

DALRY COMMUNITY DEVELOPMENT HUB

Notes of the Public Meeting held on Monday 30th March 2015

Residents of Dalry had been invited to attend the 3rd public meeting of Dalry Community Development Hub held at the Turf Inn Meeting Room at 7.00pm on 30th March 2015. There were 18 people present. The Chairman for the meeting was James McCosh.

1. Welcome, introductions and apologies for absence

The Chairman, James McCosh welcomed everyone to the meeting.

2. Apologies for absence

Anne Bell, Caroline Borwick, Luke Borwick and Elise Quick.

3. Minutes of public meeting held on 1st October 2014

These were accepted as an accurate record and signed by the Chairman. Proposed by Hamish Harkness, seconded by Heather Grossart.

4. Matters arising

There were no matters arising.

5. Community Development Hub – update on development of the Hub

James McCosh updated those present re the following:

- Dalry Community Development Hub (DCDH) is now fully and officially constituted and registered with OSCR the Scottish Charities Regulatory Body.
- That DCDH has a bank account, a web site and a Facebook community page all with the intention of being representative of the community of Dalry.
- DCDH, in this regard, is anxious to meet with and coordinate with any other organisation within the Community for the benefit of Dalry.
- That a number of projects have been identified for the Hub to tackle and the purpose of this meeting was to bring people up to date with progress.

6. Update on current activities

6.1 Lynn Glen Walk repair and maintenance

James McCosh reported that action had been taken to improve the state of Lynn Glen footpath because it had deteriorated badly since its creation and now was in need of considerable repair. Last year, Hub members had carried out some clearing of the paths removing overgrown vegetation. This had been a considerable improvement but there was still much repair needed including drainage and the import of suitable material to improve the paths.

He acknowledged the help of Audrey Hillis and Louise Kirk, Access Officer, in sourcing funding to enable a complete survey of the path to be undertaken prior to carrying out the necessary works.

It had been shared previously that the land owners of the Glen had given their approval to the repairs and keeping them informed would be a ongoing part of the process.

He also expressed thanks on behalf of DCDH to Audrey and Louise for arranging for Hub members to attend two relevant and interesting presentations on path construction/maintenance and drystane dyking.

It is hoped that further improvement can be confirmed by the next public meeting which will be held in the autumn.

At this point, the youth workers involved with the young people's sub group, Liz, Matt and Amy were introduced as they may have input into the Lynn Glen path restoration.

6.2 Dalry Railway Station improvements to planting and shrubs

Hilary Storm introduced members of Dalry Station Volunteer gardening group who were present and shared some 'before' and 'after' photos. Work is ongoing with an average of four volunteers visiting the station most weeks on a Friday morning for a couple of hours.

Two very active members, Anthony Hume, a founder member of the group, and Anne Bell, were not present (AH joined the meeting later), Fiona Middler, who had recently joined the group gave further details. Spring bulbs are now flowering in profusion and a train planter had been supplied by Scotrail (now Abellio). It was planned to involve a local pre-school nursery group to plan it up. Luke Borwick had offered the assistance of a tractor/trailer to collect the mountain of debris from shrubs and trees cut back.

Anne Bell and Hilary had recently been invited to a lunch gathering in Glasgow of all volunteer station gardeners in Scotland with a guest speaker from Britain in Bloom.

The Chairman gave thanks to the sub group for all that the voluntary work done to improve Dalry Station.

7. Boundary issues affecting Dalry in relation to North Ayrshire plans for boundary changes

Alastair Adamson gave a presentation, illustrated by maps, concerning the current situation regarding boundaries in relation to Dalry.

Copies of which are available with these minutes.

There was a need to ensure that DCDH will tackle the challenge of ensuring that the voice of Dalry would be fairly represented within the new processes.

ACTION: DCDH Trustees

8. Community Benefits update relevant to Dalry, i.e. funding which should have been secured from windfarm companies since 2006.

Alastair Adamson gave a comprehensive insight into the situation regarding

Community Benefits, this illustrated by Power-point notes, copies of which are available with these minutes.

A meeting had been agreed to take place on 1 April between James McCosh and Mr Wood, the owner of CWPL. But this was cancelled at the last minute as Mr Wood had another engagement. A further date will be sought.

ACTION: James McCosh

Meanwhile, DCDH will continue to work towards having meaningful engagement with any other Dalry organisation and councillors wishing to pursue the securing of appropriate benefits for Dalry and will engage with NAC to establish what their future involvement with Community Benefits will be.

