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**Minutes of the meeting of the Dunblane Community Council held on Monday, 9 August 2004 at 7.30 p.m. in the Burgh Chambers.**

**Present:** Mike Seal (Chairman), Sandy Mackay (Secretary), Terence O'Byrne, Sandy Hall, Peter McCusker, Duncan Taylor, Craig French.

**In attendance:** PC Graham Love, Susan Rodger, Stuart Hepburn, Alan Booth, Margaret Bragg (Minutes Secretary).

**1. Apologies**

Apologies had been received from Tony Ford (Treasurer), and John Alexander.

**2. Chairman's Remarks**

The Chairman welcomed Susan Rodger and Stuart Hepburn as prospective co-opted members of the Community Council for the Town Centre and Landward wards respectively. (Item 11 of the agenda will further cover this.) Although they would not be able to vote this evening, their comments would be welcomed.

**3. Minutes of the last meeting of 7 June 2004**

These were approved, proposed by Terence O'Byrne and seconded by the Chairman.

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

**Old Doune Road** Peter McCusker noted the problems of people driving in the centre of the road and of cars speeding, but it was agreed to further discuss this once school traffic had resumed after the holiday. In the meantime, PC Love is prepared to follow up any complaints of speeding cars.

**Junior member of the Community Council** The Chairman is to have a meeting with the Headteacher of the High School, David MacKenzie, about this soon.

**Football pavilion** Stirling Council reported to the Secretary that it had been inspected and found to be in a satisfactory state. However, the Secretary is going to examine it himself.

**Calor Scottish Community of the Year Awards Scheme** The Chairman has been notified that Dunblane failed to win an award.

**Council's Emergency Planning** The Secretary will invite a representative from the Council to address the Community Council about this at the September meeting. The Chairman has also received a letter from the Stirling branch of CND, who wish to attend a meeting to inform members of the movements of nuclear convoys near Dunblane. It was agreed that, in the first instance, the Community Council would raise the subject with the Council's representative.

**Provost's Civic Award** No nominations had been forwarded to the Secretary.

**Abbotsford** Helen Munro has asked the Dunblane Development Trust to submit a list of how they wanted the money from the eventual sale of Abbotsford to be spent. It was agreed that, as a member of the Community Council was on the Development Trust's Board, thus maintaining the link between the two bodies, the Community Council would leave the compilation of this list up to the Development Trust.

**RAGE** There will be a meeting on 12 August at 2 p.m. in the Victoria Hall.

**Dunblane Development Trust** The AGM of the Trust will be held at the Victoria Hall on 4 September at 10.30 a.m.

**PPP** The Chairman has received updates on this, and there are two bidders, with variant bids. Terence O'Byrne reported that the public display of the plans will be delayed until the latter half of September, as the bids were so complex and it was important that everything was clear and water-tight. It means that the time for public consultation will, of necessity, be curtailed.

**Community Council development** There is no further news about the formation of "clusters", but the Chairman has received a questionnaire from Brian Monteith MSP about the present and future powers of Community Councils. The Secretary is to photocopy and distribute copies of this to members, and it will be discussed at the September meeting.

**Bin collections** The Chairman, in reply to a query from him, has received from Stirling Council a schedule of bin collections in the town centre. He is going to pass this on to local traders. He urged everyone to let Stirling Council know of any problems with bin collections.

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

The NHS public consultation meeting will be in the Victoria Hall on Tuesday, 10 August at 6.30 p.m. The distribution of leaflets about this throughout Dunblane was questioned as many have not received them.

It was agreed to ask for the full Annual Report of Talkback (the comments and complaints scheme of Stirling Council) in the light of the "key points" sent to the Community Council. At the same time, the Secretary will also ask if other reports are issued of interest to the Community Council.

It was agreed that the Secretary will inform Moira Stewart and the Catholic Church of the new footpath to be installed from Glenallan Court to Claredon Place, and will put a notice on the notice board.

The Secretary passed the consultation documents about the Water Services to the Chairman.

It was agreed that members of the Community Council could reply to consultation documents about smoking in public places as individuals, but that the Community Council would not issue an opinion.

It was agreed that the Community Council was not in a position to reply to the questionnaire about Maintaining houses - Preserving homes.

It was agreed that the consultation questionnaire about the reform of the Licensing Laws should be completed by individuals and not by the Community Council as an organisation.

In the light of the above, it was agreed that the Secretary will draft a letter to MSPs, MPs, etc, pointing out the limited areas on which the Community Council feels able to comment. Through *Community View*, views will also be sought on how to deal with consultation documents.

