

Kilmacolm & Quarriers Civic Trust
Annual General Meeting

Date – 29th April 2026 at 6.30 pm

Location – Cargill Centre

In Attendance (Executive Committee)

Nicol Cameron (Chair)

Niamh Gaston

John Hunter

Douglas Robin

Hazel McEvoy

Graeme Andrew

Esther Brombley

Derrick Russell

Hazel Thomson

Alan Grant

Members and Guests

See Appendix 2 attached

1. Chairman's Welcome

1.1 The Chairman welcomed everyone to the Annual General Meeting and confirmed that the AGM would begin after the talk.

1.2 Nicol introduced Frank Walker, John Watson and Graeme Andrew presented this year's talk 'Kilmacolm Houses, Identity and Style.'

1.3 John gave a brief history of the growth of Kilmacolm from early days to the transformational event with the arrival the railway. This led to wealthy individuals whose business was in Glasgow, for example, able to commute from Kilmacolm.

1.4 Frank illustrated, with examples from selected houses, how classical influences were incorporated into many fine examples and later how 'Arts and Crafts' design elements also featured.

1.5 More modest houses in the inter war period also reflected both influences.

1.6 Graeme explained the growth of post war housing in the village when new construction methods and materials were used. An example is the Pacemuir Estate where a range of house designs was built of varying size but with generous external space standards.

1.7 There were a few questions on what was agreed was a fascinating talk. Nicol thanked the speakers and there was generous applause from the audience.

2.0 Annual General Meeting

2.1 Apologies

2.2 The Secretary advised of apologies that had been received as follows;

Executive Committee

Fraser McAlister

Scott McFie

Brian Lang

Members

Bryon Davis

David A Lyle

Sheena McKerral

3.0 Chairman's Report

3.1 The Chairman's report is attached as Appendix 1.

4.0 Treasurer's Report

4.1 The Treasurer confirmed that a copy of the accounts to year-end 2025 had been sent to all members. Surplus for the year was £3,990. Investments totalled £130,088. The Treasurer invited questions, but there were none.

4.2 The accounts for 2025 were approved.

5.0 Archivist's Report

5.1 Unfortunately, Derrick Russel, Archivist, took unwell during the AGM and had to return home. It was noted, however, that a further tranche of material was in the process of being added to the website. Nicol encouraged members to investigate this new material.

6.0 Report on the Audio Visual Project

6.1 There were no further episodes in the archive. Nicol urged the members to investigate the archive and if any one were aware of a willing subject with interesting reflections on the village or Quarriers, to advise a Committee member.

7.0 Retiral of Members of the Executive Committee

7.1 The Chairman confirmed the retiral of the following members of the Executive Committee and expressed his thanks for their work on the Committee over many years.

Brian Lang, Membership Secretary

Fraser McAllister

7.2 Nicol confirmed that the Committee welcomed new members with an interest in the work of the Trust.

8.0 Election of Committee Members of the Executive Committee

8.1 The Chairman confirmed that the following members were willing to continue and recommended that this be approved.

Graeme Andrew, Jim Hood, Derrick Russell, Hazel McEvoy, Niamh Gaston, Scott McFie, Esther Brombley, Douglas Robin, Hazel Thomson, Audrey Johnstone, Claire Jamieson and Jonathon McCready-Collvile.

Approved by appropriate seconder.

8.2 Three new member has been co-opted to the Executive Committee since the last AGM as follows.

Audrey Johnstone, Claire Jamieson and Johnathon McCready-Collvile

The Chairman proposed that they be formally confirmed as members of the Executive Committee.

Approved by appropriate seconder.

9.0 Election or Re-election of Office Bearers

9.1 The Chairman advised that the existing members of the Executive Committee were willing to continue subject to approval as follows, unless there were alternative proposals,

Nicol Cameron, Chairman

John Hunter, Treasurer

Douglas Robin, Secretary

There being no other proposals, the above having received appropriate proposers and seconders, were accordingly confirmed in post.

