

# Dunblane Community Council

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## **Minutes of the meeting of Dunblane Community Council held on Monday, 5 June, 2006, at 7.30 p.m. in the Dunblane Youth Centre.**

**Present:** Tony Ford (Chairman), Sandy Mackay (Secretary), Peter McCusker (Treasurer), Kirsten Strachan, Terence O'Byrne, Stuart Hepburn, Domenico Angeolini, Craig French.

**In attendance:** Councillor Nelson (standing in for Councillor Greenhill), Councillor Dickson, Drew Leslie and Martin Lally from the PPP Project Team, Sylvia Jackson MSP, PC Linzi Meek, David MacKenzie (Headteacher, Dunblane High School), Alan Booth, Sue Faulkner, Moira Stewart, Lesley Malkin (Corporate Asset Manager, Stirling Council), Margaret Bragg (Minutes Secretary). A large number of residents attended this meeting to discuss the PPP project, the skatepark proposals and the provision of school buses.

### **1. Apologies**

Apologies have been received from John Alexander and Duncan Taylor.

### **2. Chairman's Remarks**

The Chairman suspended the agenda in order to open discussion from the floor.

PPP Project Drew Leslie gave an update on progress so far and distributed a leaflet to the meeting of various issues surrounding the construction of the new school. Already meetings have been held with neighbours, with pupils and staff and he was now pleased to take the opportunity to address the wider community. Work commenced at Easter and the new school will be handed over in November 2007 with the new pitches over the motorway being ready for use by spring 2008. He pointed out that construction traffic was allowed only during restricted hours and that the site was securely fenced off. The safety of pupils and other users was of prime importance. A parking site for contractors' vehicles was

already designated, and he stressed the contractors' duty of keeping the roads clean and tidy.

Martin Lally from Ogilvie gave notice that the all-weather pitch at the school will be upgraded during the summer holidays. To allow the parapet of the footbridge to the new pitches over the A9 to be heightened, the footbridge will have to be closed for 8 to 10 weeks. However, advance notice and signage would warn neighbours of this. He pointed out that there will be a large number of vehicle journeys as soil is moved from the existing site to the new pitches across the motorway, but there is an agreed route for contractors' vehicles. In reply to a question from the floor, he said that there was no space for a skatepark on the new school site. He promised that the access road from Greenyards Farm, if damaged, would be reinstated to its previous standard. Depending on the weather, it was hoped to seed the new pitches this September and David MacKenzie (Headteacher) confirmed that the school has made alternative arrangements for matches and that the all-weather would also be in use.

Craig French pointed out traffic problems on Wallace Road when contractors' vehicles do not give way at the pinch points and Drew Leslie agreed to look into this. It was agreed that a "Priority" sign, which was missing, needed replacing.

The Chairman thanked Drew Leslie and Martin Lally for addressing the meeting.

Skateboard park The Chairman opened the discussion by welcoming the large number who had turned up. He encouraged them to become interested in the wider work of the Community Council, especially as there were vacancies for councillors. He pointed out that the consultation period on the planning applications has been extended by Stirling Council to 21 June and invited everyone to send in individual letters to the Planning Department to let their views be known. He reassured everyone that the due process of consultation is taking place.

Mike Youde, from the Skateboard Park Group, addressed the meeting, giving brief details of the three sites. They wanted to provide play facilities for all children at a place where the children would be willing to go. Already over £100,000 has been raised, although a £40,000 grant from the Transforming Your Space Fund would be lost if construction did not start before the end of the year. However, it has been found difficult to find a suitable site in Dunblane, especially as they were restricted to affordable land owned by Stirling Council. Of the three sites, the Laighills offered plenty of space but, unfortunately, a large proportion of the budget would need to be spent in order to improve the access for construction materials and for emergency vehicles, if required. The Millrow site was closer to facilities such as toilets, but it and the Rylands site were also closer to houses. In conclusion, he made a plea for the provision of facilities for the age group about which the community was most concerned.

- Rylands A resident from the Rylands area, Ron Hislop, has got together a 230-signature petition objecting to a skatepark being built there. It was felt that it would be too close to houses and would be too noisy, especially when trees were removed. When Captain Campbell produced maps to show that there would be problems with flooding if construction were allowed to go ahead, Lesley Malkin agreed that, as the project moves forward, an appraisal from an engineer would be required. Another resident also felt that, in the event of a closure of the bypass, there would be problems with traffic going through the area. However, residents were reassured that there were no plans to move the existing playpark. Other concerns were expressed over the entrance to this site being on a bad bend and the lack of parking.
  
