

The BCC Communicator

Buchanan CC News and Community's Views

Contact the editorial team at bcccommunicator@outlook.com

Pathwork to Connect Communities Commences

Tom Wallace, Chair of the Drymen Community Development Trust who some of you will know as the Sustainable Learning Practitioner with the National Park, updated the Buchanan Community Council on this exciting project at the January meeting. (The BCC apologies for not including his attendance in the Agenda).

Route Details - Drymen to Balmaha:

Starts on Wilkie's Path opposite the Buchanan Arms Hotel, up and over to Home Farm, down onto the Estate Road, along towards High Mains, before turning up the Gort Daraich to Stuc-an-t-Sagairt, before joining the B837 pavement, through Milton of Buchanan to Balmaha.

Key Facts:

- Funding has yet to reach the full £ ½ Million estimated costs.
- Core Paths will be used and upgraded where possible.
- Work has started on Wilkie's Path and Gort Daraich and should be completed by the end of March.
- There are currently no restrictions on access.

Kenny Auld, Recreation and Access Advisor for the National Park, confirmed hopes to complete the following work before the end of this financial year:

- Upgrade of B837 footway from Gort Daraich to Milton of Buchanan.
- Upgrade of footway from Milton of Buchanan to Balmaha (when Stirling Council are able to undertake the work)

Plans currently being developed for the 2015/16 financial year include:

- Developing the Drymen to Croftamie section
- Completion of Drymen to Balmaha route

Following Tom's address in January, the BCC Councillors agreed that Audrey Peebles and Joe Twaddle would be the BCC representatives at future Paths meetings so we are better informed and can ensure Buchanan's involvement in any future consultation on this project. At a subsequent meeting, Peter Leslie, Engineering Consultant with TP&E, agreed to discuss their suggestion of traffic calming measures in Balmaha with Stirling Council.

Kenny Auld has since confirmed that The National Park and the Consultant will investigate Joe's suggestion that the path was diverted from the roadside entering Balmaha to join up with the forest path and enter into Balmaha at the back of the car park. **See Page 2 for an interview with Tom.**

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Please let us know your views on any issues

Contact Your Community Councillors

John Bannerman - Chair	07711 906682
Walter McAllister - Vice Chair	870239
Joe Twaddle - Secretary	870324
Arthur Hannan - Treasurer	
David Fraser	07843 686830
Barbara Crooks	
Audrey Peebles	661304
Dave Morris	660632
Lorna Buchanan	660700



Above: Tarred Surface at South End of the Gort Daraich

Land Transfer - Change of Management

After over 2 years of working together, Stirling Council has advised that it is not legally possible to transfer the former Balmaha toilet block footprint and grass triangle to the BCC.

Joe Twaddle notes:

The BCP had a meeting on 4th Dec. to resume activities.

It was agreed to undertake a transfer of documents and finances of the Land Transfer project which will now be done by BCP.

BCP is "A Company Limited by Guarantee" Waiting for next meeting==Kevin Lilburn.

Application forms for members with me @ £1.00 per member.

Directors will be organized at next meeting.

Community Action Plan

Last Spring some residents filled in questionnaires about life in Buchanan and their hopes and aspirations for the future. When our CAP has been written, it will be a useful document to support local projects.

BCC Meeting this Monday 2nd March 7.30pm

All welcome at the Memorial Hall. Please check your community notice boards for the agenda as it was not available when The Communicator went to press on 22/2/15.

Audrey Peebles Interviews Tom Wallace

A: How will the paths be advertised?

T: The paths currently feature on the Drymen footpaths leaflet which we are trying to secure funding to update.

A: What signage will be put in place?

T: There will be signage at the main junctions within the route indicating that the route goes from Drymen to Balmaha. We have not yet made a decision as to whether the signs will indicate distance in miles or in time duration. We are also in discussions with the Duke as to where and what signage would be placed within Buchanan Castle Estate.

A: Someone said that Wilkie's path was ONLY for walkers.

T: As per access legislation there will be no restrictions on the use of the paths other than that no vehicular use will be permitted. Therefore we see the paths as being suitable for people of all ages and abilities including those on horseback, bicycle, on foot or even wheelchair or pushing a pram.

