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Minutes of the meeting of the Dunblane Community Council held on Monday, 7th February 2005 at 7.30 p.m. in the Burgh Chambers.

Present: Mike Seal (Chairman), Sandy Mackay (Secretary), Terence O'Byrne, Kirsten Strachan, Duncan Taylor, Stuart Hepburn, Peter McCusker, Craig French.

In attendance: Councillor Ann Dickson, Sue Faulkner, Moira Stewart, Ken Manners (Lauder Place), Beverley Stirling (Montgomery Crescent), David Bruce (Old Doune Road), Ken Munro (Kellie Wynd), Gavin Bruce, Ron Smith and Hugh England (Highfields) and Margaret Bragg (Minutes Secretary).

1. Apologies

Apologies had been received from Tony Ford, Domenico Angiolini and John Alexander.

2. Chairman's Remarks

The Chairman appealed to the community councillors to find more people interested in joining the Community Council. The Community Council was struggling to cope as there were so many vacancies, with the implication that it was being less effective in representing Dunblane than it could be. If the numbers dropped below the required minimum, then the Community Council would close down. The Chairman himself was selling his house in Dunblane in April and the Secretary will write to Stirling Council to get their agreement that Mike Seal remain chairman until the AGM in May when he would hand over as outgoing chairman. At present, no-one had come forward to stand as chairman. If the post fell vacant, then a new chairman could be elected on a meeting-by-meeting basis.

3. Minutes of the meeting of 6 December 2004

It was noted that the name of one of the new community councillors was Domenico Angiolini and that Terence O'Byrne had taken over as Planning Correspondent of the Planning Subcommittee. With these amendments, the minutes were approved, proposed by Terence O'Byrne and seconded by Duncan Taylor.

4. Matters arising

Pavilion The Secretary has been able to inspect it and found it clean, although there was some vandalism to one of the internal doors.

Burgh Chambers There has been no indication of any further changes affecting the use of the Burgh Chambers in Dunblane.

Coat of Arms The Chairman reported that everything had now been received and he was going to have the Coat of Arms framed at his own expense and presented to the Community Council. It has also been produced on a computer disk, a copy of which Terence O'Byrne has. The Development Trust has been given clearance to use the Coat of Arms on its letterhead but anyone else wishing to use it would have to receive permission from the Community Council. The Chairman passed everything over to the Secretary, including the rules and regulations regarding the use of the Coat of Arms.

Noticeboard Now repaired, the map which had been in it has not been returned to the board and it was agreed to follow this up.

Disabled access In response to concerns raised by Mrs Muir, 7 Buccleuch Court, Dunblane, the Secretary has taken this up with Stirling Council, who have since replied stating that they would like to visit Mrs Muir to establish the problems in more detail. The Secretary will write to Stirling Council advising them to contact Mrs Muir direct.

Medical Centre The Chairman, the Secretary and Tom Smith from the Development Trust were going to meet with representatives of the Forth Valley Health Board in a couple of weeks' time to discuss the delays in upgrading Dunblane Health Centre. A local project group, led by Dr Swan, was also going to be set up.

High School PPP A letter from Bob Gil has been received, to invite members of the Community Council to visit the alternative site proposed by Kippendavie Development Trust with representatives of Stirling Council. It was agreed that the Community Council would accept his invitation.

Community View The copy deadline is the end of February, with the next edition being delivered in early April.

5. Correspondence: See attached list. The following additional correspondence was also tabled.

The Chairman has received a letter reporting that flower beds at the cemetery, previously planted up by Stirling Council, were now being left unplanted.

A letter has been received from Sue Faulkner on behalf of Dunblane Community Market about the problems of parking relating to the market in Dunblane.

A letter has been received about the untidy building site adjacent to the Victoria Hall and it was agreed that the Secretary will write to the owner requesting that any materials which are not required be removed to keep the place tidier. If this does not elicit a satisfactory response, he will pass the complaint on to Environmental Services.

Notification has been received of the next meeting of Stirling Council on 10 February, when Customer Access would again be on the agenda.

The Chairman has received leaflets from the See Me organisation which is trying to raise awareness of society's lack of tolerance of mentally handicapped young people. These will be left in the Burgh Chambers.

A notice had been received from Stirling Council Countryside Services about the Land Reform Scotland Act 2003 which is now coming into effect. There is a new countryside access code, with public access to open land more widely secured and new duties of landowners to ensure that access is provided. As there were many issues surrounding public access to land round Dunblane, it was agreed that the Community Council should be represented on the Local Access Forum to be set up by Stirling Council. The Chairman passed copies of the information to Kirsten Strachan and Stuart Hepburn.