ACTION: James McCosh with support from DCDH Trustees

Discussion followed and many points were raised by various people:

- The amount of funding given out by CWPL from the Dalry Community Wind Farm(Wardlaw Wood) appears to have halved and history does not substantiate this.
- There is, in fact, no clear picture of what funds have been released and the amount promised also shifts. Reference Mr Fryer and the Community Council meeting when community benefit expectations of £5.555K / MW installed from the Millour Hill Wind Farm were changed to nothing just after the February 2014 DCC meeting, and then revised to an index linked £5K / MW installed a few weeks later. In the same timeframe the Dalry Community Wind Farm (Wardlaw Wood) community benefit of £4.747K / MW was changed to £2.5K / MW installed.
- Dalry Parish Boundary Trust (DPBT) has been set up as a charity, by Robert Barr acting as an individual in co-operation with CWPL, to receive all generated benefits from Millour Hill for the benefit of Dalry. DPBT will disburse the anticipated Community Benefits from this wind farm of £125K per year.
- DPBT was reported to have told people to send applications for Community Benefits to the PA of Rod Wood (CWPL).
- CWPL set up Millour Hill wind farm as a separate company to Dalry Community Wind Farm (Wardlaw Wood) which also adds to the complicated business and associated community benefit arrangements.
- It was noted that community benefits are voluntary unless there is a legal contract between the wind farm developer and the body representing the Host community.
Re the NAC new community planning boundaries, there was the view that protocol re community consultation not followed.
- What had misled the people of Dalry was the funding promised, £100K + a further £90k if planning approval was secured for the Millour Hill two turbine extension, to renovate the Scout Hall has yet to materialise.
- £100K is now reported as being promised to The Blair Guides, though this has yet to be substantiated.
- It would appear that since its commissioning in 2012, the community benefits of £5.555K / MW installed, promised from the Millour Hill Wind Farm, are as yet only promissory notes. This means that £300K has still to be disbursed from

this fund.

- Expectations for Community Benefit Funding from Dalry Community Wind Farm (Wardlaw Wood) should have been about £85K per annum since the 2006 commissioning of the development. From 2006 to July 2014 a total of £678K has been reported by BeGreen as community benefits distributed to the Host community.
- Alastair Adamson indicated that the community benefits from the Kelburn Wind Farm were currently “ring fenced” to only benefit the communities of Fairlie, Largs and Cumbrae. This was due to currently defined “Community Council Boundary” definitions. If the proposed replacement boundary definitions being considered as part of the Neighbourhood Planning initiative could be influenced to reflect alignment with current Post Code and Civil Parish boundaries the changes would mean 12 of 14 turbines will be in Garnock Valley. The Kelburn Wind Farm developer (RES) has already committed to change the list of beneficiaries if the new Neighbourhood Boundaries result in 12 of the 14 turbines being located within the Garnock Valley.
- Alastair Adamson raised his concern about NAC using S75 obligations to secure community benefits from companies applying for planning approval of onshore renewables. DCDH agreed to contact NAC regarding this issue.
- Reference was made to the example of Landfill funding, where West Kilbride & Largs have successfully sought a significant % of the funds available from this source, but Dalry has only been allocated a very small %, because few local groups have taken the initiative with this opportunity. The lesson being that communities with people who can enable the process of securing fundraising get, and those with no process do not get heard.
- Philip Quick enquired whether Community Benefits were a material planning consideration. In response, Anthony Hume replied that S75 obligations under the Town and Country Planning (Scotland) Act 1997 are not intended to be used for non-planning matters such as the regulation of community benefit funds. Furthermore, the offer of community benefit funding by a prospective developer is not a material planning consideration, and should have no bearing on the local authority’s assessment of an application for planning permission.
- It was Alastair's view that Dalry had yet to receive a significant amount of Community benefit funding that CWPL had accrued since 2006, and stated that he would be disappointed if Dalry did not manage to retrospectively secure this funding. If this could finally be resolved, then the wind farm companies could be looked upon as good neighbours.

9. The Ayrshire 21 Dalry Action Plan

Audrey Hillis, Community Development Officer for North Ayrshire presented a summary of the Dalry 21 Action Plan (this part of an Ayrshire wide EU funded initiative to engage with local communities which forms a section of Leader Funding). 240 people had been consulted in Dalry in 2013 as part of this exercise.

The common views about Dalry were that people like Dalry for it’s:

- Good schools
- Good Public park
- Good community spirit

People had expressed their dislike for Dalry's:

- Litter
- Traffic
- Overgrown rural paths
- Lack of activities for children and young people, there was not much for them to do

A couple of sub groups (youth and footpaths) had been set up by the Hub to address some of the issues in Agenda 21.

9.1 Youth Activity Sub Group

This group includes Audrey Hillis, two community workers, Lynne and Matt and DCDH trustees Sheena Woodside and Steph Ross.

Their actions have included survey work with young people to look at what developments for young people are needed in Dalry.

In addition, the mobile skate park & youth centre had been to the timber houses estate (West Kilbride Road).

Next steps are that in April, activities are being put on for young people at Dalry Trinity Church Hall.

Dalry youth representatives will travel with Lynne and Matt to visit Ardrossan YC and Kilwinning Plays (income generating + grants).

A report on the outcome of the survey and recommendations for provision for younger people in Dalry will be published end of this year.

Audrey stressed that all these activities are part of the necessary process to get any funding coming in to develop facilities/services for young people.

