

Dunblane Community Council

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Minutes of the meeting of the Dunblane Community council held on Monday, 30 July, 2007, in the Burgh Chambers, Dunblane

Present: Terence O'Byrne (Chairman), Kirsten Strachan (Secretary), Peter McCusker (Treasurer), Mike Dewar, Lawrie Dewar, Charles McHugh, Sandy MacKay, Kate Fawcett, Stella Reid, Craig French.

In attendance: PC Simon Fraser, Councillor David Goss; Grahame Cairns and Anne Matthew from Forth Housing Association Ltd with Glenn Murray, their architect from Harley and Murray; Alasdair Mitchell, Andrew Aitchison and Graham Campbell from Kier Homes with Paul Houghton from Turley Associates, planning consultants; Margaret Turner, a Dunblane resident employed in the Housing, Strategy and Development section of Stirling Council; Michael MacLeod (*Allanwater News*), Margaret Bragg (Minutes Secretary).

The Chairman suspended the order of the agenda to allow the representatives from Forth Housing and Kier Homes to address the meeting on their proposed development at Anchorscross.

Alasdair Mitchell and Glenn Campbell from Kier Homes said that the site, opposite the new High School, had been identified with reference to the Local Plan and after discussions with Stirling Council and the Roads Department. They were proposing to build 50 units with a mix of 26 affordable units for rent and other housing. Access would be off the Old Doune Road, with a planting screen round the development. A suds pond for drainage would also be incorporated. The design had been led by the policy of the Planning Department and pre-planning application discussions had taken place. It was hoped to submit the planning application within the next fortnight, and to acquire consent by the end of the year. Building could start by spring 2008.

The affordable rented properties will be built and let by Forth Housing, which has worked with Kier Homes from the start. Anne Matthew introduced Forth Housing to the meeting – it is a Not For Profit organisation, a charity, registered with Community Scotland. In discussion with Stirling Council the mix of units for this site has been decided as 2- to 4-person cottage flats and 2- and 3- bedroom semi-detached houses, one with disabled access. A points system is used to allocate the units according to greatest need. Applicants are interviewed and references are taken up. 50% of tenants will come from Stirling Council's waiting list and 50% from Forth Housing's own list. In reply to questions, Grahame Cairns confirmed that local people from within Dunblane will not be given priority as legislation ensures that it is an open list for those with the greatest need. Alasdair Mitchell also confirmed that they had been directed by Stirling Council that there was a greater need for rented housing than for shared equity housing. The Chairman felt that the community council should take this matter up with the Council. **Action:** the Chairman.

House finishes will be the same for both the rented housing and the other units; there would be no discernible difference between the two. The Chairman raised the issue of construction traffic and Kier Homes confirmed they would abide by all restrictions in view of the close proximity of schools. The Chairman confirmed that he was willing to view other developments run by Forth Housing and thanked both sets of representatives for coming to the meeting.

2. Chairman's Remarks

The Chairman reminded councillors that the AGM of the Community Council will be at 7 p.m. on 3 September 2007.

3. Minutes of the previous meeting of 4 June 2007

These were approved, proposed by Peter McCusker and seconded by Sandy MacKay.

4. Matters arising

CCTV It is unclear who approves the installation of cameras and the help of local councillors was sought. **Action:** Sandy MacKay.

Zebra crossing The Secretary has had no reply to her letters and enlisted the help of Councillor Goss to get Angela McGibbon to respond to her request for a site meeting. Councillor Goss will follow this up in time for the next community council meeting. **Action:** Councillor Goss.

Allanside House Kate Fawcett reported that repointing of the culvert on one side has already been completed and the other side will be finished shortly. A hole in the pipe has also been repaired and a flood survey has been carried out. SEPA's approval is being sought as to the feasibility of installing sluice gates.

Chinese restaurant Kate Fawcett reported that, as nothing has been done to date, an enforcement meeting is to be held with a view to imposing a statutory notice. She has requested that she be kept up to date with progress.