Head of Libraries has sent a notice of a presentation in Dunblane library on 16 February by Bill Inglis, author of The Battle of Sheriffmuir - Eyewitness Accounts.

A receipt from the Victoria Hall Management Committee has been received and will be passed to the Treasurer.

A Community Grant of £150 has been received from Stirling Council to pay for the repair to the noticeboard.

The report of the Park of Keir Inquiry has been received. Although the application for a hotel and golf course had been supported, there were many conditions, including protecting the land from future development and protecting archaeological and local historic sites.

Stirling Council has written to recognise Terence O'Byrne as Planning Correspondent.

6. Treasurer's Report: See attached.

It was agreed that the £200 which was ring-fenced for signage should be transferred to the Tourism Group of the Development Trust.

7. Planning Report

Terence O'Byrne read out a draft letter of objection to the development in Kippendavie Wood on the following grounds: that woodland needed to be preserved and this would reduce the wood by 50%; that it was frequently used and not obviously dangerous but this would limit public access; there were infrastructure limitations in Dunblane; that new development was not necessary to fund management of the wood; and (following a rewording by Craig French) that the development would require a change of land use. The Community Council agreed to these objections.

With respect to the planning applications received concerning the PPP, the Chairman divided comments into those relating to the new High School, those relating to the new housing development and those relating to traffic

High School It was agreed to ask the Council to forbid construction traffic on Old Doune Road below the junction with Wallace Road and to ensure that all appropriate controls re. the condition of construction vehicles and their speed were adhered to. It was also agreed to ask them to look into the possibility of accessing the building site by a new road coming in from behind the site.

It was felt that provision for turning vehicles and buses safely had not been adequately addressed by the plans.

The plans did not give enough detail about the new playing field across the A9. No details were given about the fencing or lighting, the necessary contouring of the land to accommodate the pitch, the proposed covered walkway or the access road. It was, therefore, decided to reserve the Community Council's right to comment until more details were provided.

Housing The planning application was objected to on the following grounds: the number of houses had increased from 60 to 76, there was an inadequate range of styles, and there was no open space provided for within the development.

The Community Council agreed that the character of Highfields was not preserved by this development and the new housing encroached beyond the build line of existing houses. Pointing out that no site elevation plans for Highfields had been provided, the Chairman deplored the lack of information in what were meant to be detailed planning applications.

Traffic Stirling Council had commissioned a study on the effects of traffic flow once the new High School and housing were built, which forecast there would be little effect apart from increased queueing times at the junction of Old Doune Road and Doune Road. However, the Community Council agreed that they did not believe that an increase in traffic would not represent an increase in safety hazards, especially for children on the Old Doune Road and that congestion problems, already evident, would not become more difficult.

It was agreed that Terence O'Byrne will draft a reply incorporating these points, and distribute it to the Community Councillors for comment.

8. Report of Meetings

Stuart Hepburn and the Secretary had both been shown round the police station. They had been impressed by the new computerised system which was of help in allocating police resources effectively. It was emphasised that, as part of that system, all calls were logged and priorities were determined by the frequency of complaints. It was, therefore, essential that people complained when they saw infringements of the law taking place.

The Secretary reported on the latest Community Governance Meeting, at which few had been in favour of the proposals. It was felt to be too ambitious and that cross-boundary issues could be addressed by annual meetings between Community Councils. Also, in

2007, Dunblane will have five councillors covering each of the cluster groupings who would be better equipped to co-ordinate cross-boundary issues. In view of the number of vacancies on the Community Council, the Chairman felt that Dunblane could not support the new proposals with the corresponding increase in the number of meetings. It was difficult to evaluate how Dunblane would benefit. However, it was agreed that Terence O'Byrne, after discussion with Tom Smith from the Development Trust, would report back to the Community Council at its next meeting on the value of the proposals and whether the Community Council should get more involved.

9. Police Report

PC Love was absent, due to illness.

10. Councillors' Report

As Councillor Dickson had to leave early, there was no report.

11. AOCB

Parking The Chairman will distribute copies of the report of the subgroup into parking in Dunblane to allow councillors to comment individually. In brief, it was proposed that parking be extended on the B8033 from Beech Road to the Fourways roundabout; that parking in Mill Row be increased; and that signs be erected in an effort to persuade long-term parking on the B8033 and to encourage buses to park behind the Cathedral. In general, they were not inclined to enforce parking restrictions with meters but felt that rationalisation of parking restrictions around the town centre was necessary and that there should be some bays in Mill Row reserved for town centre traders. Finally, the building of a second storey to the Tesco car park was supported.

