

SOUTH KNAPDALE COMMUNITY COUNCIL

South Knapdale Community Council Meeting Ormsary Hall, Ormsary
12th November 2025
18:00 – 20:00

Minutes

1. Housekeeping

1.1. Apologies for absence

Archie and Anne MacArthur, Jarl Van Den Berg (Treasurer), Peter and Amanda Minshall, Lucinda Byatt, Duncan Byatt, Brian Steven.

1.2. Record attendees

Kara Paschalides (Chair), Ed Tyler (Secretary), Carina Spink (Community Cllr), Lisa Stolton (Community Cllr), John Campbell (Community Cllr), Agnes Wilkie, Nick Jacobs, Andrew and Trish Russell, Chris Wolfe, Hector Paschalides, Bruce and Catharine Weir, Mary Claire Lithgow, Hazel Breakell, Hugh Thomson, Ros Simons, Jonathan Simons, Trish Kennedy, Richard Kennedy.

1.3. Establish any Declarations of Interest

Three members — Ed Tyler, John Campbell, and Carina Spink — declared an interest in Item 4, having already submitted personal comments to the Planning Authority. They remained as observers but did not participate in SKCC's deliberations.

1.4. Minutes of last meeting

Approved without amendment.

2. Introduction to the SKCC and current activities

The Chair began with an overview of the SKCC's recent work. Since four new councillors were co-opted in April, a priority has been improving communication: letters to local households, new noticeboard updates, a more active WhatsApp group, and the launch of a new website containing contact information and all past minutes.

The Chair also outlined the roles of the Chair, Secretary and Treasurer, and how Community Councillors represent different parts of South Knapdale. The emphasis was on the SKCC's role as a representative body: it does not make planning decisions but ensures the community's voice is clearly expressed. This section of the meeting was informational only.

3. Guest Speaker: Scottish Broadband Voucher Scheme & R100 Joe Walker

Joe Walker from Leisure Connect (Scottish Government-recognised supplier), outlined the Scottish Broadband Voucher Scheme, which offers eligible rural households government funded installation for improved broadband speeds. Residents should have got a letter from Scottish Broadband inviting them to join the scheme. If you have not done so, and you think you are eligible, Joe invited to contact him: www.national-broadband.co.uk/sbvs finding Leisure Connect or phone 03333 447700.

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Action: Chair to gather from Joe Walker further information/brochures for SKCC to distribute.

4. Planning Application: 25/01506/PP, Land at Loch Stornoway Hill

The Chair presented a detailed overview of the application, background, forestry history, consultee responses, and planning policy context.

Key points:

- Numerous public comments received, both for and against.
- Three councillors (Ed Tyler, Carina Spink and John Campbell) had already commented personally and must therefore not participate in SKCC's discussion and vote.
- Objections focus on landscape impact, use of the forestry track, ecology, compliance with the Local Development Plan, and precedent risk.
- Supporters cite sympathetic design, compliance with planning policy, contribution to depopulation challenges, and positive woodland management.
- Decision date has been communicated by planning officer as being extended to end of December 2025.

Following the Chair's presentation, the discussion was opened to the floor. A range of views were expressed, summarised below:

- Nick Jacobs described his recent visit to the site. He was surprised at the scale of engineering involved in the main forestry track and noted that the site is far from being a fully established native woodland. He expressed concern about the spread of rhododendron and isolated sitka, and suggested that if permission were granted, conditions should require long-term control of invasive species to ensure the house and track do not remain visually stark.
- A resident asked whether the applicant intended to live in the house permanently. Another responded that this was a private matter and not something planning permission can regulate.
- One resident noted the benefit of local employment, saying that construction work often supports local trades and labour.
- Several residents discussed the widespread rhododendron invasion and the limits of what planning conditions can require. A participant with experience of planning processes explained that invasive-species management sits more within land management than planning control, meaning formal conditions may not be possible.
- Another attendee argued that without development, the land might receive even less active management, risking further encroachment of rhododendron.
- Others reflected on visibility, observing that the track is already prominent from parts of the surrounding area and that a house would introduce built development into an otherwise undeveloped stretch of hillside.

The discussion was balanced with points raised thoughtfully on both sides.

Action: SKCC members who have not declared an interest met on 25 November and agreed the Council's formal submission to follow a neutral stance. Formal comments to be submitted in due course

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5. Brenfield Windfarm update

The Chair outlined the current proposal for up to ten 200-metre turbines near Ardrishaig. It was explained how the application process works for developments over 50MW (Scottish Government decision), and summarised community-council responses elsewhere: Ardrishaig CC strongly objects; Lochgilphead CC takes a neutral stance while noting public division.

