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Minutes of the meeting of the Dunblane Community Council held on Monday, 5 April 2004 at 7.30 p.m. in the Burgh Chambers.

Present: Mike Seal (Chairman), Sandy Mackay (Secretary), Tony Ford (Treasurer), Duncan Taylor, Peter McCusker, John Alexander, Sandy Hall.

In attendance: Councillor Ann Dickson, PC Graham Love, Margaret Bragg (Minutes Secretary), Christine Strachan (Ward 3 resident), Alan Booth (editor of Community View); the following members of the Braeport Management Group: Margaret Boland, Ian Stein and Lynne Mathieson; the following members of RAGE: Sue Stirling-Aird, Diana Davies, and Ann Shaw.

1. Apologies: Apologies had been received from Gordon Boyd, Terence O'Byrne and Craig French.

2. Chairman's Remarks

The Chairman welcomed the new Community Councillors, John Alexander, Sandy Hall and (in absentia) Terence O'Byrne. However, there are still four vacancies, one in each of the following wards - Royals, Town Centre, North and Landward. The Secretary is to write to Ken Geddes about the undue number of absences he has taken from Community Council meetings.

3. Minutes of the last meeting

These were approved, proposed by Tony Ford and seconded by John Alexander.

4. Matters arising from the previous minutes

Winter gritting maps The Secretary has received these.

Drumcastle Court Further to a telephone call by the Secretary to Stirling Council to enquire about the progress regarding the erection of a small fence to protect the grass verge, it was confirmed that this work would be carried out at the same time as work is being carried out to make a pavement on the opposite side of this road.

Abbotsford In response to a letter to Helen Munro, Director, Community Services, Stirling Council, requesting an update on the situation regarding Abbotsford, she advised that the matter was being handled through the Trustees, Perth and Kinross Council. She

had a meeting with their Chief Executive and had been given an assurance that their legal staff would be instructed to handle the matter with a great sense of urgency.

Helen Munro confirmed that the house was wind- and water-tight and a number of internal repairs had been carried out. Meanwhile, external checks and repairs to the property would be carried out in the immediate future.

Beaully/Denny Transmission Line The Chairman urged the other Councillors to view the proposed site of the pylons near Dunblane as, in his view, he did not think they were unduly prominent. At the moment, this was merely a pre-consultation exercise on the part of Scottish and Southern Energy and it was agreed to keep a watching brief in case the route of the line altered.

Newton Park The problems there have subsided, and a new group of local residents under the umbrella of the Environment Group of the Dunblane Development Trust is organising a Litter Pick on 25 April and will be clearing out the drainage ditch there.

Police Bicycle The £500 allocated by the Community Council will probably be sufficient and there will be no need to raise more funds.

Taxi licence The Chairman read out a letter he had sent to Corporate Services, the terms of which had been agreed at the previous meeting of the Community Council.

Braeport Centre The Chairman suspended standing orders to allow a discussion of the future of the Braeport Centre. As he and Ann Dickson had already had a meeting with someone from Stirling Council, they were able to pass on information from the Council. As Ian Stein explained, there were plans to expand Braeport but there were difficulties concerning the legal title to the land. The Council sold building no 2 to Mr MacDonald to be used as a furniture store in the early 1980s. However, because the land title was unclear it was unable to complete the paperwork. After extensive investigations this is still the case, so the Council have taken out Defective Title Insurance to allow the formal processes to be completed. Lynne Mathieson had done a lot of work into this and queried if Stirling Council were legally bound to sell to Mr MacDonald, especially as access to his store was through land which was designated for educational purposes only. Other members of the Braeport Futures Group pointed out that funding was already in place for a garden behind building no 2, which would now have to be altered, and that there was uncertainty over the future use of Braeport if it were constrained by the term "for educational purposes".

However, the Chairman felt that Stirling Council was merely legitimising what had been happening for 20 years and proposed that the Community Council did not enter into any further discussion about the conclusion of this purchase with Mr MacDonald. This was proposed by John Alexander, seconded by Duncan Taylor and was approved by the Community Council, with Tony Ford and Sandy Hall abstaining.

In reply to John Alexander's question as to whether the Braeport Futures Group needed more support, Ian Stein said that they would welcome a Community Councillor on to the group as they wanted to open out the discussion as to the future of the Braeport. The kitchen and toilet block was to be replaced with a permanent structure.

5. Correspondence: See attached list.

Further to a telephone conversation with T Mobile regarding the state of the fence local to the Telecommunications mast on the Kippendavie estate, a letter has been received from Stappard Howes, contractors, denying any responsibility for the present condition of the fence. The Secretary will write to the estate owners drawing their attention to our concerns.

The Chairman had received notices from First Bus about their improved service as from 1 April.

The Chairman had received a letter from Scottish Churches House notifying him of their Open Day on 2 October and asking if the Community Council would like to be involved. It was agreed that the Council would look forward to further news of this event and will be prepared to help in general.

The Chairman had written to Atkins Consulting about the revised drawings of the signage at the Old Doune Road.

The Chairman had received notification from Stirling Council, under the Town and Country Planning Act of 1997, of the change in the Local Plan to the eastern villages.

An invitation had been received to the High School Awards Ceremony on 26 April and it was agreed that the Secretary and the Treasurer will attend.

6. Treasurer's Report: See attached.

The Treasurer asked that all bills be submitted to him by 12 April in time for the annual audit. A final electricity bill was still awaited for the Christmas lights.

7. Planning Report: See attached.

The planning sub-committee had objected to the new houses at Tomdoran, and had listed conditions to the conversion of farm buildings at Greenyards Farm. These were ratified by the Community Council.

