

Dunblane Community Council

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Minutes of the meeting of the Dunblane Community Council held on Monday, 5 February 2007, in the Burgh Chambers, Dunblane.

Present: Terence O'Byrne (Chairman), Kirsten Strachan (Secretary), Peter McCusker (Treasurer), Sandy Mackay, Frederic Gilmour, Craig French, Domenico Angiolini, Charles McHugh.

In attendance: Councillor Pat Greenhill, Councillor Ann Dickson, Alan Booth, Sue Faulkner, Moira Stewart, Donald Morton from the *Stirling Observer*, Rosemary Bland from the Holmehill Group, Mike Hellszajn from Keir Street, Margaret Bragg (Minutes Secretary). Robb Allen and David Currie, representing Castlebeck, the company which has bought Randolph Hill, also attended the meeting as did the following residents neighbouring Randolph Hill: Pat and Ian MacLachlan, Ronald McColl, John MacLeod, Hilary Whitaker, Diana Davies, Stewart Sherridan, Alistair Reid-Thomas, Matthew Hibberd. The following, who were interested in standing as community councillors, also attended: Sylvia Cairns, Kate Fawcett and Dr Rhys Bullman.

1. Apologies

Apologies have been received from John Alexander who asked the meeting to accept his apologies for future meetings as, at present, he was suffering from ill health. PC Linzi Meek also sent her apologies.

2. Chairman's Remarks

At this point, the Chairman suspended the order of the agenda, and invited Robb Allen and David Currie to address the meeting on Castlebeck's plans for Randolph Hill, although

stressing that this was not a public meeting about Randolph Hill as time at community council meetings was limited.

Castlebeck's plans were to turn Randolph Hill into a 13-bed intermediate unit for adults with learning difficulties. As this had previously been a nursing home, no planning permission was required. In reply to questions from the floor, he stressed that this was not a hospital unit and a community placement of this kind would not be suitable for people displaying acute behaviours or for those leaving prison or a mental unit. Indeed, the patients would be under constant supervision because they would be unable to cope in ordinary society and would be a danger to themselves. They would not leave the unit without supervision. He emphasised that people with learning difficulties do not pose a risk to children and, under present legislation, they have the right to live in the community. It was planned to fence off the back garden so that they could have access to a safe outside environment but they would not be able to leave the front of the building. It was hoped that, with time, some could integrate into the community at some level and perhaps even leave to live in sheltered accommodation. For some, however, Randolph Hill would be their home for life. There would be 24-hour cover in the home, with a staff of 30, including eight registered nurses. No bank or agency nurses was used as these patients need continuity of care above all. As the number of patients is half that of the old Randolph Hill nursing home it was not expected there would be an impact on traffic and there were plans to turn the front lawn of the house into a car park. Patients for a community unit such as this one were chosen with great care, referrals coming in the first instance from local authorities, and then were the subject of assessments to make sure they were suitable.

The community councillors thanked them for attending the meeting and answering questions and encouraged them to hold a public meeting to educate the community about people with learning difficulties and to allay fears. Robb Allen encouraged people to contact him with their queries through the company's website.

The Chairman now invited Rosemary Bland to address the meeting on behalf of the Holmehill Group which has asked the Community Council for its support. At present, Holmehill has been bought by Allanwater Developments Ltd but no planning application has yet been submitted. In the meantime, the Holmehill Group has been encouraged to register an interest in the land and is forging links with other groups in Dunblane, such as the Development Trust and the Community Council, as it would be helpful if the Dunblane community were in agreement about the future for Holmehill. The Chairman agreed to be the liaison person with the Holmehill Group.

The Chairman reminded those prospective councillors attending the meeting that nomination papers had to be submitted by the following Friday. He emphasised that he wanted the Community Council to be more proactive.

3. Minutes of the previous minutes of 4 December 2006

With the amendment on page 2 to Sylvia Jackson MSP, these were approved, proposed by Sandy Mackay and seconded by Peter McCusker.

4. Matters arising

Grass-cutting It was agreed that the Secretary will ask Mr Goodfellow about the programme of consultation. **Action:** the Secretary.

CCTV The Chairman and Sandy Mackay will follow this up. **Action:** the Chairman and Sandy Mackay.

