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**Minutes of the meeting of the Dunblane Community Council held on Monday, 6<sup>th</sup> December at 7.30 p.m. in the Burgh Chambers.**

**Present:** Mike Seal (Chairman), Sandy Mackay (Secretary), Terence O'Byrne, John Alexander, Stuart Hepburn, Duncan Taylor, Craig French, Kirsten Strachan, Dominic Angiolini.

**In attendance:** Councillor Pat Greenhill, PC Love, David Bright (Emergency Planning Adviser, Stirling Council), Ken Manners (Cawdor Crescent), Sandra Skinner and Alan Tunn from Kellie Wynd, Morris Miller, Phil Castle, Ken Walker, Moira Vass and Erskine Duncan from Ochloch Park, Richard Stirling-Aird and Margaret Bragg (Minutes Secretary).

**1. Apologies**

Apologies had been received from Tony Ford and Peter McCusker.

**2. Chairman's Remarks**

The Chairman welcomed the two new Community Councillors, Dominic Angiolini and Kirsten Strachan to the meeting. He then suspended standing orders and invited David Bright to give his presentation on the operation of Stirling Council's emergency procedures.

In his presentation, David Bright outlined how every emergency was dealt with by an integrated Emergency Management and Response Team and explained how they continually assessed their performance under the headings of preparedness, prevention, response and recovery, learning from emergency management procedures elsewhere. In particular, he emphasised that they did not investigate causes but dealt with the aftermath of an emergency, and especially with protecting the vulnerable. He wanted to involve Community Councils more in helping to provide information about vulnerable people in the event of an emergency and to that end, the Secretary and Chairman both volunteered their contact details.

The Chairman thanked Mr Bright for his presentation, a copy of which was put on file.

**3. Minutes of the last meeting of 1 November 2004**

Stuart Hepburn pointed out that the brambles at Ashfield were to be cleared on 7 December, not 11 November and, with this amendment, the minutes were approved, proposed by John Alexander and seconded by Stuart Hepburn.

#### **4. Matters arising from previous minutes**

**Pavilion** The Dunblane Development Trust has taken over responsibility for this, as part of their programme to develop the Laighills for greater community use.

**PA system** The Secretary is still awaiting a quote.

**Burgh Chambers** The Chairman reported that the Social Work Rural Team has relocated from Callander to an office in the Burgh Chambers and a decision about the local office will be made by the end of December.

**Ledcameroch footpaths** The Trustees of Kippendavie were looking into this, to ensure that the paths were brought up to standard.

**Coat of Arms** The Coat of Arms has been received but, unfortunately, because of an error in the text, would have to be redone. A request that it was also produced on a CD has been agreed.

**Noticeboard** The noticeboard has been repaired and an application for a Community Grant has been submitted. The Technical Services department of Stirling Council has agreed to take over the maintenance of the new street furniture in the High Street.

**Museum appeal** The Secretary has written a letter of support to them.

**Disabled access** Mrs Muir, who was at the previous meeting, was now working with the Development Trust Environment Group, to improved disabled access round the town. The Secretary has also written to the Council.

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

The Secretary highlighted the problem of illegal dumping at Baxter's Loan.

The Chairman will complete the questionnaire which accompanied the Fire Service's consultation document.

The Secretary will write to request more copies of Guide to Complaining about Public Services so that copies could be available in the Burgh Chambers and in the Library.

The Secretary has received a letter from the Dunblane Medical Practice, complaining about the delays in extending the present Health Centre. He passed this on to Councillor Greenhill.

It was agreed that the Secretary will write to Forth Valley Health Board expressing the Community Council's dissatisfaction with the situation.

The Chairman has received a letter from Rebecca Maxwell confirming that the present capacity at Dunblane Primary School would be sufficient, even if the proposed development on the High School site went ahead.

The Chairman has received notification of a £463 administration grant from Stirling Council.

The Chairman had written to Bob Gill, the PPP Project Manager, about an article in the Stirling Observer which seemed to imply that the £5.5 million newly allocated to Stirling schools by the Scottish Executive, and the money originally allocated to the maintenance of high schools, which would be released by the PPP build, would be spent on primary, not secondary schools.