- Millrow Lesley Thompson raised the question of the Millrow site being in a conservation area. However, Lesley Malkin said that the site of the old gasworks was designated a brown field site although in a conservation area and Alan Booth confirmed that it was not a nature reserve. Another Millrow resident remembered that the site of the skatepark had once been flooded, and as it would be near the Cathedral and the Heritage Walk, it would not be a suitable site. However, it was pointed out that the site at present is derelict and has a concrete base; it is not an asset to the area. Mike O'Hare from Millrow raised questions over the wall round the skatepark, access to the river, expansion of the car park, and the relocation of the playpark, and expressed concern over the erosion of the Town Centre ambience and the dangerous use of vehicles. Lesley Malkin was able to reassure him that the footpath and car park would not be affected. The skatepark would use the 2 metre-high wall already there with a 1 metre wall erected to separate it from the green space. Relocating the playpark was only a suggestion at the present and, again, there was only a proposal to extend the car park. A young skateboarder said that a skatepark was meant to be for fun, and that the Millrow site would at least be visible to others and would provide easier access for the police.
  
- Laighills Lesley Malkin recounted the problems of access to the Laighills site. A temporary bridge constructed by the Army had seemed to be the answer but, unfortunately, the Army unit has been relocated south and this solution is available now only at an increased expense. Mr Buchanan from Springbank Gardens objected to the Laighills site as he was worried that police intervention would be required on a regular basis and it would be noisy for neighbours. The skatepark would not be supervised but, as skateboarding cannot take place in the wet or in the dark, it would not be in use all the time. Sharon Mylchreest reminded the meeting that the Laighills was gifted to Dunblane for the use of the people of Dunblane and it was where the majority of people would like it to be. Another resident felt that as the Laighills already attracted a lot of glass and rubbish, this would be a disadvantage if it spread over the skatepark.

A major concern expressed was the fear that a skatepark would lead to an increase in antisocial behaviour by young people, and residents, therefore, did not want the skatepark to be near their homes. David Gill criticised the community council for not consulting more widely with the community before submitting the three planning applications. However, the chairman reiterated that the applications were put forward in order to generate debate and that a lot of hard work had been done in identifying sites over the last four or five years. PC Meek stated the police position of supporting the idea of a skatepark but remaining neutral as to its site. In reply to a concern that there could be trouble between different groups of teenagers, she did admit that antisocial behaviour by some could spoil it for others. However, Robert Dale, a Youth Worker, felt that, by providing a skatepark for a minority of children more could be prevented from growing up into troublesome teenagers. Stuart Hepburn and Moira Stewart both asked people to back the teenagers who had raised the money and were not being a problem to the community.

Drawings of the proposed sites were available in the Burgh Chambers and the Library. In conclusion the Chairman thanked everyone for attending and reiterated that due process following the submission of the planning applications was going ahead. He encouraged everyone to write letters to Stirling Council. This part of the meeting ended at 8.50 p.m.

School bus provision Parents were at the meeting to protest at the withdrawal of the free school bus to children over the age of eight who live on the Barbush estate and attend Dunblane Primary School. When the catchment area for the school was drawn up, Gordon Jeyes, Director of Children's Services at the time, had guaranteed the provision of a school bus. Councillor Nelson said that it was being cut on the basis of cost, but that this issue would be discussed at the next meeting of Stirling Council. It was felt that the route the children were expected to walk was not safe and Sylvia Jackson MSP agreed to walk the route herself to assess it.

### **3. Minutes of the previous meeting of 8 May 2006**

The Chairman thanked the Secretary for chairing this meeting, and the minutes were approved, proposed by Craig French and seconded by Peter McCusker.

### **4. Matters arising**

Orange phone mast The planning application for this mast to be erected at Barbush has been withdrawn.

Millrow car park Councillor Greenhill at the last meeting had referred to the car park being extended into the old gasworks site, but the proposal was to extend it to the old putting green site.

Bollard at The Haining The Secretary has written to Hunter Jamieson but has not received a reply.

Grass cutting arrangements The Secretary will follow this up.

Area Community Planning Forums Craig French will draft a letter for the Secretary to send.

Boe Court The double yellow no-parking lines have been reinstated.

Buses at Ashfield Stirling Council has agreed to publicise the timetable and the routes.

Balmoral Court The communal aerial has been removed.

**5. Correspondence:** See attached list.

The consultation document on the New Community Plan was passed to the Chairman.

With reference to the Holmehill Community Buy Out plans, Stuart Hepburn urged the community to get information on and register an interest in areas before they come up for sale. Sylvia Jackson MSP has been following this issue and felt that the Scottish Executive did not appreciate the context of the Holmehill application with reference to the Local Plan, especially in view of the fact that the legislation has not been in place for very long. The Holmehill Action Group will have to dissolve in order to avoid legal fees. It will be up to the Community Council and the Dunblane Development Trust to decide how they are going to proceed in future.

With reference to the notification of Elections in 2007 from Stirling Council, Craig French pointed out that the new playing fields at the High School will fall outside the proposed new boundaries and urged the Community Council to make representation that these be included in their area of jurisdiction. He and the Secretary will draft a letter. Questions were also raised about the use of Dunblane Primary School as a polling station and the Chairman asked community councillors to email him about the suitability of other places, for example the Youth Centre.