The Chairman advised that Perth and Kinross Council were investigating the re-opening of Blackford Station and the provision of car parking there would relieve the parking problems in Dunblane..

Holmehill Under the Community Purchase Scheme, the Holmehill Action Group, under the aegis of the Dunblane Development Trust, had lodged an application with the Scottish Executive to buy Holmehill for community use. There were delays in the acceptance of the application and, if the missives went through before it was accepted then the sale would go ahead.

Cemetery security Young people had started congregating at the cemetery and cars had been seen racing along the road to the car park there. It was stressed that the police should be informed of any incidents.

Abbotsford The Secretary will write to Helen Munro for an update about Abbotsford.

The meeting ended at 10.30 p.m.

MONTHLY REPORT – FEBRUARY 2005

Following approval at December's Community Council meeting, Terence O'Byrne has taken on the Planning Correspondent's role.

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 to 2 Buchan Drive, 12 Argyle Grove, 6 Argyle Park, 17 St Laurence Ave, 47 Strathmore Ave, Finnartmore Ramoyle, 11 Argyle Terrace, Conservatories at 8 Kippendavie Mains, 13 Ochiltree, with loft conversion at 47 Newton Crescent, Lowering of ATM at RBOS High St, Subdivision of one dwelling to two at Glenhead Steading on the road to Doune, Demolish and erect new garage with single bedroom on first floor at Bryanston, The Crescent, Double garage at 41 Mentieth View.

We have an application for housing in **Kippendavie Wood**. The sub-committee has discussed this and made a site visit. The recommendation is that we should object to this application and a proposed objection letter is drafted for consideration. (see attached)

We have received the Application for the new **High School**. The Planning sub-committee was generally satisfied that the proposals meet our expectations based on previous consultation information. The local objections regarding the proximity of the school to housing and the plan for an access path through existing housing have been addressed. A meeting at the High School for local residents raised few concerns about the school, but did raise substantial concerns about access, safety and congestion issues for site traffic during construction. These concerns are shared by the planning sub-committee. Emergency access to the playing fields on the other side of the A9 is also shown. However, the proposals do not include vital information on fencing and lighting and therefore at this time we do not have adequate information for us to be able to compile a full response. We can therefore only respond to the information that we currently have and ask that we have further opportunities for comment as and when the missing information becomes available.

We have received the Application for the **housing** associated with the new school and the detail does not meet expectations. The application is for 76 units, not 60 as previously covered in all previous consultations. The proposals also comprise a mixture of 4 or 5 bedroom detached houses and 2 bedroom flats, albeit with a range of different designs and sizes. The sub-committee considers that to object to any housing is not a viable stance when considering the considerable pressure now established for a new school. However, it recommends that we strongly object to the addition of this higher number of housing units and state that any proposal must provide a better mix of housing to meet the range of our community needs – i.e. include lower cost semi-detached or terraced housing, special needs units and single bedroom flats for first time buyers, singles, etc. In

addition, there is no traffic impact assessment on surrounding roads and no green space in the development.

The **transport assessment** for the housing development became available on Friday 4th February, the conclusion is that the additional houses will not have any significant effect on any of the junctions on the Old Doune Road/Clarendon Place other than an increased delay for 30minutes in the morning rush hour at Old Doune Road/Springfield Terrace.

Progress on Planning Action Log Items since last meeting.

The Planning Panel visited the sites of the application for 4 houses to the rear of Provan and of the application to demolish a house in Ochloch Park and build 3 new houses. After further consideration they decided to approve the application at Ochloch Park and refuse the application at Provan.

We objected to an application for changing a farm building to a house at Wester Cambushinnie. However, it has been approved by Planning, but with limiting conditions that go a long way to addressing the reasons for our objection.

The outline application for the nursing home at Barbush, which we supported, has been approved by Planning.

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. Also no decision yet on the revised application for a nursing home on land below the Hydro on the Perth Road, which we have supported.

Approval was granted for the office pavilion developments at Barbush, these were supported by the Community Council

Change of use to Commercial premises at 3 Stirling Road, this was supported by the Planning Sub Committee and has been approved.

Other Planning Matters

Regarding the capital project for a bigger and modernised Health Centre, we have received correspondence of a worrying nature. The Community Council Chairman has written to Forth Valley Health Board and others to try and secure more progress.

Still no further news on modified proposal for the upgraded 400,000 volt power line.

The next meeting of the Planning sub-committee is scheduled for Monday 14th February 7.30 at the Burgh Chambers.

Terence O'Byrne (Planning Correspondent)