A: Will you be tarring Wilkie's Path?

T: No. Wilkie's path will be surfaced with a recycled material which is not a 'bound surface' therefore much better for the horses.

A: How many visitors/users are estimated to use the paths?

T: We do not have a definitive number of anticipated future users of the route however it would be expected that we would see an increase of possibly 2 or 3 times the current usage. We will monitor the usage after construction is completed.

A: What detail do you have on the financial/economic benefit to the area?

T: This is not something that we have looked in to at this stage as the case for the upgrades was for community use / increased connectivity between communities, which had more of a social implication than an economic one. I would however be keen to look at this going forward.

A: How will you ensure that people are routed to Drymen Centre to support local businesses?

T: As noted previously the signage will indicate the route is between Drymen and Balmaha. We will also have signage in Drymen Square as well as information on the paths map of the facilities available.

A: Who will be responsible for the upkeep of ALL the paths in the future?

T: The maintenance of the different routes will vary, some will be taken on by the council (roadside), some will be the Drymen Trust (Wilkie's Path), and some will be shared (Gort Daraich Walk).

A: What type of gate will be put on the Gort Daraich walk?

T: These will be field gates, a design for which is being agreed with the owner of the track. They should be kept closed at all times and vehicular access only taken by those with a legal right. Only a handful of people have this right, I can get a list of those forwarded for information.

A: What discussions are taking place with Janet Dawson of Montrose Estates?

T: Discussions have been ongoing with the Duke and Janet regarding sections of the route for which they have a legal responsibility. We have discussed signage and what works could be done to improve / maintain the current route through the estate as part of the project. We have agreed to consult on a diversion to the route of the core path during future phases of the project.

A: Who will organise consultation with the residents on the top Estate Road regarding access? I did comment [at Monday's meeting at the NP HQ] that ownership of the top road might be different to that on the bottom road and the sight of the castle was likely to draw visitors up that way.

T: This is something we will look to discuss and agree the best method of consultation with you and your CC colleagues after this phase of the project.

A: Who's consulting over the Library Path? [This will run from Home Farm to Winnock Court in Drymen]

T: Consultation over the Library Path is ongoing with the owner of this route. A route has been agreed and costs are being developed. Ownership of this route has recently changed and this is why the route was not included in this phase of works.

Audrey would like to thank Tom for taking time off from his holiday to participate in this special "Email interview".

C6 Overhanging Vegetation Improvements

After persistent effort, the Community Council is pleased to report that over hanging branches on the C6 between Balmaha and Rowardennan have been sufficiently pruned to allow road users to use the full width of the road. Negotiations with Stirling Council did not allow for traffic management during the works which limited the scope of pruning, however David Robertson of the Forestry Commission assisted as best he could under the circumstances and has delivered improvements that will last for several years. Thank you to all involved.

Tom Weir Statue

The sculpture has proved popular with over 5,000 visitors so far. 'Friends of Loch Lomond' have leased the site from Stirling Council and the Oak Tree Inn is the main contractor.

Proposed erection of extension (including re-roofing and re-siting of gas and oil tanks)

Highmains Cottage Drymen Stirling G63 0HY

Ref. No: 2015/0041/LBC | Received: Mon 09 Feb 2015 | *Pending*

Alterations to dwellinghouse including re-roofing, replacement windows and conversion of attached outbuilding

Auchmar Balmaha Stirling G63 0AG

Ref. No: 2015/0038/LBC | Received: Fri 06 Feb 2015 | *Pending*

Proposed erection of extension (including re-roofing and re-siting of gas and oil tanks)

Highmains Cottage Drymen Stirling G63 0HY

Ref. No: 2015/0040/HAE | Received: Fri 06 Feb 2015 | *Pending*

Alterations to dwellinghouse including re-roofing, replacement windows and conversion of attached outbuilding

Auchmar Balmaha Stirling G63 0AG

Ref. No: 2015/0037/HAE | Received: Thu 05 Feb 2015 | *Pending*

Replacement roof to dwelling

Corrievern Main Road Balmaha Stirling G63 0JQ

Ref. No: 2015/0035/HAE | Received: Tue 03 Feb 2015 | *Pending*

Works to tree(s) covered by a TPO

Creitendam 26 Balmaha Road Drymen Stirling G63 0BY

Ref. No: 2015/0007/TRE | Received: Sat 10 Jan 2015 | *Pending*

Works to tree(s) covered by a TPO

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Ref. No: 2015/0008/TRE | Received: Sat 10 Jan 2015 | *Pending*