10.0 Any Other Business

10.1 There being no further business, the Chairman closed the A G M and thanked everyone for their attendance.

Distribution

Executive Committee

K&QCT website

Appendix 1

CHAIRMAN'S REPORT

KILMACOLM & QUARRIERS CIVIC TRUST ANNUAL GENERAL MEETING 29th April 2026

WELCOME

Good Evening Everybody. It is very good to see you all. I hope you enjoyed the talk that we have just heard on 'KILMACOLM HOUSES'. Personally, I found it fascinating to hear about the designs and styles of so many of the houses that were built in Kilmacolm in the early 1900s, and the Architects involved.

Our K&QCT Executive Committee

As always, the members of your Committee have put in many, many hours of their time on your behalf over the past 12 months.

Our Constitution allows for a Committee of 17. I said last year that in 2019 there were only 11, which made life difficult if several committee members were away. However, by dint of a successful recruiting campaign, by the middle of 2023 we managed to raise that to 16 which was excellent. Last year, though we lost a few, but by dint of further hard recruiting we achieved a total of 17 - and of the new acquisitions live in Quarriers village (Audrey

Johnstone; and Claire Jamieson). However, we are now about to lose 2 from the committee because of professional work commitments in the case of 1 of them (Fraser McAlister), and serious health issues in the case of the other (Brian Lang). So, if you know of anyone who would be interested in joining the committee, do please contact me, or Douglas Robin (Our KCT Secretary).

Ideally, we need new 'committee member recruits' to be young – in the age group late 40s to late 60s. Why? Because 4 of us are now over 80, and we are not going to go on forever !

Just as a reminder: Our Constitution states that our Aims and Objectives are:

- To stimulate public interest in and care for the beauty, history and character of the parish, its villages and the surrounding countryside.
- To encourage the preservation, development and improvement of public amenities and places of historic interest.
- To encourage high standards of architecture and town planning in the area.

And we achieve this by:

- Reviewing critically all new development and planning Applications submitted to Inverclyde Council and sending Formal written KCT comment on them to Inverclyde Council; or, if they are for major Energy Developments (Wind Farms, or BESS installations above 50 MW, we submit our Formal comment directly to the Scottish Government Energy Consents Unit – which is based in Glasgow at Atlantic Quay, 150 Broomielaw.
- We Review proposals for the development of public amenities.
- We develop initiatives to promote the heritage and history of the area.
- We maintain, and add new items, to the KCT Archive of the parish (more of this shortly).
- Several years ago, we started a library of audio-visual recordings by Local Residents of their, and their forebears' lives in the area. Jim Hood has been the driving force behind this project, but alas, we have not had any new candidates since last year when Jim did one on Ailsa Russell and her brother Neil McGarva. That one was extremely interesting. You will find it on the KCT website and it is well worth listening to.
- We support and assist members with specific issues, for example:
 - An Application last year to construct a 400MW BESS on land South of Auchentiber Road, immediately to the East of Auchentiber Bridge and just 350m West of "High Mathernock" Farmhouse and farm buildings on Auchentiber Rd. The chosen site is immediately adjacent to an Application submitted 3 years ago, and Approved by the Scottish Government in 2024 to construct a 700MW BESS site, on land South of Auchentiber Road, and just West of Auchentiber Bridge. We wrote to the Scottish Govt in 2023 stating that we OBJECTED to the 700MW site because it would destroy the aesthetic appearance of that lovely part of the countryside and suggested that there is a

much better, and very discrete site in Dead Ground NE of the Devol Electricity Substation, but were over-ruled by the Govt.

Recently, on 17th February of this year (2026) We submitted a very carefully crafted Letter of OBJECTION direct to the Scottish Govt objecting to the site chosen for the additional 400MW site. The outcome of that was that the SG Energy Consents unit instructed the Applicant to think again. They did so and submitted a Revised application late last year. However, it was merely a revised layout and a reduction in the number of BESS units to 350MW capacity. We objected strongly to that too and understand that the Energy Consents Unit will consider the new proposal in June of this year (2026).

The Submission of Applications Process:

Applications are normally submitted to Inverclyde Council by residents or businesses in Kilmacolm, Quarriers Village and farmers in the surrounding countryside. The Applications are generally to alter existing houses, construct new houses or outbuildings, or for tree felling or surgery, or for creation of new farm roads or new farm buildings.

