

Dunblane Community Council

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Minutes of the meeting of the Dunblane Community Council held on Monday, 3 December 2007, in the Burgh Chambers, Dunblane.

Present: Terence O'Byrne (Chairman), Frederic Gilmour (Secretary), Lawrie Dewar (Treasurer), John Alexander, Sandy Mackay, Charles McHugh, Stella Reid, Kate Fawcett, Alan Booth, Craig French, Dominic Angiolini.

In attendance: Councillor David Goss, Bryan Grieve (Dunblane Development Trust), Esther Hutcheson (*Allanwater News*), Drew Walker, Sue Faulkner, Moira Stewart, Peter Thomson (Director of Kilmartin Property Group), Rhys Bulman, Margaret Bragg (Minutes Secretary).

1. Apologies There was none.

2. Chairman's Remarks There was none.

3. Minutes of the previous meeting of 5 November 2007

These were approved, proposed by John Alexander and seconded by Lawrie Dewar.

4. Matters arising

Windfarm community grant The Chairman of the Development Trust, Bryan Grieve, objected to the minutes of the previous meeting of the community council which stated that the Trust had refused to set up a committee to administer this fund. He stated that the Trust has agreed to set up a committee comprising three Trust directors and two community councillors who are also Trust directors. However, as the community council does not receive official minutes from the Trust, this decision was not reflected in their discussion at

the previous meeting. It was thus agreed, following a point of order from the floor, that the minutes of the community council meeting of 5 November are accurate as stated.

It was, however, noted that the proposed committee as outlined by Bryan Grieve was not in accordance with the wishes of the community council who wanted the committee to comprise two community councillors, two Trust directors and one independent member. Bryan Grieve maintains that the Memorandum and Articles of the Dunblane Development Trust prevents anyone other than a Director of the Trust from serving on this committee and this could only be changed at an Annual General Meeting or an Extraordinary General Meeting.

Charles McHugh repeated the community council's previous decision that the fund would be administered by the Development Trust but the decisions would be taken by the committee, whose composition was therefore very important. The community council was in agreement with Lawrie Dewar who stated that this committee has to be seen by the community to be properly set up with all due transparency in their dealings. While not criticising in any way the workings of the Trust, this necessary transparency could be jeopardised by a committee wholly of Trust directors. However, Bryan Grieve argued that the Development Trust was set up to administer the community plan and it should, therefore, administer this grant for the good of the community.

After much discussion, the community council position has not changed: there should be two community councillors on the committee who are not directors of the Trust and one other independent member of the community as well as two Trust directors. It is important that the committee should be seen to be independent. The Chairman urged Bryan Grieve to discuss this at the Trust meeting later this week with a view to breaking this impasse. He stressed that this disagreement is not in the best interests of Dunblane.

Zebra crossing Following a meeting between the Chairman, John Alexander, Councillor Goss and Alan Ogilvie from Stirling Council, it has been proposed that the bus stop and shelter outside Tesco be moved and the zebra crossing installed in their place. After some discussion, it was agreed that, as this was an improvement on the current situation, this will be supported by the community council.

Stirling Arms Despite contacting Scottish and Newcastle on several occasions, Kate Fawcett has had no response. Judging from their website, it does not seem as if an upgrade and refurbishment was in prospect, and it was agreed that Kate Fawcett will contact Mr Crane from Scottish and Newcastle enquiring about the situation and inviting him to attend a community council meeting. **Action:** Kate Fawcett.

Allanside House The Chairman has received a copy of a letter from Mrs Maclaren to Stirling Council asking for repairs to the river walls. Bryan Grieve reported that a survey of the river banks up to the Dunblane Centre is to be undertaken and trees growing in the walls are to be

removed. However, for Stirling Council to repair the erosion of the walls would be a large undertaking. The Chairman enlisted the help of Councillor Goss in this. **Action:** Councillor Goss.