Erection of extension and installation of dormer to dwellinghouse

Charnwood Lodge Buchanan Castle Estate Roads Drymen Glasgow G63 0HX

Ref. No: 2014/0328/HAE | Received: Fri 19 Dec 2014 | *Approve*

Amendment to Listed Building consent 2012/0264/LBC for refurbishment and change of use of steading building to form 6No. dwellinghouses

Coldrach Farm Coldarach Lane Buchanan Smithy Stirling G63 0EB

Ref. No: 2014/0322/LBC | Received: Wed 17 Dec 2014 | *Pending Decision*

Construction of forestry access road

Drymen Woods Access B837 North East Of Overmains Between Buchanan Smithy And Milton Of Buchanan

Ref. No: 2014/0321/DET | Received: Tue 16 Dec 2014 | *Pending*

Replacement of 3No. small huts with 1No. hut for continued storage purposes

Land Adjacent To 2 Forestry Commission Cottage Balmaha Stirling G63 0AW

Ref. No: 2014/0298/DET | Received: Fri 14 Nov 2014 | *Pending*

Proposed demolition of dwellinghouse

The Point Cottage Balmaha Stirling G63 0JQ

Ref. No: 2014/0292/NDM | Received: Mon 10 Nov 2014 | *No Objections*

Siting of 2No. staff caravans

Loch Lomond Waterfront Balmaha Stirling G63 0JQ

Ref. No: 2014/0286/LAW | Received: Wed 05 Nov 2014 | *Certificate Issued*

Works to tree(s) covered by a TPO

Castle House Buchanan Castle Drymen Stirling G63 0HX

Ref. No: 2014/0284/TRE | Received: Mon 03 Nov 2014 | *Approve*

View Planning Applications <http://eplanning.lochlomond-trossachs.org/OnlinePlanning>

Weekly List www.lochlomond-trossachs.org/planning/weekly-planning-list/menu-id-183.html

The National Park planners proposed a Masterplan for Balmaha and a Rural Development Framework for the area between Buchanan Castle Estate and Milton. The community contributed to this at the workshops at the Memorial Hall in November 2014. The planners are working on the Draft Supplementary Guidance which will be used to determine future planning applications in much of our area. In early February, Community Councillors were asked to provide individual headline comments on a confidential working version of the document by Susan Brookes, Forward Planner, at the National Park. The public will be consulted on this Draft Guidance as well as the park-wide Local Development Plan in April for a 6 week period.

The following background information comes from Scottish Planning Policy 15 and PAN 83.

What is a masterplan? In broad terms, a masterplan comprises three dimensional images and text describing how an area will be developed. Its scope can range from strategic planning at a regional scale to small scale groups of buildings. Most commonly, it is a plan that describes and maps and overall development concept, including present and future land use, urban design and landscaping, built form, infrastructure, circulation and service provision. It is based upon an understanding of place and it is intended to provide a structured approach to creating a clear and consistent framework for development.

Whereas a development plan sets out the scale and type of development, and the key principles of character for a region, a masterplan is generally employed where there is a greater degree of certainty regarding the development of a specific site, and is linked to social and economic analysis and a delivery strategy. Although a masterplan may specify more detailed governing principles such as building heights, spaces, movement, landscape type and predominant uses, it does not necessarily preclude a degree of flexibility in designs within the plan.

Rural Development. Planning Policy gears Rural Development towards diversification. The aim is not to see small settlements increase in size to the extent that they lose their identity, nor to suburbanise the Scottish countryside or to erode the high quality of its environment. It is to ensure that planning policy regimes are put in place to accommodate selective, modest growth. Most development should be foreseen, agreed and programmed to reflect the local circumstances. It can be different in scale and kind to what has occurred in the past but it should not be unexpected or unplanned. Wider economic and social objectives should also be considered as should Scotland's distinctive environment and heritage.