Although the wind farm is outside SKCC's boundary, the area is within the wider visual-impact zone, so SKCC may have standing to engage — particularly on community-benefit funding, which could reach around £330,000 per year shared across neighbouring communities. Printouts from the visual impact assessment were handed around the room, these can be found in the Appendix. Views from the room:

- Andrew Russell pointed out that the turbines would stand at around 280 metres elevation, increasing their dominance in the landscape. He questioned why Argyll & Bute Council was not the determining body.
- Agnes Wilkie asked for clarity about the financial value of any community benefit available to South Knapdale.
- Lord Weir expressed concern about the impact on the adjacent Area of Outstanding Natural Beauty.
- Mary Ray raised the issue of construction traffic on the B8024 and felt that if there were impacts on SKCC residents, this should strengthen the case for SKCC receiving a portion of any community-benefit funding. Also suggesting preparing a “ready list” of potential local projects in advance.
- Hugh Thomson informed the room that Argyll & Bute Council has until 23 January 2026 to submit an objection, following an extension.

Actions: SKCC will seek more information from the developer about community benefits and continue discussions with nearby community councils before deciding whether to make a formal submission.

6. Police report

A summary was read out; the full report is available on the SKCC website.

7. Community Council By-elections

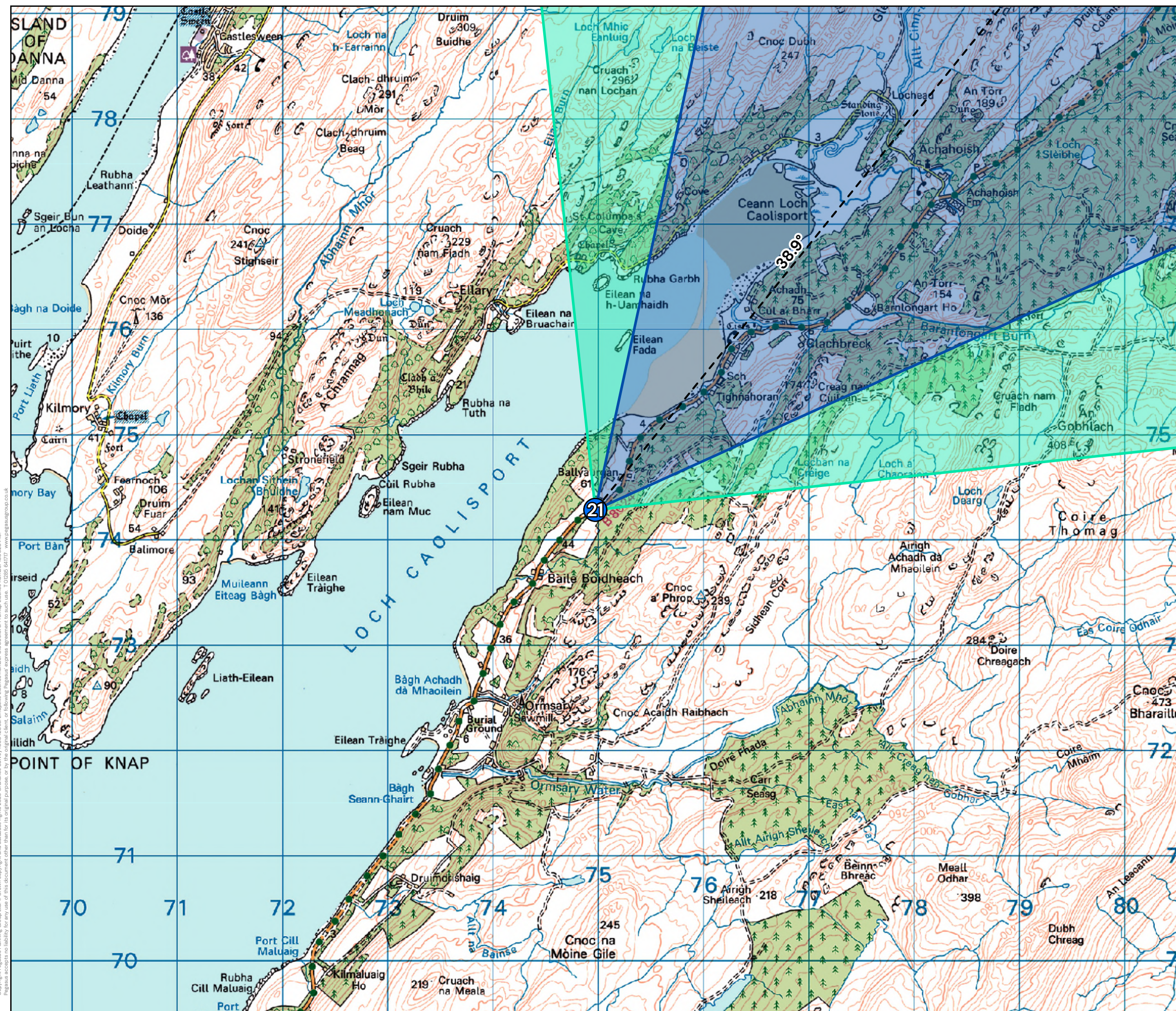
The Chair announced the by-election on 15 January 2026, with nominations closing 20 November 2025. The four current co-opted councillors intend to stand. One vacancy is expected to remain. Nomination packs were made available.