By yesterday (28th April 2026), we had considered some 100 Applications since our last AGM on 30th April 2025.

KILMACOLM & QUARRIERS CIVIC TRUST VISION FOR KILMACOLM

Every time Inverclyde Council reviews its Local Development Plan for its whole Area of responsibility, and starts work on preparing a new LDP, we have submitted our “KCT Vision for Kilmacolm” to Inverclyde Council to inform them on how we, the KCT, would like to see Kilmacolm, Quarriers and the local Countryside develop and what improvements are needed. I informed you all at last year’s AGM that in 2023 we sent them our vision for the 2024 Inverclyde LDP’. However, there was a hiatus over the Inverclyde 2019 LDP because the Scottish Govt rejected the part of it that deals with housing as a consequence of lobbying by large Housing Development Companies who claimed that not enough land was being provided for them to build on in Scotland.

I also informed you that :

- That various issues in the IC 2019 LDP and IC 2024 LDP had never been resolved between IC Council and that the Council had had to cobble together an Interim solution to deal with it.
- That in 2023 the Scottish Govt had a re-think and in 2024 had issued a Formal Instruction to all the Local Councils in Scotland that Planning in their areas would be devolved to Local Communities (such as Kilmacolm/Quarriers). The Scottish Govt directed that these Regional Administrative Councils must involve their local populations in the production and submission of their own ‘Place Plans’ to their Superior Administrative Councils for consideration when they prepare future Formal Local Development Plans for submission to the Scottish Govt for approval.

- That we, the K&QCT and the Kilmacolm Community Council had formed a small joint “Steering Group” in September (2024) to produce a Kilmacolm/Quarriers Local Place Plan. We have been working on this ever since, with the professional assistance of Edward Taylor of “Taylor Architecture and Urbanism” in Edinburgh, whom we invited to come and brief us on the production of Local Place Plans. We, the KCT are funding the whole project. Our agreed, jointly nominated representatives, are:
 - Chair of the Place Plan Group: Chairman K&QCT (me).
 - Specialist Adviser: Edward Taylor (Director Taylor Architecture and Urbanism).
 - Inverclyde Council Planning Policy Team Representatives:
 - Katrine Dean (IC PP Team Leader) and Margaret Pickett (IC PP team Senior Planner)
 - Kilmacolm & Quarriers Community Council
 - Johanne Davis
 - Kilmacolm Civic Trust: Graeme Andrew, Hazel McAvoy, Scott McFie, Douglas Martin, Liam McMillan (Quarriers rep)

The first formal “Steering Group” Meeting took place at 7pm on Tuesday 1st April 2025; with Ed Taylor opening the meeting and briefing us on what we needed to do and how.

As I stated in my Autumn K&QCT Update to you all, that meeting was very successful. Ed gave extremely clear advice. He got us to form into 4 groups round the table, gave each group a large ‘Street Plan’ Map of Kilmacolm and Quarriers and instructed each individual in each group to identify with different coloured pens, different areas which he had outlined in black, to indicate where they personally considered new housing should be built, could possibly be built, should not be built, and then explain to the whole group the logic for their markings. He then explained that that is the way that local communities help to discuss and create their local Place Plan.

The outcome was that Ed Taylor undertook to liaise with Inverclyde Council Planners to provide accurate demographic facts and figures and more mapping and policy guidance; that it was necessary to have another “Full Steering Group” meeting in May; that the public should be invited to participate actively in a public Place Plan Briefing and Discussion and Map Marking Exercise in June 2025; and that the Kilmacolm Community Council would use and exploit all possible media outlets to publicise the event.

The agreed date for that “Full Steering Group” Meeting was Wed 14th May 2025. Inverclyde Council required us to submit the Kilmacolm & Quarriers Place Plan to them by 31st July 2025.

But that submission date has slipped (badly), because despite several efforts, Inverclyde Council have been unable to convince the Scottish Govt that their “IC Gate Plan” which is the basis of facts and figures, and the way that they (IC) propose to structure their 2026 LDP, is acceptable to the Scottish Govt.