Zebra crossing Sandy Mackay reported that Stirling Council wished to place the crossing near the Old Doune Road junction at Tesco and it was agreed that the Secretary will clarify this with the Council. **Action:** the Secretary.

British Legion PA system The Secretary read out a draft of her reply to the British Legion who are looking for reimbursement from the Community Council for use of a PA system on Remembrance Sunday. With a slight amendment this was agreed.

Potholes at Well Place Sandy Mackay reported that these have now been filled in.

Parking Sandy Mackay has had a meeting with Jim Mullen about this and is awaiting minutes. It was suggested that there would be time restrictions on some of the parking spaces at Tesco. **Action:** Sandy Mackay.

5. Correspondence: See attached.

It was noted that the footbridge over the A9 at the High School will be closed from 26 January until 17 February.

It was hoped that, by May, the reorganisation of the trust in control of Abbotsford will be complete.

With reference to the recent flooding of Allanside House, it was noted that this was included under the Flood Relief Programme of Stirling Council. It was agreed to write to the Council to remind them of this. Councillor Dickson will also follow this up. **Action:** the Secretary.

The Chairman has received the following correspondence:

A letter has been received from Mr Russell Thomson of Cherrywood, Keir Street, about traffic problems at Tesco, but did not give details. With reference to the Chairman's reply, who informed him of the planned zebra crossing and invited him to this meeting, Mr Russell declined to attend a Community Council meeting or provide details of his concerns.

A Freedom of Information request has been received from Ms Rhona Geddes of Cherrywood, Keir Street and this is covered in the following planning report.

6. Treasurer's Report: See attached.

7. Planning Report: See attached.

The Community Council supported the decisions made by the planning sub-committee with regards to developments at Mill Row and Glen Road. It was agreed to withdraw the objection to change of use of the coach house at Randolph Hill to offices.

The Chairman has written to O2 to complain about the lack of community consultation prior to their planning applications.

It was noted that Stirling Council has rejected the planning application to erect a house at Cherrywood, Keir Street.

The deterioration at Baxter's Loan has been brought to the notice of the contractors who have promised to restore during the summer.

It was also noted that the public inquiry into the Beauly to Denny power line will commence in Perth this week.

8. Report of Meetings

The Chairman, the Secretary and Sandy Mackay have had a meeting with Fiona MacLeod of Stirling Council to discuss the role of Area Community Planning Forums (ACPF). New legislation requires councils to consult with communities and the smaller number of Area Community Planning Forums was easier to handle than over 40 community councils. There were no formal rules about how the forums were run, although Councillor Greenhill pointed out that the areas of the Area Community Planning Forums were in line with the new council wards. However, it was felt that (a) Dunblane, Bridge of Allan and Logie found themselves to have little in common and (b) Dunblane was large enough to have an Area Community Planning Forum of its own, comprising the Community Council, the Development Trust and other groups in Dunblane. Fiona Macleod has agreed that the next meeting of the ACPF will attempt once again to define areas of common concern for the three areas in the forum and decide whether the forum could continue with all three areas involved given the population size of Dunblane.

The Chairman has attended the training meeting on planning, organised by the Council. He hoped to be able to bring the latest Structure Plan to the next meeting of the Community Council. The Chairman will contact Stirling Council to enquire when the consultation process will commence. **Action:** the Chairman.

Sandy Mackay has had a meeting with Jim Mullen about parking in Dunblane and is awaiting the minutes of this meeting.

9. Police Report

There was no report as PC Meek was ill. It was agreed that the Secretary will write, requesting a written report. **Action:** the Secretary.

10. Councillors' Report

Councillor Dickson reported that the budget would be set by the council this week and Councillor Greenhill said that new grass-cutting proposals would be dependent on the budget allocated to this.

11. AOCB

Alan Booth apologised for the delay in publishing *Community View*, which should be out this week.

Sandy Mackay had phoned Network Rail about a tree which had fallen and felled another tree. Both Network Rail and Stirling Council dealt with this promptly.

The Secretary reported that drain covers in the High Street had their central discs missing, creating a danger to pedestrians. It was agreed she would write to the Water Board. **Action:** the Secretary.

