

CARSPHAIRN COMMUNITY COUNCIL

Minute of meeting held 25th March 2013 in Lagwyne Hall at 7.00pm.

Present	Elected members	Co-opted members
	Andrew Metcalf (Chair) Liz Holmes (Vice Chair & minutes) Tony Challis Sylvia Sinclair	Simon Holmes
In attendance	George Prentice (Part) Jean Cowley Steve Cowley Darren Challis David McMillan Ruth Williams Karen Hall DM Milligan Fiona Milligan (Infinergy) Callum Patterson [Smith Gore land agents]	
Apologies	Matt Hickman Maggie Philips Alex Macrae Robin Ade	

1. Welcome and apologies

The Chair welcomed all to the meeting. Apologies were received as above.

2. Declarations of interest

None.

3. Minutes of general meeting 28th February 2013

The minutes were approved subject to the following amendments:

Clarification regarding amendment to item 8 of the minutes of the January meeting:

This referred to a Dumfries & Galloway Council meeting.

Proposed: TC

Seconded: AM

4. Treasurer's Report

Treasurer not present.

CCC has received the administrative grant from DGC totalling £460.50.

There is approx £4,000 currently in CCC's bank account with around £2,000 non-committed.

5. Police Report

Police representative not present.

6. D &G Councillor

Nothing of note to report.

7. Community Development Plan

Pub, Salutation, Paid development worker

It was generally agreed that CCC need a development officer to take projects forward such as the pub, the Salutation and affordable housing. LH reported that Creetown Initiative led by Andrew Ward is in talks with both Moniaive and Auchencairn CCs to identify and train suitable individuals as community development officers. AM reported that Ian Howie of SCVS is interested in getting involved. He also said that Ian Howie had estimated that a figure of around £150,000 would be required to renovate the pub. TC suggested approaching a few consultancy companies asking what they could offer, their timescales and costs after giving an outline specification: pub, social housing, industrial units etc. The 2011 survey of Carsphairn community's needs and priorities is to be located by TC who will contact David Whyte to help identify suitable projects.

CP made a number of suggestions: the possibility of employing a land agent, the installation of a woodchip central heating system in the Salutation and forming a community woodland group which would provide a part-time managerial job. He said there was lots of potential in the area to bring in tourists and to create jobs such as the book town and Galloway Dark Sky initiative. Smith Gore could be consulted. The development officer post could be for two days a week. Grants are available for such projects.

SS stated that CREFL would be willing to fund such a two day a week post.

It was suggested that should the Salutation be taken up as a project it could have a few combined uses such as housing the shop and flats.

It was decided that CC councillors would draw up a shortlist of potential projects and then put these forward at a public meeting for the community to decide..

FM will email CC councillors a Community Planning Toolkit developed in the Highlands which provides guidance, suggested workshops and other ways forward regarding community development projects.

Smallholdings Policy

GP stated that DGC were tidying up the 'rules' as this policy had been abused.

DC asked if it were possible to follow more closely the original smallholdings policy section 75 and why GP had not mentioned the change in the policy to CCC as GP had known about this for several months and yet did not volunteer the information.

SS agreed that information on the changes were not readily available with nothing in the papers and no newspaper advertising so that no-one was aware of any changes.

DC had searched on the DGC website but had found nothing to say that section 75 was being removed. FM suggested DGC be contacted to tell them they need to keep CCC informed of any policy updates. LH said that Jamie Dent had 'spotted' the policy change by chance and that MH had written to DGC objecting to the changes on behalf of CCC. SH stated that virtually all the designated land still deemed suitable for housing under the revised policy in the Carsphairn area was high mountainous ground that was totally unsuitable for any housing development.

8 Letter from CREFL

The letter stating that CREFL are looking to CCC to come up with projects and how to spend Windfarm community benefits was generally approved. SS said that CREFL existed not to lead projects but to allocate funds to projects meeting their criteria.

9 Umbrella Group

AM had proposed by email the creation of an umbrella group to govern and to co-ordinate the communities' assets such as the shop, CREFL and the garden as he felt CCC was little more than a sub-committee of DGC. LH said that CCC was 'rubber stamped' by DGC and therefore ultimately by the Scottish government and therefore had legitimacy and, at least in theory, a degree of authority. It's purpose is to represent the community's interests at a grass roots level.

A general discussion took place on what happens to CCC's assets. SS reported that this information is in the constitution. SS gave a brief resume of how the shop was purchased and formed into a company limited by guarantee. CREFL is also a company limited by guarantee, in whose articles and memorandum the company can buy, own and let out property to generate income for the community. AM asked if anyone could attend meetings and felt it was difficult to get information about CREFL. SS replied that the general public could not attend meetings but that there was an annual meeting which the public were welcome to attend. She also said that in the case of Windy Standard windfarm benefit, directions were given on how the money could be spent. CREFL was not set up to deal with the types of sums of money, such as half a million pounds, potentially coming to the community through windfarm benefit funding. SH said that this was a sound reason for a strategic plan in progressing a community development plan and locating a development officer. RW suggested that some of the windfarm benefit money could be used to give a grant to all in the community to help with their electricity costs.

10. Community garden

Being progressed

11. Welcome Leaflet

Deferred to next meeting

12. Planning applications

Nothing of note

13. Correspondence

A list of the correspondence received since the last meeting has been circulated. TC – the CCC Constitution has now been ratified.

The First Responders have disbanded owing to difficulties in getting insurance for private cars. The meeting unanimously thanked them for their efforts over many years. TC will contact the Red Cross to suggest they run a first aid course in Carsphairn. LH stated there is a Red Cross group in Castle Douglas that runs such courses.

TC

14. AOB

Minutes Secretary – Jane Metcalf is to be thanked for taking the minutes for the January and February meetings. She has raised an invoice for this work which CCC

will pay.

Proposed: TC

Seconded: SH

Vattenfall Community benefit meeting – a meeting to be held in Lagwyne Hall at 7pm 26 March. The Vattenfall exhibition is in the hall on 26 March 2pm to 8pm.

Filming Carsphairn Show – DM reported that BBC Alba will be filming some of the sheepdog trials at the Carsphairn show on 1st June.

Pub – CP gave an update on the latest developments: the pub will be purchased by a local landowner in two weeks at a price of £37,000. The property is almost watertight but there is a damp problem. CCC have six months in which to decide whether the community wish to purchase the pub. If no decision has been reached within that time, it is likely the pub will be converted into two houses.

Heritage Centre – this will be open at weekends only from the Easter weekend and then six days a week from June.

**Meeting closed at 21.05 hrs
Date of next meeting 29th April 2013**

Chairman _____

Date_____