We think though that the muddied waters are now beginning to clear, because on 13th March 2026, Inverclyde Council produced what they call their “Draft March 2026 Inverclyde LDP4 Evidence Report”, and sent it to all the Local Council/population groups in Inverclyde, with a request that we review and comment on the Thematic Topics in the “Draft Evidence Report”. We, the Kilmacolm & Quarriers Place Plan Steering Group studied the document (of approx. 150 pages) and asked Ed Taylor to help us prepare our response.

Ed Taylor duly did so, and on 14th April 2026 I sent our Formal Steering Group views on the Draft Evidence Report to Katrine Dean, the Planning Team leader of the Inverclyde Council Environment, Regeneration and Public Protection Department.

She has duly acknowledged receipt of it.

Our planned next steps regarding the Place Plan are:

- Week 18 – 22 May: Hold a face-to-face Steering Group Committee meeting to discuss/decide on our next steps.
- Early June: Send our proposed Place Plan to the Maximum number possible of the Kilmacolm & Quarriers population, by electronic means, with a request for comment by the end of June.
- July: Synthesise/analyse what we receive; Write our Kilmacolm/ Quarriers Place Plan; and send it to Katrine Dean, the Inverclyde Council Planning LDP Team Leader.

Now a few brief reminder on recent Major Housing Applications by Developers .

Vulture Developers have been circling round Kilmacolm and Quarriers over the past few years. With the assistance and advice of Douglas Martin who put us in touch with a firm called DLBP Ltd in London, we successfully fought off: Gladman Developments Ltd who applied to build 125 houses at Knapps/North Denniston; Taylor Wimpey 100 houses on land known as Planetreeyetts, on the left of Finlaystone Rd as one leaves Kilmacolm; CALA Homes (West) who wanted to build 100 houses on Land Behind The former police Station.

We also had a very long battle with MacTaggart and Mickel who applied in 2022 to build 78 houses on Land West of Quarry Drive (i.e:

The land between the roundabout on Wateryetts Drive and the Cemetery.

We objected strongly. You will know that despite strong objections from the KCT and the Kilmacolm residents Association, Inverclyde Council granted Planning Permission in Principle. Despite an Appeal to the Scottish Govt against that decision by the Kilmacolm Residents’

Association (who lost their Appeal), and other attempts by them to block access to the site, Inverclyde Council succeeded in working through the Legal processes of selling that 'entry point' land to MacT&M. Late in 2024, MacT&M submitted a Formal Application to IC with detailed drawings for all the houses, and ground layout and Services. WE the KCT, examined them very carefully and concluded that the designs are awful: match-box dwellings, far too close together, taken from a catalogue, with no references to any of the existing styles of architecture in Kilmacolm. We OBJECTED to Inverclyde Council and told them to instruct MacT&M to think again and submit, new, quality designs that are more acceptable. Inverclyde Council duly did so. But, MacT&M were then bought out by David Wilson Homes / Barratt Developments.

Then early this year, the new Developer submitted Application 26/0040/IC (partial Variation of Consent 25/0018/IC) 78 Houses on Land West of Quarry Drive). We (the 16 members of the Executive Committee) looked extremely carefully at this new application and did not like it. On 15th March 2026, we wrote a Formal KCT letter to Mr Neale McIlvanney (Interim Director Regeneration and Planning Inverclyde Council) and gave him our views. That concludes my Report.

I shall now hand you over to our Treasurer John Hunter to deliver his Report.

Appendix 2

Attendance at the 2026 K&QCT AGM

Members and Guests

Jane Campbell-Smith

William Fallow

Anna McDonald

Frank A Walker

John Watson

Alan Thomson

Isobel Davis

Mrs M Houston

Gillian Graveson

Hillary Aiken

Peter McKerral

Sadie Smart

Patricia McLennan

Sean McLennan

Robert Duncanson

Margaret Cathcart

Rosemary Hammond

Shona Kirby

Tom Welsh

Vi Cameron

Aileen Watson

John McLennan

John Stewart

Chris Lees

Alex Lees

Robert Hepburn

Maureen Wells

Alister Wells

John Burns

Jane McLeod

Maureen Armour

Hazel Andrew