A letter from the Dumyat Action Group about the Beaully-Denny power line was passed to Terence O'Byrne.

A letter has been received from Polmaise Community Council, inviting Dunblane Community Council to join a group to campaign against the closure of local council offices. The Chairman will attend their meeting.

A letter has been received from Stirling Council about the Local Community Development Fund.

A copy of the minutes of the Planning Consultation Meeting held in April has been received from Sylvia Jackson MSP, at which third party right of appeal had been discussed.

The Chairman has received a letter from a resident of Whitecross Avenue about the waste ground at the top of Whitecross Avenue, enquiring if it could be turned into a playground for local children. The Community Council was reminded that, in the past, residents had wanted this ground turned into a car park, but that it had been left undeveloped. The

Chairman has acknowledged the letter and, through the Dunblane Development Trust, will write to Stirling Council enquiring to what use they are prepared to put this land.

The Chairman has received copies of correspondence between Kenneth MacDonald of Argyle Way and Smiths Grove, Chartered Surveyors, about abandoned land in Dunblane, in particular a section of land near Duckburn.

The Chairman has received a letter from Tom Bayne Allan, asking how the £2,000 received from Stirling Council as compensation for the loss of the snooker tables had been spent. In reply, the Chairman had informed him that the money had been transferred to the Christmas Lights Fund and thence to the Development Trust.

The Chairman has received a copy of the minutes of the Dunblane Community View Group. He reminded Community Councillors that the deadline for articles for the next issue was 13 August and that they should receive copies for distribution on 3 September. He urged members to organise distribution teams in each ward.

The Chairman has received a letter from David Riggle, Waste Awareness Co-ordinator, about Dunblane Recycling and Composting Initiatives. Gordon Boyd, and Bryan Grieve from the Development Trust, had visited the community composting site at Killin, but it was questioned whether Dunblane needed this facility, in view of the success of the home composting programme.

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

It was agreed to amend the expenses policy, to reflect the growing use of e-mails instead of telephone calls as a means of communication between members. Members should log the time spent on-line on Community Council business and charge 4p per minute as expenses. Telephone calls at peak times should also be charged at 4p per minute.

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

The Community Council ratified the letter sent by the Chairman, supporting the application to convert Ault Wharrie to ten flats.

The Community Council supported the objections to planning applications at Ochloch Park and Provan.

In view of the successful appeal of the developer for fifteen flats at Kilbryde Crescent, it was agreed that the Community Council should write to local MSPs and the Housing Minister to express their objection to the way that local opinion was ignored and set aside by the Reporter, an unelected official. The Chairman asked Craig French to draft a letter along these lines and pass it to the Secretary who will send it on behalf of the Community Council.

Scottish and Southern Energy is proposing an alternative route for the prospective upgrading of the power line from Beaully to Denny, which would traverse more of Dunblane Community Council land. In contrast to the first proposed route, this would be across land which at present had no electricity pylons and would, therefore, cause more public anxiety. Already, a letter has been sent to SSE (with copies to MPs and MSPs) by Kinbuck and Ashfield Community Group objecting to the new route. Stuart Hepburn, from Ashfield, in view of an SSE report he had seen dated February 2003, questioned whether it was possible to increase the capacity of the existing line, without using the large pylons proposed. The Community Council supported the Planning Subcommittee view that they had seen no good reason for moving the line from the existing route, and that a public enquiry was necessary to look at the question of the necessity of upgrading the route from Beaully to Denny. It was agreed that the Chairman will draft a letter for circulation to members, inviting their comments before the deadline of the end of August.

## **8. Report of meetings**

The Secretary has had a meeting with Harry Doy, Area Technical Service Manager from Stirling Council, in which they discussed the problems of cutting the grass on the central reservation of the B8033, a rotten handrail in Balmoral Court, poor drainage from gardens in George Street and water in the foundations of the house at no 17 Balmoral Court.

Peter MacCusker reported on the first meeting of the Parking Subgroup on 12 July. He and Sandy Hall were going to write to Mr Stirling Aird about land at the lodge of Kippenross Estate.

## **9. Police Report**

PC Love has now received all his equipment and his bicycle and is available for photoshoots for *Community View*.

## **10. Councillors' Report**

Neither councillor was present at the meeting.

## **11. Co-option of Community Councillors**

The Chairman informed the meeting that the Community Council could co-opt two members at present and invited Susan Rodger and Stuart Hepburn to be co-opted, on the understanding that at the next election later this year, they would stand as candidates, thus freeing up the two co-opted places. With the agreement of Susan Rodger and Stuart Hepburn, the Chairman proposed that they be co-opted on to the Community Council. This was seconded by Terence O'Byrne, and there being no alternative proposal, this was passed unanimously. The Secretary will inform Helen Geddes, of Community Resources, Stirling Council.