SEPA View Issue 30 was passed to Stuart Hepburn.

Scottish Health Council News Issue 2 was passed to the Chairman.

**6. Treasurer's Report:** See attached.

The latest community grant was due and the Chairman commended the Treasurer on keeping the Community Council on budget at a time of stringent financial restrictions.

**7. Planning Report:** See attached.

It was agreed that Terence O'Byrne will write to object to the application for a new 3G mast by O<sub>2</sub> on the grounds of health and safety.

The Chairman will follow up the Braeport application and will look at the old title deeds to ascertain access. Councillor Dickson said that she has an old plan on which access has been drawn.

Councillor Dickson confirmed that discussions about the Ardnablane site were still on-going but that plans to convert Aultwharrie to four flats were acceptable.

#### **8. Report of meetings**

Meetings have been held into the possibility of CCTV cameras being installed in the town.

#### **9. Police Report**

PC Meek reported on reported crime in the area. Teams of police in plain clothes have been targeting Dunblane at the weekend to prevent antisocial behaviour problems.

#### **10. Councillor's Report**

Councillor Dickson reported that Stirling Council has withdrawn the financial support given in the Community Council Project Grant towards the cost of Christmas lights and other activities.

#### **11. AOCB**

A resident, Mr Fraser, reported that the steps near the Stirling Arms were unsafe.

The Chairman agreed that, to lessen the pressure of parking in Dunblane, the Community Council were in agreement over pushing for Blackford Station to be reopened.

The Chairman, in conjunction with John Alexander, will follow up the suggestion that the Laighills pavilion be taken over by the Development Trust, with teams using the park paying to use it.

The meeting ended at 10.05 p.m.

## MONTHLY REPORT –JUNE 2006.

### 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 Laurelsview St Mary's Drive, 98 George St, Bellevue Kilbryde Crescent, 1 Alpin Drive, 3 Hillside, Dormers at 1 Strathmore Ave, Extension and Dormer at 27 Anchorcross, Alterations to Boiler at the Queen Victoria School. Demolish greenhouse/garage at Tomdoran and erect store/garage.

There is an application for a new 3G mast by O2, this is situated on the roadside near the Bowling Club but is on public owned land. There is no 3G coverage for O2 in the town centre and new masts need to be within 250m. O2 have a duty to install competent 3G coverage by 2007. Our response must be provided by June 13<sup>th</sup>.

Applications for the 3 sites for Skateparks have been submitted. These will be discussed at this meeting.

### Progress on Planning Action Log Items since last meeting.

The application to convert the Old School House at the Braeport to two houses has been approved with conditions, most conditions were requested by the Community Council such as no plastic windows, suitable fencing, chimney stacks to be retained and all stone work to match existing. There has been considerable discussion regarding vehicular access, the response from Planning was that the applicant has legal title to erect a fence along the route of any private car access.

Ardnablane has now been demolished, the application for permission to demolish did not apply to the main buildings, only to a small stone built building on site, no permission has been granted yet for that building.

The proposal to build a house in the rear of the garden of St Brydes at Kilbryde Crescent has been refused, the Community Council objected on the basis that it was a Backyard development.

Stirling Council has formally objected to the proposed 440Kv power line as have other Councils on the route, it is likely that there will now be a Public Enquiry.

The proposal from Orange for a 3G mast at Barbush has been withdrawn after considerable opposition from the local residents, Community Council and the Queen Victoria school. A public meeting will be held in the next few weeks with Orange to debate alternative sites although they have declared that the original site is still their preferred option, given Stirling Council's decision to not site phone masts near schools it is unlikely that the mast will be in that location given the proximity to the Queen Victoria School.

Works have commenced in earnest at the High School and considerable progress has been made on transporting material to the site across the A9 for the new football pitches. This

resulted in 3 reported incidents of large lorries using the Old Doune Road/Springfield Tce. These were notified to Ogilvies who have taken action to ensure that all contractors are reminded that the 'official' route is off the A9 via Wallace Road only. After discussions with planning it is now clear that there was no planning condition imposed regarding construction traffic and that any agreement is voluntary. However, Ogilvies will deal with all infringements once informed. The Community Council will ask Ogilvies to erect 'No Access' signs at the top of the Old Doune Road at the junction with Wallace Road and at the Perth Road and Keir Roundabout entrances to Dunblane.

Still no decisions yet from the Planners regarding the applications at Glen Road, Randolph Hill, Aultwharrie and Ardnablane .

#### **Other Planning Matters**

Details of the revised Structure Plan up to 2025 are now available. The Planning Sub Committee will attend a workshop in Viewforth on June 13<sup>th</sup> to discuss the proposals. An initial brief look at over 170 pages of documents indicates little extra housing in Dunblane. A full report will be provided for the next meeting

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