Stirling Arms Hotel Kate Fawcett reported that there had been no progress and Scottish & Newcastle is looking for someone to take over the lease and undertake an extensive refurbishment. PC Fraser confirmed that there were problems there at certain times of night and there was general agreement that it was not attracting an acceptable clientele. It was agreed that the Community Council will write to S & N about the situation. **Action:** Kate Fawcett will draft a letter for the Chairman to send.

Bridge of Allan Community Council The Chairman will be meeting unofficially with them.

Grass-cutting The situation was better although the schedule was not being followed.

Junction of Smithy Loan and the High Street The Secretary will follow this up. **Action:** the Secretary.

Transport meeting re parking It was agreed that the Chairman and Sandy MacKay will attend.

Bollard at The Haining It was agreed that this needed to be replaced and the Secretary will follow this up. **Action:** the Secretary.

Toilet facilities in Dunblane The Chairman will write to Stirling Council about this. **Action:** the Chairman.

River wall at Mill Row The Secretary has written to the Council about the damage and they had agreed to carry out a full survey shortly.

5. Correspondence: See attached list.

The Chairman has received letter regarding the proposed opening up of access to Keir Street from Cherrywood in Atholl Place. It was agreed that Keir Street is not suitable, being too narrow, for there to be access from properties on Atholl Place. The Chairman wishes to push for a planning application to be submitted on this. **Action:** the Chairman.

The Chairman has written to the Health and Safety Executive about safety procedures at the local abattoir and received a reply stating that they were carrying out an investigation but had been unable as yet to interview the injured man. In the meantime, an order has been served by HSE requiring the installation of a cattle grid before 10 August 2007. The Chairman wishes to see the report when it is completed.

Mike Dewar has received a complaint about the state of pavements in the Braemar estate. A particularly bad hole had been repaired by the Council but the correspondent was still unhappy. It was agreed that he should be advised to write directly to the Council.

6. Treasurer's Report: See attached.

The Treasurer reported that before a grant can be received from Stirling Council, the annual accounts need to be approved. It was agreed that the AGM of the Community Council will take place before the next meeting, at 7 p.m. on 3 September 2007.

7. Planning Report: See attached.

With reference to Ardnablane, it was agreed that the Chairman will complain to the Council about developers making retrospective planning applications for work already completed.

It was agreed that the Chairman, with the Treasurer, will follow up the progress on work at 35 Old Doune Road, where work has started but it is unclear whether the requested samples have been submitted.

8. Report of Meetings

The Chairman has met with representatives from Mactaggart and Mickel as part of a long-term discussion about the needs of Dunblane with respect to shops and housing.

A Transport Strategy meeting was held in the Braeport soon which the Chairman and Secretary attended. The Chairman has received a questionnaire about transport issues and the Secretary will email this to all community councillors for their comments. The Chairman asked community councillors to canvass the opinion of members of the public about transport issues and send their replies to him before 10 August. He could then forward on the results of this consultation exercise to Stirling Council. The Chairman is dissatisfied with the way that meetings about transport strategy are run and wants a clearer focus on problems in Dunblane. **Action:** all community councillors.

Area Community Planning Forum The Chairman has agreed to take another look at ACPFs and the way they are run, and will meet with Bridge of Allan community councillors to discuss this. It is felt that Dunblane, with its Community Council, Development Trust and Civic Society could have an ACPF of its own. It was not that Dunblane Community Council did not want to be a part of a larger process, meeting with other community councils from time to time to discuss common issues, but it was dissatisfied with the way the ACPFs are organised and run without a constitution. This will be discussed at a future meeting.

9. Police Report

The number of reported crimes has declined but this was felt to be because people were unwilling to report misbehaviour to the police as they felt it was ignored. However, PC Fraser urged the public to contact the police as all reports are logged. He was thanked for the police donation of medals for the Primary School Football team.

10. Councillor's Report

Councillor Goss reported that all Council committees were up and running but, in a reply to a question from Craig French, stated there was nothing to report on the proposed frontline services being shared between Stirling and Clackmannan Councils.

11. Community Council boundaries

This was deferred to a future meeting.

12. Community Council Future Activities

This was deferred to a future meeting.