Moira Stewart reported that, due to impossible problems with parking both for the stallholders and for customers, the monthly Friday market at the Victoria Hall has been cancelled, with the loss of revenue to local groups who ran the tea-room. However, it was hoped to have three Sunday markets through the year. The Chairman expressed his concern that the market has been cancelled.

Craig French brought up the question of the boundaries of the community council not covering the new pitches at the High School or the access road. It was agreed to contact Helen Geddes for clarification before signing the Community Council Constitution which makes reference to the boundaries. **Action:** the Secretary.

The Chairman is going to look into the plans for the new Health Centre which have stalled. **Action:** the Chairman.

It was agreed that the agenda and minutes would in future be sent out to community councillors by email.

The meeting closed at 9.35 p.m.

DUNBLANE COMMUNITY COUNCIL

MONTHLY REPORT –FEBRUARY 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 13 Kippendavie Avenue, 5 Argyle Way, 10 Argyle Terrace, 34 Alpin Drive, 31 Old Doune Road, 46 Argyle Terrace, Cleve, St Margaret's Drive, Noorilim, St Margaret's Drive, 35 Montgomery Crescent, 6 Dougal Court, 8 Bellenden Grove, 53 Montgomery Crescent, Braehead , St Margaret's Drive. Conservatory at 4 Pont crescent, 7 Ramsay Drive, 300 dish on mast at Station Road, New signs at Llyods TSB,

An application for a 3 storey block of flats at Millrow was lodged, the block will contain 6 single bed flats and will occupy the space opposite the car park currently occupied by 2 small single storey garage type buildings. The planning subcommittee considered the application and objected on the grounds that the entire stairwell seemed to be constructed of glass which would not be in keeping with the Conservation area, Stirling Council planners have subsequently confirmed that the stairwell will be glass. Other than that we considered the application to be acceptable.

An application for development of the Coach House at Randolph Hill was lodged, the subcommittee objected on the grounds of change of use to office in a Conservation area. Subsequently it has come to light that the company that has purchased Randolph Hill wish to use the Coach House for office space on the first floor and the residential space on the ground floor for 2 of their residents. This meeting will discuss whether we wish to withdraw the objection.

There is a retrospective application at Greenyards Farm development, the planners will be allowing this application, the deviation from the permitted development is not significant.

An application for 4 new large houses at the top of Glen Road has been lodged by Kippendavie Estates, the subcommittee have met and recommend that no objection is lodged. The ground is not in the Conservation area, Green Belt or Countryside.

Progress on Planning Action Log Items since last meeting.

Permission has been granted for the O2 3G mast near the bowling club. We received a reply from O2 to our letter of May 24th in which we raised concerns about the application for a 3G mast near the bowling club. It took them 6 months to reply. Our main point was the lack of consultation prior to submission of the planning application. Their response stated that they had consulted in accordance with the Code of Best Practice. We still contend that they did not consult.

Permission has been granted to form 4 flats at Aultwharrie and demolish the extension.

Permission was granted for outline plans for the house at Gleann Falachtie near the Faery Bridge, we objected on the grounds of development on the Conservation Area but were overruled as the building will not detract from the Conservation Area.

The application to erect a house in the grounds between 13-17 Atholl Place was recommended for refusal before Xmas, the applicant requested further information from Stirling Council which has delayed the determination of the application. The Community Council received a Freedom of Information request from the applicant requesting copies of the 12 letters of objection we received from neighbours. We replied on the basis that the Community Council is not subject to the FIO Act and that the details can be obtained from Stirling Council. Several representations have been made to the Community Council in the interim from concerned neighbours particularly after the Cherry tree was removed by the applicant, Stirling Council confirmed that the tree was not subject to a TPO and that it could be removed legally without planning permission. Stirling Council has refused permission in the last few days.

The Reporter ruled against the appeal at Provan. Stirling Council were criticised in the decision letter for making inconsistent decisions regarding developments in the Conservation Area in Dunblane in recent years, Tomdoran was cited as an example.

Other Planning Matters

The new High School continues to make good progress, unfortunately Baxter's Loan has deteriorated adjacent to the school. Two letters have been sent to Ogilvie asking them to make temporary repairs, they have done so and the second set of repairs will be inspected soon. They have been asked to prepare a detailed plan to restore the lane this summer and have agreed to do this.

The footbridge over the A9 is now closed for upgrade and is expect to re-open mid February.

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