Dickson's garage site The Chairman welcomed Peter Thomson of Kilmartin Property Group and KW Properties Ltd and invited him to address the meeting about the proposed development of the site.

Mr Thomson reported that a planning application has been submitted for a 15,500 sq ft (gross) food store with parking, and a discussion period with the planning officer and the roads department has followed. The application is for a change of use as the existing petrol station, a demolition warrant for which has already been issued, is to be demolished. This has been delayed until the gas and electricity supplies have been disconnected, but it is expected to commence the following week. In his analysis, Dunblane has excess retail capacity for another food store to give residents more choice. There would be only one store with one operator, bringing 30 to 60 full- and part-time jobs to the town. He is very satisfied with the design team and architect and a detailed presentation of the proposed development will be provided later.

A discussion ensued about the need in Dunblane for a petrol station but Mr Thomson insisted that a petrol station would not be a viable proposition for the retailer considering this development. A suggestion was made that there could be both a food store and filling station but Mr Thomson maintained there was not enough space. It was the community council's view, however, that, representing the view of the community, it has to work for a reinstatement of a petrol station. It was further felt that the removal of the existing petrol tanks might cause Stirling Council to look more favourably on the planning application for a change of use. The following statement was therefore agreed: The community council wishes to keep a petrol retailing facility on this site in some form and urges the developer not to demolish the site until the planning application has been determined. Mr Thomson will give a response to this shortly.

Parking The Chairman has already distributed the consultation document and relevant maps to community councillors. It would be into the next financial year before Stirling Council could implement any changes. All residents affected by the proposals will be contacted. It is proposed that, in the town centre where, at present, there are differing parking restrictions, these would be rationalised into one-hour restrictions only. One disabled parking space would be provided in the middle of the High Street. The car park at Mill Row and behind the Cathedral would not be affected at present, although would be looked at later in phase two. A pay and display scheme was deemed to be necessary to finance the enforcement of parking restrictions. On the upper level of the Tesco car park, cars could park for two hours without charge and this would be politely policed. On the lower part at Tesco, there would be 2 hour/4 hour/ all day parking charges in an attempt to discourage people from coming to Dunblane to use the railway station. Residents along

Springfield Terrace would be invited to pay for a parking permit of £60 per annum and the residents of Caledonian Place would be consulted whether they also wished to participate in this scheme. On the other side of the railway, on Station Road and Stirling Road, there would be 2 hour and 4 hour parking charges and resident parking permits. There would be no restrictions in the parking bays on the B8033. Outside the car park at Mill Row, there would also be 2 hour and 4 hour parking charges. It was proposed that the charges would be implemented from Monday to Saturday and from 8 a.m. to 6 p.m. However, this would mean that more residents would need permits and the Chairman, noting that a parking survey had not been undertaken to back up the proposals, felt that Saturday should not be included and the hours should be changed to 8.45 a.m. to 5.30 p.m.

Craig French opposed the proposals as making life more difficult for Dunblane residents at the same time as raising money for Stirling Council. However, Sandy Mackay felt that it was the only solution in the short term. Alan Booth agreed that this was a money-making scheme for the Council which did not meet the long-term objective of freeing up the centre of Dunblane from being a car park for commuters from outside the area. It did not have any incentives to encourage the use of public transport.

It was agreed that, as the community has not been consulted about the proposals, the Chairman will ask Stirling Council to organise a public meeting in the Victoria Hall as soon as possible, and the Chairman also invited the reporter from the *Allanwater News* to bring the proposals to the notice of the public. **Action:** the Chairman.

Community Council boundaries The Chairman will submit the community council's decision that they wish the boundaries to include the new pitches at the High School. **Action:** the Chairman.

BT ground As Stirling Council does not own this area of ground at Drumcastle Court, the Chairman asked Councillor Goss for help in finding out who does own it. **Action:** Councillor Goss.

5. Police Report

As there was no police report, the Chairman is going to complain about the lack of communication with the community council. **Action:** the Chairman.