13. AOCB

Lawrie Dewar reiterated the importance of regenerating the High Street, following on from the withdrawal of the application for a retail development at the site of Dicksons Garage as it was contrary to the Local Plan.

John Alexander, in a letter to the Secretary, reported that the replacement to the bridge at the War Memorial should be installed in time for Remembrance Sunday this year. He also enquired as to the feasibility of a light being placed on a disused BT pole at the end of the George Street lane and it was agreed that the Secretary will write to Stirling Council about this. **Action:** the Secretary.

Charles McHugh raised the question of how this year's community gain from Airtricity is to be spent. It had been agreed by the Community Council at its meeting of 2 April 2007 that a committee comprising two community councillors, two members of the Dunblane Development Trust and one other member of the community should be set up to administer this fund, with the Development Trust signing the agreement with Airtricity as it had charitable status. After some discussion, it was agreed that this should go ahead with some urgency and that Charles McHugh and Craig French will be the two representatives from the community council. Sandy MacKay will ask the Development Trust at its meeting later this week to appoint two representatives and a further member of the community will be approached to complete the committee. It was felt that an outline of the process by which this committee will decide which community projects will benefit would be useful. The Community Council will delegate all decisions regarding the allocation of the funds to the committee.

A suggestion from Kate Fawcett that the police report be heard earlier in the agenda, to let PC Fraser leave the meeting, was agreed.

The meeting ended at 9.55 p.m.

Mail received since last meeting _____ **4th June 2007**

Date	From	Subject
06.06.07	NHS FV	Community newsletter
06.06.07	Stirling Council	Proposed pedestrian crossing
08.06.07	Stirling Council	Agenda for meeting of Stirling Council 14 June 2007
08.06.07	Forth Housing	Proposed Housing, Anchorscross
11.06.07	Stirling Council	Temp closure order B8033, Kinbuck
11.06.07	Central Scotland Police	Chief Constables Annual Report
15.06.07	Stirling Council	Agenda of planning panel 21 June 2007
22.06.07	Stirling Council	Agenda for meeting of Stirling Council 28 June 2007
06.07.07	Stirling Council	Minutes of transport meeting held 21 June 2007
03.07.07	Stirling Council	River wall, Millrow
10.07.07	Stirling Council	ACPF – proposed alignment with council wards
10.07.07	SEPA	SEPAView summer 2007, issue 36
04.07.07	Stirling Council	Roads consultation document
05.07.07	Stirling council	Community Conf workshop questions
11.07.07	Stirling Council	Agenda for meeting of planning panel 19 July 2007
30.07.07	John Alexander	Apologies and correspondence

Dunblane Community Council

Treasurers Report

30th July 2007

'Administration Account'	00347702
Expenditure since last report -(4 th June)	£60.99
Income since last report	nil
Interest	£0.28
Account balance to date 30 th July 2007	<u>£204.88</u>

'Community Fund'	00347753
Expenditure since last report	Nil
Income since last report	Nil
Interest	£0.33
Account balance to date 30 th July 2007	<u>£198.40</u>

Peter McCusker
Treasurer

30th July 2007

POLICE CRIME FIGURES DUNBLANE JUNE/JULY 2007

DETECTED – 32 of which 15 were minor road traffic offences (speeding, use of mobile phone, no seatbelt). The remaining cases all consist of detected BOP, assault, vandalism and theft.

There has been a reduction in the number of detected cases in comparison to the same period last year. This is due to a drop in the number of reported cases to the police.

UNDETECTED – 22 undetected reported cases. The majority of these cases consist of reported thefts.

There is a reduction in the number of undetected cases however this again will be due to the reduction in the number of reported cases to the police.

In 2006 there were a total of 21 reported cases of vandalism over the months of June and July, of these 20 were undetected and only 1 was detected. Over the same period this year there has been a total of 7 reported cases of which 4 are detected. This is a significant drop in the number of vandalisms.

MONTHLY REPORT –AUGUST 2007 .

