



Buchanan Community Council

Rowardennan Balmaha Milton of Buchanan Buchanan Smithy Buchanan Castle Estate

The Communicator

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Message from your Chairman

I am delighted to say that your Community Council is now up to full strength following the interim election process that was held towards the end of last year.

I would like to extend a warm welcome to all the new Councillors who have been appointed. I look forward to working with everyone as we build a team to address the challenges ahead.

I would also like to take this opportunity to recognise and thank all the previous Councillors for their efforts and contribution to the community over many years.

Best wishes to everyone for 2017.

**BCC Ordinary Meeting,
Mon 30th January, 7:30pm
Buchanan Memorial Hall
All Welcome.**

Decision on Revocation Byelaws Awaited

24/10/16	Park Chief Executive advised Board that they must consider objections to revocation of East Loch Lomond Byelaws and could decide to have one set of byelaws or two sets of byelaws.
28/11/16	Buchanan CC voted unanimously to object to revocation of existing byelaws - reasons on Page 2.
12/12/16	LLTNP Board meeting - objections were not on the agenda.
21/12/16	Buchanan CC meeting with Park and advised by LLTNP that the Full Board will consider objections on 15/3/16.
30/1/17	Gordon Watson will be asked to explain to Buchanan CC: how can Buchanan exist under new byelaws before the old ones are revoked and why is the Revocation Process not being followed?
1/2/17	Bookings system opens for new wild camping pitches in 4 Camping Management Zones as per new byelaws, incl Buchanan.
1/3/17	New byelaws which include Buchanan are operational.
13/3/17	LLTNP Board Members decide whether to revoke East Loch Lomond byelaws

Agenda

- Recording of membership present and apologies received.
 - Declarations of Interest
 - Draft Minutes of November meeting submitted for approval
 - Matters Arising from November Minutes
 - Treasurer's report
 - Correspondence
 - Reports:
 - Police
 - Planning
 - Forestry Commission
 - Broadband Supplier update re meeting 7/12/16
 - Stirling Council and Home Energy workshop 29/11/16
 - Presentations
 - Camping byelaws Gordon Watson
 - Chief Executive LLTNP
 - Balmaha Biodiversity Community
 - Action Group Presentation
 - Affordable Housing update by Tony Teasdale, RSHA
 - Reports from meetings attended by Councillors
 - Camping Byelaws
 - Localities Meeting
 - Community Emergency Plan
 - Questions from the floor
 - Upcoming Meetings
 - AOCB
- Chairperson to declare date of next meeting and close the meeting.

Affordable Housing in Plantation

22 properties	The number of new properties proposed for Balmaha. Announced by RSHA at their Information Day on 10 th December.
16 properties	<i>The number RSHA told Buchanan CC on 7th November 2016 that they intended to submit to planning</i>
2 serviced plots	Self-build. £145k each. To help subsidise the project
10 properties	Social rented houses. Letting arrangements unknown
6 x 3 bed houses	Low cost ownership. Parental contributions accepted
4 x 2 bed flats	Staff accommodation for local businesses
Future development	Perhaps small industrial units

Full details are at <http://eplanning.lochlomond-trossachs.org/OnlinePlanning/>
Enter the reference number 2016/0399/DET and click on Search. Comments by 3rd February via the online planning portal, by email to planning@lochlomond-trossachs.org or by post to Carrochan, Balloch, G83 8EG

buchanancc.org

Byelaws

The Community Council has been lobbying hard to retain the existing camping byelaws but have encountered fierce resistance from the Park Authority. It is the unanimous opinion of the Community Council, and those in the community who have voiced an opinion, that things should remain as they are.

The introduction of the 2011 camping byelaws has been a great success. They have effectively cleared away the anti-social behaviour that existed previously. They have removed the danger and intimidation that was experienced by residents and restored their quality of life. They allowed local business to invest in an enhanced tourist offering and have brought many more tourists to the area. They have given an all round improved visitor and resident experience.

It is our belief that the proposed new byelaws are a diluted version of our current laws and may give a message out that may attract the bad element back. It's our opinion they have been designed to appease objections voiced in the other areas of the Park where the bye-laws are being introduced. Our current message is completely unambiguous "No camping from March to October". The Park is proposing the new message: "You are now entering a Camping Management Zone, March to September".

There are two additional elements that the proposed new byelaws cover concerning the lighting of fires and how offences are reported to the Procurator Fiscal but we do not regard these as significant enough to make changes. We have a set of byelaws that we know work and are fearful of being forced to make changes to the untried and untested.