It was agreed that a small consultation group, in association with the Development Trust, should be set up to discuss parking restrictions in the Town Centre and at the station.

It was agreed that the planning sub-committee should be expanded.

8. Report of Meetings

The Chairman and Tom Smith from the Development Trust had attended a meeting about

Community Health Partnerships and felt that, as they were involved in the upgrading of the Health Centre and with other issues, they were on the right lines.

The Chairman had attended a Pupil Council meeting at the High School to talk about the Community Council and to invite pupils to get involved.

The Chairman had attended a meeting at Viewforth about Third Party Rights of Appeal in the planning process.

9. Police Report: See attached.

PC Love reported that the youth disturbance problems at Newton Park had now been dispersed to other areas, and that he had visited off-sales premises to highlight the problem of underage drinking. The costs of his bicycle would, hopefully, be resolved within the next few weeks. One applicant for the post of Special Constable had so far come forward. PC Love had started a drop-in centre at the High School where pupils could come and talk to him.

10. Councillor's Report

Councillor Dickson was still trying to find out the costs of repairing the Memorial Bridge.

She reported that an application for a Dementia Unit had been received, to be built at Aultwharrie, with a further 29 houses, 15 flats and 6 sheltered houses to be erected to offset the cost of the Unit. Councillor Dickson agreed to contact Children's Services to get an updated figure for school capacity, taking into account the number of new houses already agreed.

11. Report on the state of street name plates and road signs

The Treasurer appealed to the Community Councillors to let him know if any signs were missing or damaged. Each ward should organise a survey and forward the findings either to the Treasurer or Bryan Grieve from the Development Trust. Stirling Council would replace them, with priority given to safety signs.

12. AOCB

Three representatives from RAGE (Residents Against Greenbelt Erosion), Sue Stirling-Aird (Acting Chairman), Ann Shaw (Secretary) and Diana Davies circulated factsheets to the Community Council, detailing their plan for a community buy-out of the land at Park of Keir. If they were successful in fulfilling the criteria to register an interest, it would mean that, if the land came up for sale, the community would have first option to purchase it. The Chairman, pointing out that this would be dependent on the Public Inquiry finding against the proposed development at Park of Keir, felt that it was important for RAGE to get the land valued and a proper business plan drawn up. The RAGE representatives want to put an article in Community View to give their plan more publicity.

John Alexander reported on the problems that gardens in George Street and Charles Street were having with flooding. Councillor Dickson promised to follow this up.

Peter McCusker advised that all road markings for parking restrictions had gone at the corner of Boe Court and needed to be reinstated. Councillor Dickson is to see to this.

Councillor Dickson advised the meeting that both she and Councillor Greenhill would be unable to attend the next meeting of the Community Council on 10 May 2004.

The meeting ended at 9.50 p.m.

PLANNING REPORT – 5th April 2004.

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 Roblin, Ramoyle; 38 Montgomery Crescent; 39 Strathmore Avenue: Garden store Linton, Kilbryde Crescent: Conservatory at 7 Gibson Grove; Decking at Seabar, Smithy Loan; Porch 10, Dargai Terrace; Rooflights 3, The Avenue, Ashfield.

There is an application for a house to be built at the rear of Elmswood, The Crescent, with access onto Newton Loan. This is a renewal of a prior approval and I have asked for a site plan to be sent before we comment.

We have an application for 2 new houses to be built in the garden of Tomdoran. The planning sub committee has written an objection which is to be ratified by this Council meeting.

We have an application for converting farm buildings at Greenyards Farm to 4 dwellings. The planning sub-committee has lodged no objection but listed conditions to be applied. This needs to be ratified at this Council meeting.

Progress on Planning Action Log Items since last meeting.

No news yet on proposals to changing a farm building to a house at Wester Cambushinnie and to building 9 new houses around Provan – we have objected to both.

The application for 2 houses North of the Braeport Centre was rejected. The application for a house to be built in the garden of Woodend, Smithy Loan has been approved. We objected to both.

The Park of Keir Public Inquiry starts on 10th May at the Royal Hotel Bridge of Allan. Papers for our presentation have been prepared in draft and are circulated to all community Councillors for comment prior to finalising them. Copies have to be sent out to various people no later than 14th April and there is a lot of copying, etc. to do. We are liaising with RAGE and Bridge of Allan Community Council.

Other Planning Matters

The design details of the traffic calming measures in Old Doune Road have been finalised and construction starts soon. There is a copy of the drawings on the Community Council Notice Board.

I have not yet written to Stirling Council requesting that the stretch of the B8033 dual carriageway between Beech Road and Fourways is marked out for parking. I have had no response on the subject of how we are going to extend parking restrictions around the Station and Town Centre areas to force all-day parkers to use the dual carriageway following the article in the February edition of Community View. I think we should now go ahead and set-up a small consultation group in conjunction with the Planning & Strategy Group of the Development Trust to plan and co-ordinate widespread consultation before we consider our recommendations for this.

No news yet on the outcome of the Stirling Council Local Plan Inquiry held before Christmas.

No further news yet about plans for a bigger Health Centre.

We now have a copy of the roll-out plans for telecommunications masts. It only shows the ones we already know about: H3G at Keir, Duckburn, Hydro and Stockbridge, T Mobile opposite Beech Road (already in), Airwave O2 off road to Sherriffmuir (already in) and Orange at Hydro.

Planning sub-committee.

Now that we have 12 Councillors, we need to add to the existing Planning sub-committee and remove me from it. I will of course assist during the changeover and at any time thereafter as required. The existing members, excluding me are Gordon Boyd, Duncan Taylor and Peter McUsker. One of the new sub-committee will need to become the Planning Correspondent. I ask for two additional members of the sub-committee and a volunteer for the Correspondent.