New Planning Applications received since last meeting

It is considered that the following applications have no implications for Dunblane as a whole and it is recommended that we leave it to the neighbour notification system to identify any local objections that there may be: Extensions at 107 Ochiltree, 4 Springbank Gardens, 12A Cromlix Crescent, Drumallan Farm, 121 Ochiltree, 4 Chisholm Avenue, Cardrona, Glen Road, 81 Montgomery Crescent, 41 Anchorscross, 57 Buchan Drive, 33 Montrose Way, 5 Argyle Park, 7 Springbank Crescent, Dormer at 12 Barclay Place, Balcony at 27 Edward Street, Gate at 28A Ochloch Park,

An application for an extension and extensive internal refurbishment at 7 Auchinlay Holdings had been received, this property was the subject of an application to demolish and build a 2 storey property which was refused. The revised plans have been examined by the planning sub committee who have decided to support the application provided all proposed external finishes are adhered strictly adhered to.

An application to convert the old Tourist office at 6 Stirling Road to a coffee shop has been lodged, the sub committee neither supported nor objected, the application has been approved.

An outline application to erect a new house at the rear of Park Cottages has been lodged, the sub committee decided to neither support nor oppose, the proposal divided the large plot in an appropriate manner and the new house was to be a small bungalow.

A retrospective application for a gabion wall, sewer connections and tree removal at Ardnablane has been lodged. Trees have already been felled, the wall has been built, Jay Dawson indicated that the Community Council did not need to get involved as he had it in hand, do we wish to object?

Progress on Planning Action Log Items since last meeting.

The new house at 35 Old Doune Road was approved, no decision on the extension to the existing house at number 35 has been made. A further letter of object to this decision was sent on the grounds that the objections raised by the community council and neighbours had not been satisfactorily answered, the proposed height and finish are not acceptable for the Old Doune Road.

The application for the large extension at 4 Kellie Wynd has been approved.

The application for the retail development at Dicksons Garage has been refused/withdrawn, the council refused on grounds that it was contrary to the Local Plan

The applications to convert the Post Office attic to flats and the 4 houses at the top of the Glen Road have been approved.

No decisions on the new house at Ash cottage in Ashfield, new house at Nether Cromlix 6 flats at Millrow,, Conversion of the agricultural building at Little Hill.

Other Planning Matters

A public meeting was held in June re the proposal by Orange to add phone masts to the SSE site at Ramoyle, Orange and SSE declined to attend. It was decided to continue the campaign of opposition with concerned residents sending letters to all concerned parties. Orange have decided to consider other sites and review the Ramoyle site but have not withdrawn from that site. The MD of SSE will meet with Bruce Crawford, the nursery and the Chair of the Community Council in August.

Terence O'Byrne visited Stirling Council to view submissions on the revisions to the Structure Plan, Kippendavie Estates have submitted a proposal for up to 550 houses running from the A9 to Dykedale with land for a new primary school, new health centre and small shopping facility. Morley Fund Management to develop their 40 ha at Anchorscross no mention of numbers, Mactaggart and Mickel to develop their land from the Keir roundabout along the B8033, no details. Kings proposing the area of land between Ashfield and the A9, no details. In the Bridge of Allan area, Persimmon on the 15 acres near Cornton, up to 1500 houses near the meat plant at Lecropt, no details, Land near Grahams Dairies up to 1000 houses, no details. It is unlikely that this whole process will meet the deadline of Autumn 2007 for submissions under current legislation. The new process will consist of a Development Plan which combines current Structure and Local plans and is expected to take at least 2 years, meanwhile pressure will be brought to bear from developers if sufficient land is not made available for current needs especially given that the Durris Hill development is expected to be delayed for 3 years.

Further letters of objection to proposals by the owners of Cherrywood in Keir St have been received, no planning application has been made. Stirling Council responded that it was likely that the Roads Dept could make a decision without the need for a planning application if the proposed exit was in a different position to the initial one, it is still considered inappropriate due to the narrow nature of Keir St and the establishment of precedent for other Atholl Place residents who might wish to form an access onto Keir Street.

The next meeting of the Planning sub-committee will be called on an as required basis, no firm date has been set.

Terence O'Byrne