotland?
- Will the impacted areas now be classed as a floodplain?

4. Response to Flood Warnings:

- What is the Council's current response to flood warnings, particularly Amber and Red alerts?
- Can the timing discrepancy between Aberdeen's Red warning and our Yellow warning be explained?
- The whole of Argyll and Bute had a yellow warning, but Campbeltown and Islay for example were not impacted – can this be looked at in the future to show exactly what areas within A&B are going to be impacted?
- Sandbags-it is understood that residents are unable to access these from the Council – why?
- What is the Council's expectation for the Community Councils for flood prevention?

- What is the communication with landowners – there are trees in places that have never been there before – road up to Kilbride was lifted – parts of tar coming down the road?
5. River Monitoring and Infrastructure Assessment:
- Why is the river Add not monitored for flooding?
 - Are bridges and roads being assessed post-flooding, and what plans are in place for the maintenance and repair of Kilmichael Bridge?
 - Can the bridge be removed if it is holding back the water? What is the maintenance and repair plan for Kilmichael Bridge and how does it prevent and contribute to flooding and what action or consideration need to be taken into account?
 - A significant element of the pooling of deep water in the middle section of the Glen comes from overflowing hill streams which arise in the hill behind Fernoch and which end up forming a river, flowing down the main road to form a deep pool at lower level. Is there any way of improving road drainage there, so that the water is channelling away effectively?
 - Why has Kilmichael not been considered as a potentially vulnerable area?
6. Emergency Access and Contingency Planning:
- What emergency arrangements can be set in place to enable an ambulance or other emergency vehicles to access the Glen, should a recurrence of the extreme issues of 7th October occur, when residents of the Glen were completely cut off, with vehicles unable to enter the Glen from either Bridgend or from the route via Kilmartin. For example, are there routes via Forestry land which would enable an ambulance to reach the north of the Glen? Obviously, an air ambulance probably isn't an option if fields are completely flooded?
7. Funding
- What Scottish Government Funding will be provided to Argyll and Bute Council for flood prevention measures and what will these measures be for the affected areas.
 - What funding is available for impacted families? It was noted that residents feel any funding available should not be means tested.

END OF DOCUMENT – UPDATES ON NEXT PAGE

Action update from 27TH September meeting

1. DP is waiting for an update from the roads team at the Council regarding the hedge that looks onto the footpath

Awaiting update

2. It was noted that this week there have been coaches blocking the road accessing the museum and also parking in the bus stop. HF to speak to police and DP to check what the legal stance is on parking in bus stops and also who owns that land.

Update sent separately

3. It was suggested that DCC speak to the landowner of the car park to see next steps

Carried forward to next meeting – can someone send me his details please?

4. HF to find out when the next landowners meeting will be

Email sent awaiting update

5. RM to find out if there is anything on the website re parking for coaches

Sent as response to update 2

6. HF to send email to DP re shoppers survey

Email sent – received first draft of survey – sent to Jo and Di for feedback. Feedback sent back.

7. Speeding initiative – HF has received an update advising resource is an issue but officers have been asked to carry out checks in Kilmartin. HF to check that the checks are being done on the straight near the B&B.

Email sent, response – unable to have the speed gun there as the speed gun can only be utilised in speed limits up to 40 mph and on a straight road so that we can be visible to motorists, but in any case not in limits exceeding 40mph. The section of the straight heading out of Kilmartin doesn't give us that opportunity as the first available and acceptable pull in would be just inside the 60mph area.

8. A discussion took place regarding next steps. HF will look at when the next Mid Argyll meeting is. DP will speak to roads team to chase responses.

Meeting held 1st November, HF sent email – minutes of meeting can be found here - [Agenda for Mid Argyll, Kintyre and the Islands Area Community Planning Group on Wednesday, 1 November 2023, 10:30 am - Argyll and Bute Council \(argyll-bute.gov.uk\)](#)

9. HF to check with DS that the defib signs are up and organise the training.

DS has signs – training organised for 25th November 10am to 1pm at DS house – Ivy Cottage Kilmichael

10. A vote took place and it was agreed that DCC would object to the planning application (Church in Kilmichael.) HF will submit the response tomorrow.

Objection sent – details of objection can be found at the end of the minutes from 27th September or on the planning website.

11. Question asked about the community room – this can only be used when the museum is open due to having to have staff available – RM will take the question away and also find out what this would cost

Update - Re community room – we are seeking costs for an additional door to provide added security which we would hope would satisfy our artefact lenders via the National Museums Security Advisor. Combined this with trained and trusted users, this should enable access to the room for members of the community. We do need to get approval for this plan from our lenders and the NMSA, but we'll keep you posted.

12. DB advised that Community plan is being worked on

DS will be presenting this at the next meeting (29th November)

13. Review of email and internet agreement that DCE have. Product has gone up in price – DB will share this shortly

Ongoing

14. HF will make contact with the representative for Mid Argyll (Timber transport group re the C38.)

Email sent awaiting feedback