6. Correspondence: See attached list.

The Chairman complained that the CHP minutes did not include any mention of the discussion which had taken place.

The Chairman has received an email from Mr Abel together with a photo showing the quagmire caused by Network Rail contractors at the area of ground behind Ramoyle beside the Cala houses. Reminding the meeting that Cala Homes had agreed to upgrade this path as part of their contractual duty, Alan Booth stated that it has been degraded by both Stirling

Council and Cala contractors over the last few years and that Network Rail should not have been using it. It was agreed that Alan Booth will follow this up with help from Councillor Goss. **Action:** Alan Booth and Councillor Goss.

Alan Booth has received a reply from Councillor Finlay about Area Community Planning Forums and Dunblane but, as yet, has had no reply from Councillor Campbell.

7. Treasurer's Report: See attached.

The Treasurer reported that the community grant of £467 has been received from Stirling Council and was confident that, provided all the accounts were submitted by June, the community council should stay in the black. It was agreed to increase the Minutes Secretary's fee to £30 per meeting.

8. Planning Report: See attached.

The community council considered the application for 18 office units at Barbush, drawings of which were available. It was agreed to support the development, with the proviso that the implications for traffic were considered.

A new application for a house at Nether Cromlix has been submitted, following the withdrawal of the original application. As this has addressed the previous objections of the community council, that the proposed house was at a distance from the farm on a dangerous bend, it was agreed to support the new application at this stage.

9. Report of meetings

The Chairman has visited Rannoch House (the new name for Randolph Hill). It should be ready by January to accept 13 residents over the following few months. He has emphasised how important it is for the owners to keep their neighbours informed of progress. It is hoped that some of the long-term residents will be able to help with the horticultural work undertaken by the Development Trust.

Lawrie Dewar and Alan Booth have met with Alan Tuft from Communities Futures about updating the Community Plan. It is proposed to undertake another survey to update the previous one on which the Community Plan was based. The Development Trust will also be involved and Alan Booth is waiting for quotes from consultants for the survey work.

10. Councillor's Report

Councillor Goss confirmed that at the next Council meeting of 13 December, the question of Dunblane seceding from a group Area Community Planning Forum and setting one up by itself will be discussed. The Chairman is unhappy that Dunblane does not seem to be getting the support of all four Councillors and that there should be more representation from the other Councillors at community council meetings.

11. Community Council Future Activities: This was deferred to another meeting.

12. AOCB

John Alexander reported that the wooden ramps on the new Memorial Bridge were slippery when wet and Councillor Goss was asked for help in taking this up with Stirling Council. **Action:** Councillor Goss.

John Alexander reported that the hydro-electric substation on George Street is in need of a good tidy-up, and the Chairman agreed to follow this up. **Action:** the Chairman.

The subject of a taxi-rank being allowed at the station was raised by John Alexander. If it became a designated taxi-rank then any licensed taxi could attend there, but it would be safer as taxis would not be parking behind parked cars. It was agreed that this will be mentioned in the response to the parking proposals.

In response to a suggestion by Craig French that Dunblane might benefit from Stirling Town Heritage Grants, Councillor Goss agreed to look into this. **Action:** Councillor Goss.

Sue Faulkner reported that the community noticeboard at the end of the High Street has been damaged and Sandy Mackay agreed to follow this up with Stirling Council. **Action:** Sandy Mackay.

Alan Booth reported that he has been meeting with Stirling Council and the Rangers Service to change the status of the Laighills to a Nature Reserve, in accordance with the Local Plan.

The meeting ended at 10.05 p.m.

This is a true representation of the meeting.