8. Any other business

- Cllr Lisa Stolton reported that SKCC intends to progress a Community Action Plan to identify future projects that could be funded when opportunities arise.
- Chris Wolfe asked the Council to contact Scottish Water regarding the lack of formal communication about the Kilberry village water-supply situation.

Action: Chair to write to Scottish Water.

9. Date of Next Meeting: Wednesday 11th February, Ormsary Hall.



KEY

Viewpoint

Panorama and Cumulative Wireline 90° HFOV

Notes:



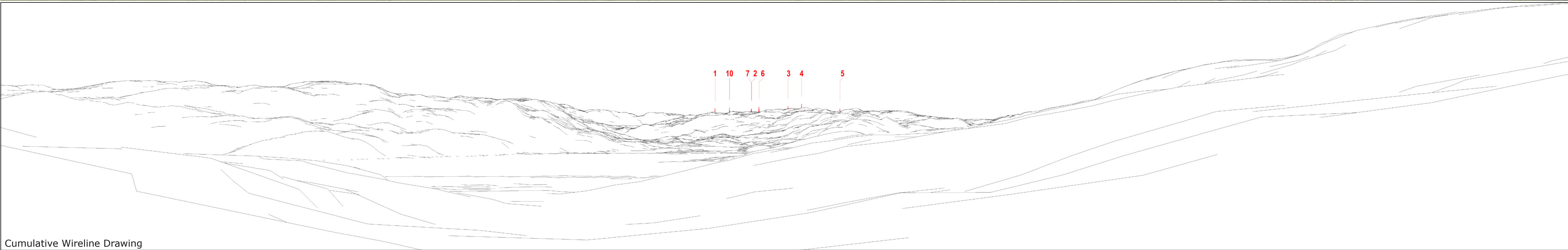
Figure 5-49 – Viewpoint 21 – B8024

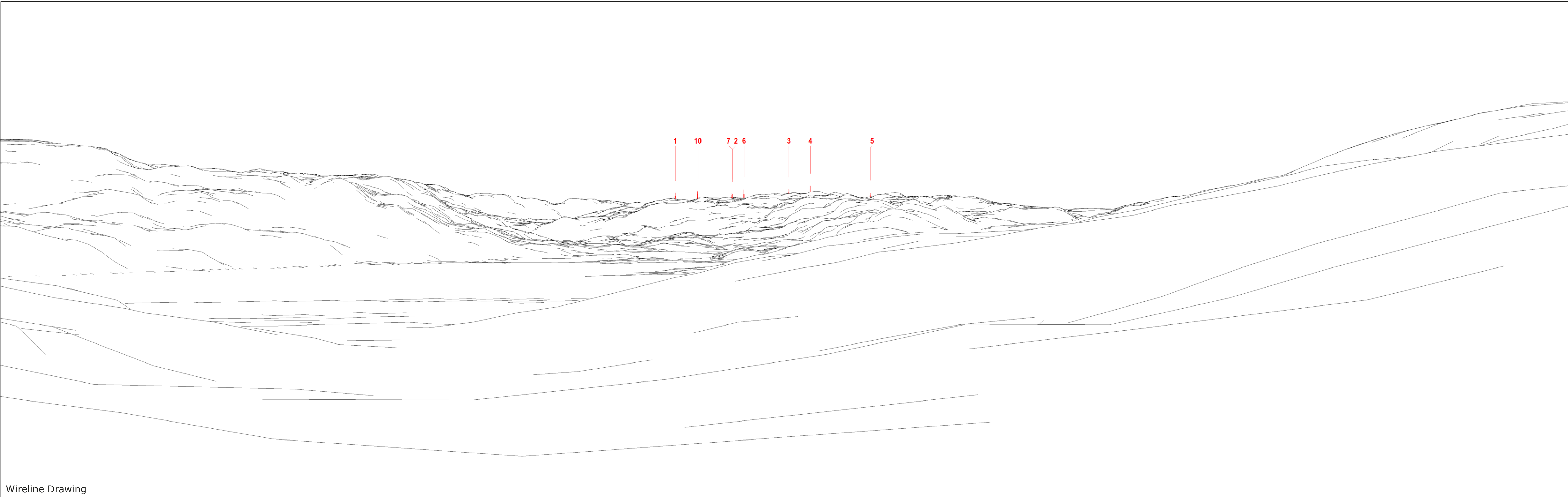
High Brenfield Wind Farm

Client:	Low Carbon
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Date: 23/04/2025	Drawing Number P23-2446_EN_M_21
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Wireline Drawing



Photomontage