We also feel that we have not been fully consulted by the Park Authority as to the proposed changes. We attended the Park Authority board meeting in October where the Chief Executive Gordon Watson said that the existing byelaws could be retained for the East side of the Loch and could run alongside the new laws for the rest of the Park. We have advised that we wish to take advantage of that scenario. We have also advised that we would be happy to look at adopting the new byelaws if and when they prove to be as effective as our own. We have asked that our existing byelaws are not revoked.

We have subsequently attended a meeting in December with the Park Authority to voice our objections. Our full report on the meeting is available on buchanancc.org alongside a document containing changes the Park would like to see. The Park's proposed changes do not fully concur with our reading of the meeting.

We have been told that our objections to the new byelaws will be put before the full Park Board on 13th March. This is **after** the implementation of the new byelaws (they include East Loch Lomond) on 1st March.

Gordon Watson, Chief Executive of the Park, will be attending our meeting on 30th January.

Affordable Housing

The affordable housing question for Buchanan has been highlighted by the recent planning application from Rural Stirling Housing Association for 22 homes in the Ancient Woodland and opposite the Waterfront Chalets. Scottish Government has been enabling an expansive house-building programme through policy and provision of grant funding. The National Park planners have a strategic role to play and, accordingly, they have partnered RSHA, a body eligible to receive subsidies.

The desire for affordable housing in Buchanan took root over a decade ago when it became clear that local people were being priced out of a bullish property market. The RSHA survey a few years back asked residents to identify interest in: homes for adult children still at home; family members needing to be supported close by; a desire to live close to their job; etc. The Balmaha Plantation was proposed as a housing site but there was no land transfer framework then to allow Forestry Commission Scotland to release the plot. Scottish Government has now provided that mechanism.

We are on the cusp of an era where communities are empowered to express their needs, form plans and have these taken seriously provided they can be accommodated within the constraints of existing Local Development Plans. Buchanan Community Council is committed to ensuring residents have a voice. We must understand the scale and profile of our housing need to be assured that any project matches that requirement. We also require that all potential development sites are evaluated against what they can deliver for the residents.

Rural Stirling Housing Association has developed their plans with input from a local 'Community Panel'. The current community council has sought to be involved with the project and, in November, we offered to help shape the recent needs survey that was due to go out with RSHA's flyer for its open day. This was not taken up but we will continue to express our desire for joint working with RSHA on behalf of the local community. We believe it is in the interest of residents that we have knowledge of the number of Buchanan applicants for the new affordable housing and an understanding of their housing difficulties.

Due to a number of concerns, the Community Council has requested that Forestry Enterprise Scotland pauses the sale of the Plantation land to RSHA until a full picture can be presented to the community and proper consultation undertaken.

The Plantation land is zoned for housing within the 2017 Local Development Plan, but objections did arise at the Main Issues Report stage from the Woodland Trust over removal of Ancient Woodland. M&M Homes and owners of the old football field to the rear of Montrose House, also objected believing their site would be better suited to housing.

Scottish Government has the aim of 'enhancing and promoting Scotland's natural capital' and cite natural resources as important contributors to economic growth whilst recognising that there is a tipping point where compromising the natural environment will reduce economic potential.

The community council needs to be satisfied that required housing cannot be delivered on other sites before accepting removal of Ancient Woodland which could be regarded as a community asset.

Buchanan Community Council is grateful to Forest Enterprise Scotland for travelling to Buchanan to explain the background to the project and the process for transfer of land.

Planning Breaches

Concerns about unauthorised building work or non-compliance can be reported to the LLTNP Planning department by phoning the Planning Information Officer on 01389 722024 or by emailing or posting a Breach of Planning Form which can be found on the Park's Enforcement / Monitoring webpage. Your identity may be disclosed under a Freedom of Information Request. Complaints can be made anonymously to the Planners but, as they point out, this is not ideal in terms of follow-up.

Buchanan Community Council is willing to present any concerns to the Park Planners on behalf of residents, pursue any actions arising and keep you posted on progress. We will **not** disclose your details.