She also mentioned the potential for Ayrshire Leader – rural funding (EU) and that, Maybe Big Lottery could be approached for an options appraisal grant for £10K.

ACTION: Audrey Hillis

James McCosh thanked Audrey for all her work and support with this important issue within the DCDH plan for Dalry.

The following projects were mentioned as successful for young people:

- Arran, youth project started five years ago – now thriving with sports, film club and other activities.
- Dalry Sports also putting together an application – need understand what they are doing.

On the issue of youth projects for Dalry questions and issues raised included:

- Could the Blair Guides proposed building that will accommodate 70 people be suitable for use by other Dalry youth organisations?
- Youth worker Gary will talk to people running sports activities to understand the possibilities for working together to improve the situation. Sheena Woodside said that Alan McGinley of the Sports Club will be contacting the Hub to arrange to meet and discuss.
- The point was made about the need for organisations to 'join up' in relation to

young people's projects and that the potential for using the 22 Sharon Street site should be explored.

- Also the area of tennis courts in Dalry Park – if joined up working with Dalry Sports Club, could be utilised.
- West Kilbride Road was seen as too far for many kids, also territorial. N.B. the temporary skate park has been there.
- Issue re parking for activity bus down at Dalry Public Park.
- Reference was made to catching water or sorting the roof of Roseardan and the need to invest funds in Dalry to provide facilities that people can use.
- There are people who don't then come even to arranged events! So there is a need to get out and ask people why they do not turn up.
- Jim Hair offered the view that there is plenty to do if you get out and do it.

9.2 Further input regarding location of Youth Facilities in Dalry

- Kilbirnie has an impressive purpose built venue. Premises for Dalry are seen as a big issue, may need to have a centre with other groups besides youth.
- It was noted that Arran started in a small way. The idea of a porta-kabin was raised.
- Whatever happens, persistence and engagement would be needed to achieve good facilities for young people.
- Dalry Churches have space but the Church can be off putting to teens which is a shame as it's a fantastic venue.
- Anthony Hume drew attention to Dalry Community Centre which is used constantly by a variety of groups. In his view, the space at the back of the building could be extended and suggested the Hub consider building there.
- Mary Gemmell added that a request had been made to NAC to extend or convert the squash court. This would have cost £70K and discussions had been held with CWPL but NAC owned the building and CWPL had promised funds to Dalry Scout group.
- Alastair Adamson's view was that funding was short in Dalry and cited the investment by NAC in refurbishing of the Magnum Centre and reception at Cunninghame Hall.
- 22 Sharon Street, the old Dalry Primary School site, was noted as having good potential for development for the benefit of Dalry, especially for young people.

10. Future plans including 'Brightening up of Dalry Town Centre.

11.1 Removal of trees from Dalry Cross

Concern was expressed by Sheena Woodside and Anthony Hume that that trees been moved from Dalry Cross and had asked Councillor Robert Barr to take it up, This had not yet been resolved. It had been observed that the trees had not been unpacked from their root balls which prevented them from being properly planted. They had been part of the Town Centre improvements. In addition, two of the bollards had been removed from the same area, yet they had been put there to protect the public events space at the Cross. Instead the area was now invaded by cars improperly parked.

Furthermore, electric sockets that were installed at the base of the trees for the purpose of Christmas lighting were flooded and did not work.

It was recommended that DCDH write to Elma Murray, CEO, NAC re the bollards and trees that had been taken out.

ACTION: James McCosh

10.2 Fly tipping along the banks of Putyan Burn

This is an ongoing problem not yet resolved.

Councillors need back up on getting improvements made.

It was recommended that DCDH write to Elma Murray, NAC CEO re this also.

ACTION: James McCosh

10.3 Ayrshire Leader Fund

Audrey Hillis mentioned that good projects are being sought by Ayrshire Leader and that Dalry has not yet benefitted from this fund.

11. Financial Report.

DCDH Treasurer, Sheena Woodside gave a brief report on the situation so far.

Income

December 2014, NAC start up grant for DCDH £2,000

Award to Dalry for good practice visits and consultation for youth community event,

which will include room hire and disco £1,958

Balance in the bank £3,958

Expenditure on room hire at the Turf Inn will be £50

12. Any other business

12.1 Ayrshire Volunteer Litter Network (ALVN)

Fiona Middler shared information re this volunteer litter collecting initiative which Fiona and Anne Bell were both actively involved in.

- Main idea is to help keep your local community litter free by adopting a street.
- Local council will take litter away or you can put in your bin depending on the amount.
- Free hi-vis vests are available.

For details visit ALVN website: www.alvn.org.uk or see posters in Library and various parts of Dalry.

12.2 Lover's Lane litter bin

Alastair Adamson informed the meeting that a litter bin has now been placed in Lover's Lane and thanked Anthony Hume for his support in this. Good result is that the litter situation has improved there.

13. Date of next meeting

This will be the AGM, date to be agreed for end of October, early November 2015.

There being no further business, the Chairman closed the meeting at 9.30pm and thanked everyone for coming and participating in the discussions.