It was agreed, after a lot of discussion, that Bob Gill's reply, of which Councillor Greenhill had a copy, stated that any money freed up by the High Schools' PPP project could be spent as Education Services saw fit. As Councillor Greenhill pointed out, there is going to be funding gap with the PPP build but the Council has not made any decisions yet as to how it is going to be met.

The Chairman has had an exchange of e-mails with Atkins Global about the traffic flow on the Old Doune Road and the priority has been changed successfully at one of the pinch points.

A bill for £19.50 for the hire of the Victoria Hall for the public meeting on 9 November has been received.

The Chairman has received a copy of the 2nd Alteration to Stirling Council's Local Plan and this would be put on file.

The Chairman has received a copy of the Code for Planning Meetings and Site Inspections and this, too, would be put on file.

A questionnaire has been received from the Scottish Civil Forum and it was decided not to reply to it.

A letter has been received from Kippendavie Development Company pinpointing two alternative sites for the proposed new High School. The discussion was opened out to those attending the meeting with an interest in the PPP project. The responsibility of the Community Council was emphasised by the Chairman - that it could only raise concerns but it would be up to the elected councillors to make a decision on whether to approve the project. Councillor Greenhill said that, at the Council meeting on 16 December, the Council will be given two sets of papers by the PPP project team to discuss but that this was only the start of a long process as both planning decisions and traffic studies would have to be undertaken before the project could eventually be approved by the Scottish Executive.

Some community councillors expressed a feeling that Dunblane did not need the extra houses on the High School site and that the refurbishment of the school was the best option. The alternative site proposed by Kippendavie Development Company was felt to be remote from the centre of the town and access to it would have to be developed. It would also be outside the existing countryside boundary.

The Chairman proposed that the Community Council should ask the PPP team to fully investigate the alternative site. This was approved by the Secretary and seconded by John Alexander. A counter-motion was then put to the meeting, proposed by Stuart Hepburn and seconded by Craig French: that Dunblane needs a refurbished High School, and not more houses. The amendment was defeated, and the motion carried.

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

The Chairman handed in his claim for expenses.

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

The Community Council agreed that their previous objection to the building of a house at Balhaldie should stand, and ratified the sub-committee's objection to the application to change a farm building to a house at Wester Cambushinnie.

The Chairman invited residents of Ochloch Park to join in the discussion over the application to demolish a house there and build three new ones in its place. It was felt that there were issues of curtilages, privacy and being out of character with the rest of Ochloch Park. It was agreed that the Secretary will write to the Chairman of the Planning Panel requesting a site visit and that Councillor Greenhill would take note of the Community Council's objections to this development.

The Community Council repeated its objection to houses being built at Provan.

It was agreed that Terence O'Byrne would take over the role of Planning Correspondant from the Chairman Mike Seal.

**8. Report of meetings**

The Secretary had attended the Community Governance Strategy Meeting on 4 November and the Chairman read out to the meeting his answers to the questionnaire relating to it. The Community Council agreed that they would find it difficult to support the introduction of "cluster" boundaries which they felt would have more importance to Stirling Council than community boundaries. There would be difficulties in consolidating individual community planning issues into larger boundaries and too much would be expected of volunteer community councillors if "cluster" meetings were regularly called. Once the answers to the questionnaires were analysed, a draft paper would be distributed to community councils. In particular, the community councillors wanted more administrative support for community councils and it was agreed that the Secretary will write to ask for a phone line to be installed in the Burgh Chambers for community council use.

**9. Police Report:** See attached.

In reply to a request for an update to the Community Action Plan, the Chairman recommended that the following five areas of concern were followed up by the police:

- 1) youth gatherings at Newton Park;
- 2) anti-social behaviour in Stirling Road/High Street;
- 3) availability of illegal drugs;
- 4) drinking in public places, especially in the riverside gardens, the Laighills and the Memorial Gardens;
- 5) purchase of alcohol by under-age youths.

However, it was emphasised that the actions taken to date with regard to youth disturbances have had positive results, but that continuous, preventative containment was required. The Chairman passed the plan over to PC Love.