Chairman Date
.....
Terence O'Byrne

Secretary Date
.....
Frederic Gilmour

Mail received since last meeting_____ **3rd Dec 2007**

Date	From	Subject
28.11.07 11.07	Postwatch Scotland Stirling CHP	Survey Minutes of Sep meeting, notice of Dec meeting
01.11.07	Anne Maguire	Surgery dates
26.11.07	Stirling Council	Prohibition of waiting Kilbryde Cres
09.11.07	Stirling Council	Revoke disabled parking, Charles Cres
13.11.07	Stirling Council	Health & Safety panel 19 Nov
14.11.07	Stirling Council	Planning Panel 20 Nov
09.11.07	Stirling Council	Special meeting Nov 15
11.07	SEPA	SEPA View
11.07	Stirling Council	Stirling Focus
26.11.07	Mrs Maclaren	River wall repairs
20.11.07	Stirling Council	Parking Consultation
20.11.07	Bruce Crawford	Letter re Telecomms Masts
15.11.07	Bruce Crawford	Copy of letter to Chief
05.11.07	Bruce Crawford	Letter to Keith Yates re phone masts

Dunblane Community Council

Treasurers Report

3rd Dec 2007

'Administration Account'	00347702
Expenditure since last report	£90.95
Income since last report	£467.41
Interest	£0.29
Account balance to date 3 rd Sept. 2007	<u>£381.29</u>

'Community Fund'	00347753
Expenditure since last report	Nil
Income since last report	Nil
Interest	£0.21
Account balance to date 3 rd Sept. 2007	<u>£199.17</u>

Lawrie Dewar
Treasurer

3rd Dec. 2007

Dunblane Community Council
Police Report for Dunblane 1st December to 21December 2007

In the absence of your Community Constable Simon Fraser please find below a synopsis of reported crimes and incidents for Dunblane covering the period out-lined :

Vandalism: There have been four reported acts of Vandalism during this period. Two of them have been detected and a local man is subject of a report to the Procurator Fiscal. Two remain undetected but are not connected in nature, one was the report of a broken window at Dunblane Primary School the other the rear windscreen of a parked and unattended car.

Assault: There has been two reported incidents of Assault during the period. They were unconnected matters. Both are detected with a local man and woman reported in one incident and a man reported in the other.

Acquisitive Crime: (Thefts /Housebreakings etc) A house was broken into in Ardoch Crescent, Dunblane. This is an isolated incident. This matter has been detected and a local youth is subject to a report to the Procurator Fiscal. Two previously reported unconnected thefts from November were also detected at this time.

Anti Social Behaviour /Disorder: There has been a noticeable reduction in reported youth related Anti Social Behaviour calls. A combination of factors must be considered which will have had an impact i.e. recent inclement weather / regular high visibility police patrols at peak times of demand (week ends) in and around Dunblane.

Beyond regular duties and patrols the force is currently supporting the National Festive Road Safety Campaign. Patrols in the Dunblane area have detected a number of motorists driving without wearing seat belts / using Mobile Phones Whilst Driving or using vehicle with Defective Parts or Accessories.

May I take this opportunity to wish you all a very Happy Christmas and a Peaceful New Year.

Brian Sharkey
Inspector

MONTHLY REPORT – DECEMBER 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 14 Kinnoull Ave, 19 Barclay Place, 129 Ochiltree, 7 Leighton Court, 3 Cairnston Steading, 45 Roman Way, Dormer ar Humbleknowe Cottage, Ramoyle, Garage and Self Catering unit at The Cottage, Kinbuck, Paint front door and surround at 54 High St, Timber cabin at Ivydene, Leewood Rd, Replace windows at 4B Stirling Road.

New application for 18 Office Units at Barbush, this application will be considered at this meeting.

Progress on Planning Action Log Items since last meeting.

The application for the new house at Nether Cromlix was withdrawn

The application for change of use at The Square, Cromlix was refused

The application for the 3 storey house at Cloisters Crofts was refused on the grounds that it would be visually dominant in the conservation area

No decisions on the Anchorscross proposals, Dickson's retail development, the new house at Ash cottage in Ashfield, 6 flats at Millrow, Conversion of the agricultural building at Little Hill.

Other Planning Matters

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