Drymen Health Centre

Phone: 660203 Prescriptions: 660809
 Prescriptions now available online
www.drymenhealthcentre.co.uk

Library Opening Hours

Mon & Fri 9.30-1pm and 2-5pm
 Tuesday & Thursday 9.30-1pm and 2-7pm
 Wednesday Closed. Saturday 9am-1pm

Balfron Recycling Centre

Dunkeld Court (behind the Co-Op)
 Monday to Friday 17:00 - 20:00
 Saturday 10:00 - 14:00

Waste and Recycling Collections

Brown Bins **Mar** 4th, 18th **Apr** 1st, 15th, 29th **May** 13th, 27th
 Grey Bins **Mar** 11th, 25th **Apr** 8th, 22nd, **May** 6th, 20th
 Stirling Council 0845 277 7000

Public Transport Buses

www.travelinescotland.com
 309 Balmaha – Bonhill
 8/C8 Glasgow – Drymen

Drymen Post Office

Monday - Friday 9am – 5pm
 Closed for lunch 12:30 – 13:30pm
 Saturday 9am – 1pm

Deadline for 'What's On' events is 29th April
 Please email bcccommunicator@outlook.com

Police Scotland

Call 101 for non urgent matters

NHS 24 Free Calls Now

Call 111 for medical advice

What's On in March

Ongoing	1st	Exhibition of local WW1 artefacts and related books in Drymen Library
Monday	2nd	Buchanan Community Council Meeting. Memorial Hall, Milton of Buchanan, 7:30pm
Thursday	5th	For farmers and crofters: SRDP Roadshow, National Park Headquarters 7.30pm – 9pm Each event will consist of a presentation and a Q&A session
Wednesday	11th	Rural Enterprise & Social Media Training - www.thecommunitypartnership.org.uk . Two free events. Book with: marie.harvey@lochlomond-trossachs.org . 01389 722639 . 7-9pm, Gartmore
Saturday	14th	Drymen Show Whist Drive. Drymen Village Hall. 7:30pm
Thursday	19th	Strathendrick Embroiderers Guild Annual Exhibition until 14 April in Drymen Library
Sunday	22nd	Strathendrick Singers Dvorak's 'Te Deum' and Handel's 'Coronation Anthems'. Killearn Kirk, 7pm
Tuesday	24th	Bookbugs: Songs, stories and rhymes for pre-school children at Drymen Library 2:30 - 3pm
Thursday	26th	Whist Drive at Buchanan Memorial Hall. 7:30pm prompt. All welcome.

What's On in April

Saturday	11th	'BalfRonde' Cycle Race. Stages 1,2&3 at 9:30am, 12:00, 2:30pm www.vortexraceteam.co.uk . Balfron
Thursday	23rd	Whist Drive at Buchanan Memorial Hall. 7:30pm prompt. All welcome.
Sunday	26th	Balfron 10k. Start 11:00 am Balfron High Entrants to be 15 years old. £16. www.balfron10k.org.uk
Monday	27th	Bookbugs: Songs, stories and rhymes for pre-school children at Drymen Library 2:30 - 3pm

What's On in May

Monday	11th	Buchanan Community Council AGM and Ordinary Meeting . Memorial Hall, 7:30pm
Saturday	23rd	Strathendrick Singers with KVU Singers . Details to follow on www.strathendricksingers.org.uk
Tuesday	26th	Bookbugs: Songs, stories and rhymes for pre-school children at Drymen Library 2:30 - 3pm
Saturday	30th	Drymen Show from 9am

What's On in June

Saturday	20th	Rob Roy Challenge. Drymen to Kenmore on foot & bike. Charitable event. www.robroychallenge.com
Monday	22nd	Buchanan Community Council Meeting. Memorial Hall, Milton of Buchanan, 7:30pm

Regular Events

Mon & Wed	Drymen Toddler Group at Village Hall. 9.30 am – 11.30 am
Sundays	Buchanan Church Service 10 am

The BCC Communicator will be distributed to all addresses within the Buchanan Community area. If you learn that you did not receive a copy and think you should have, please contact us on bcccommunicator@outlook.com. It is produced and distributed by a group of volunteers led by Lorna Buchanan who are accountable to the Community Council

Archives: All editions of the BCC Communicator will be held in the National Library of Scotland.