The Chairman also passed on leaflets about Parentline to PC Love who said he could distribute them only if he had official permission.

The need for traffic calming measures to deal with speeding cars at the top of Kippendavie Drive and Ramsey Drive should be brought in the first instance to the attention of Stirling Council.

**10. Councillors' Report**

Councillor Greenhill brought the meeting's attention to the Council meeting on 16 December at which the issues of PPP, local council offices, the Corporate Plan for the next 5 years and Community Governance would be discussed.

The Chairman stressed the importance of using Dunblane's local office more fully, perhaps by helping out with the administration of the Community Council.

**11. AOCB**

Copies of the Dunblane's Development Trust's report on parking were distributed.

The distribution of Community View was discussed and John Alexander notified the meeting that he was advertising for volunteer helpers.

The meeting ended at 10.30 p.m.

## **MONTHLY REPORT – 6th DECEMBER 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 24 Montgomery Crescent, Cotter House Wester Cambushinnie, Cathedral View, Doune Road and Bruce Avenue; conservatory at 114 Ochiltree; dormers at 28 Albert Street.

We have an application for a house on land West of Langbank, Balhaldie. There is no indication that this is required in support of maintaining or developing the rural economy and, without this, we have previously taken the view that we should resist the unnecessary extension of housing into the countryside. In this case, there seems to be no negative impact associated with building this house on its own, but the Community Council needs to decide if this is good enough reason to change the stance taken previously.

We had an application for changing a farm building to a house at Wester Cambushinnie. After considering a response from us to a previous, similar application and to avoid missing the response deadline, the Planning sub-committee decided to send the following:

“There is no indication that this conversion is required in support of maintaining or enhancing the rural economy.

Accordingly, we object to this proposal because we consider that it is simply pushing housing development out into the countryside. The building covered by this proposal is on the edge of a group of other farm buildings and if this one is changed to housing, the rest could be considered appropriate for conversion and a small housing estate would be created out in the countryside.

In our response to a similar application in 2003, we said that we believe that there is a 36 in. high pressure gas mains under the ground somewhere near to this site and it may be within the minimum allowed distance from such a main. Again, we recommend that this is checked out.” The sub-committee is recommending that the Community Council endorses this.

We have had a re-submission of the application to demolish a house in Ochloch Park and build 3 (instead of the 4 proposed previously) new houses. The sub-committee considers that the reduction from 4 to 3 does not change the basis for our previous objection and recommends that we repeat our previous objection.

We have had a resubmission of the application for a nursing home on land below the Hydro on the Perth Road. The resubmission is intended to improve the external appearance of the building in this sensitive location and there is no reason for us to change our position in supporting this.

There has been a resubmission of the application for 4 houses to the rear of Provan. Changes have been made to negate the negative impacts on this area and on the setting of Provan and the re-submission needs to be carefully considered. We could take the view that we must continue to protect the balance between the built and natural environments, particularly in our conservation areas, but we should not allow this to completely dominate our considerations of each individual application. The sub-committee has not considered this application as a group because it has only recently been received.

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

Still no decisions yet from the Planners regarding the possible developments at Ault Wharrie where we have objected to all except the application for converting Ault Wharrie to 10 flats, which we have conditionally supported. No decision yet on the application for the nursing home at Barbush.

### **Other Planning Matters**

Regarding the capital project for a bigger and modernised Health Centre, we have recently heard that there is a major obstacle to progress and that Dr Swan is writing to us and others about this. This is a tremendous disappointment and we must do all we can to get it back on track. Dunblane has been let-down before and it must not happen again.

We have not yet received the modified proposal for the upgraded 400,000 volt power line.

There has been a suggestion for an alternative site for the school and playing fields which we need to consider. It is imperative that we agree a response to Stirling Council and the landowner, at this meeting as the recommendations are to be made to the councillors later this month.

Terence O'Byrne has offered to take on the Planning Correspondent's role from Mike as from 1st January 2005. It is recommended that this is approved by the Community Council.

The next meeting of the Planning sub-committee is scheduled for Monday 20th December, 7.30 p.m., Burgh Chambers.

Mike Seal.