## **12. AOCB**

**Burgh Chambers/Customer Access** The Chairman circulated the consultation papers and questionnaire available from the Burgh Chambers and invited Community Councillors to reply to this as individuals. However, the Secretary will also distribute copies of the consultation papers to members, and notify them that a separate meeting will be held on Monday, 23 August at 7.30 p.m. in the Burgh Chambers so that the Community Council can form an agreed response.

The meeting ended at 10.20 p.m.

### **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 6 Kinnoull Avenue, 14 Coldstream Avenue,, 73 Montgomery Crescent, 57 Old Doune Road, 42 Coldstream Avenue; internal alterations and remove chimney Leighton House; alter wall Scottish Churches House garden, renew temporary consent Health Centre; open space to garden 28 Montgomery Crescent, disabled lift in Hilton Hotel.

There were three other applications lodged since the last Community Council meeting and the recommendations of the Planning Committee are:

S/04/00486/DET. Convert Ault Wharrie to 10 flats. This is a parallel application to the much larger development proposal to which we have lodged a strong objection. We recommend supporting this application to preserve this important building in the conservation area but only provided its outside appearance is retained as far as is possible and its setting in existing grounds is preserved from further development – the setting defined as the area within the perimeter road to the North, West and South and the stone wall to the East. Because of time restrictions, this stance has already been conveyed to the Planner, subject to Community Council approval.

S/04/00576/DET. Demolish House at 28 Ochloch Park and build 4 new houses on land. We recommend objecting to this application because there is no justification to demolish this house and change the character of the area from low density to high density housing. We must also avoid setting a very dangerous precedent as there are many large plots in the area that could be similarly treated.

S/04/00575/DET. Build 4 houses in grounds of Provan. This is a parallel application to S/03/01029/DET which was for 9 houses in the grounds and to which we lodged an objection. Although this new application is for only 4 houses to the rear of the property, we recommend that we object because Provan and its grounds are located in the conservation area and the conservation area must not be allowed to be eroded without a very substantial case for doing so. Another four “executive” houses in Dunblane does not represent anything like an exceptional case. We should also point out that this is a “back yard” development, sharing the existing drive to Provan which we understand to be against planning policy.

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

No decisions yet from the Planners regarding the applications to build 9 new houses around Provan and the potential large development at Ault Wharrie. Both are subject to parallel applications as indicated above.

The 2 houses at Tomdoran were approved, but the 2 houses in the walled garden at Ledcameroch were rejected – we objected to both.

The Reporter appointed to consider the appeal by the developer for 15 housing units in Kilbryde Crescent has granted permission for the proposal. There is no third party right of appeal.

The Local Plan Inquiry report has been published and the Reporter supported the Local Plan as currently written in all matters relating to Dunblane. This is just reward for our efforts in supporting the Local Plan at the Inquiry. The developers tried to secure the following changes: release land in the countryside to the East of the town for additional housing, change the countryside boundary around Ryland Lodge to create additional land for house building, change the countryside boundary around Highfields for more housing, extend the site at Anchorscross to provide for more than the 50 houses planned on this land and change the designation of land to the North of the existing Barbush housing from business development land to housing.

An Appeal is underway for the nursing home on Perth Road. There is a site inspection by the Reporter on 23rd August – Mike and Terence will attend.

### **Other Planning Matters**

A capital project for a bigger and modernised Health Centre is now published in Forth Valley Health Board documents. It will eventually become the subject of a Planning Application.

We have been given until the end of August to make comments on the latest proposals for the upgraded 400,000 volt power line. An alternative route, closer to Kinbuck and close to one or two of the farms in our area is now in prospect and a Kinbuck group is fighting this. We decided earlier this year that we accept the route closely following the existing route of the 132,000 volt line and we can see no case at this time for changing this position. We need to make another submission to Scottish & Southern energy by the end of August.

**Planning sub-committee.**

The members are Mike Seal, Gordon Boyd, Duncan Taylor, Peter McUsker, Terence O'Byrne, Ian Dalglish and Tom Smith. The sub-committee will not be taking any Community Council decisions or communicating directly with Stirling Council. Its role is to consider planning applications and other planning matters and to report to the Community Council with recommendations. The Community Council will make its decisions for communication to Stirling Council. One of the Community Council members will continue to be the Planning Correspondent. The next sub-committee meeting is on 16th August and thereafter on 3rd Monday each month.

Mike Seal.