Current Planning Applications

- **PLANNING APPEAL 2017/0001/REF** Extension and alterations to garage to form ancillary residential unit, Castle House Buchanan Castle
- **2016/2016/0402/DET** Discharge of planning obligation associated with planning permission 2012/0066/DET Land North West Of Creitendam
- **2016/0399/DET Balmaha Plantation** 20 unit affordable housing development (comprising 12no. houses and 8no. flats), formation of 2 housing plots, access road and associated infrastructure.
- **2016/0213/DET** Erection of extension and window/door alterations to hotel. Rowardennan Hotel
- **2016/0142/LBC** Installation of replacement windows to dwelling house Buchanan Home Farm Stables
- **2016/0024/DET** Erection of 20 lodges, 3 holiday flats, restaurant/bar, smokehouse & brewery with cafe, manager's office/accommodation, improved access, associated parking, landscaping and infrastructure Former Highland Way Hotel Balmaha
- **2014/0238/DET** Erection of storage building (retrospective) Former Highland Way Hotel
- **2011/0160/DET** Change of use of bunkhouse (Class 7) to dwelling house (Class 9) including alterations | Balmaha Bunkhouse Lodge Balmaha

New National Park Convenor

James Stuart will take over from Linda MacKay on 1st March. Mr Stuart pipped Petra Biberbach, the Chair of the Planning and Access Committee and Chief Executive of Planning Aid Scotland, to the post. James Stuart is the Managing Director of Entrepreneurial Scotland and also a member of the National Tourism Strategy (Tourism Scotland 2020) Strategic Leadership Group. He is a former Chief Executive of the Royal Yachting Association and served as an Officer in the Scottish Infantry for 8 years.

New Scottish Planning System Consultation

The Scottish Government is consulting on a new planning system which is designed to: support the economy; be 'open for business'; be innovative; help improve people's lives by making better places; and support the delivery of good quality homes. One aspect of the proposal is empowerment of people to plan their own places recognising that new opportunities can arise where locals actively design, rather than comment on plans. The proposal recognises that local people know how their places work and are well placed to be involved in deciding how their areas can be improved in the future. Subject to the consultation outcome, communities are set to be given the powers to create their own 'local place plans' to be used as a framework for development within the Local Development Plan, and this connection would be formalised.

Read up on the proposals and respond before 4th April.

consult.scotland.gov.uk/planning-architecture/a-consultation-on-the-future-of-planning/

Planning Report

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The Community Council, at the third attempt, arranged a date to discuss with the Park Planners the impasse of development in Balmaha, the level of unauthorised building works and lack of enforcement, however the date was cancelled due to other NPA commitments. We are invited to submit new dates.

The Rural Stirling Housing Association planning application appeared on the NPA Planning Web on 13th January - the Planners emailed to let us know. The application follows the surprise announcement that the number of homes proposed is 22, 8 more than had been described by RSHA in November 2016.

An application to convert an oversized garage into an ancillary house in Buchanan Castle Estate was recommended for approval by the Planning Department. The decision was overturned by the Planning and Access Committee after Community Council representation. The application is now going through the Appeal process.

When the new house at Creitendam at the Western Edge of Drymen on the B837 was approved, the application necessitated build of 2 local needs houses alongside. One is complete. A new application, **2016/0402/DET**, seeks discharge of local needs condition in exchange for the developer making a contribution towards other affordable housing in the area.

For your ease, the Community Council puts details of local planning applications on buchanancc.org. Please refer to the NPA planning web pages too.

Community Resilience Plan

We are starting work with Stirling Council on a Community Resilience Plan, the aim of which is to ensure we are better prepared during any disruptive event.

Priority Based Budgeting 2017

As usual, Buchanan CC attended Stirling Council's annual Balfron PBB meeting. The Council is consolidating three years of cuts and will not be bringing budget cuts to the public this year – instead, savings will be found through internal efficiencies. The meeting focussed on how the Council can engage with residents in a very different way, how communities want to work with the Council, and how closer relationships can be built to better serve the diverse needs of all communities. In due course, Stirling Council hopes to introduce an element of Participatory Budgeting, opening up opportunities for communities to begin taking more control of their local areas and enhancing the localities work already begun by the Council.

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

Public Transport Buses

www.travelinescotland.com
 309 Balmaha – Bonhill
 DRT 01786 404040

Drymen Post Office and Spar

Mon - Sat 6:30am - 10pm
 Sunday 8am - 10pm

Police Scotland ForthEndrickCPT@scotland.pnn.police.uk

Call 101 for non urgent matters

NHS 24 Free Calls Now

Call 111 for medical advice

RBS Bank Drymen CP Mon 13:30 - 14:45, Croftamie PO Fri 10 - 10.20

Bin Collections

Grey & Blue Bins	Feb 5, 19	Mar 5, 19	Apr 2, 16, 30
Brown Bin, Blue Box	Feb 12	Mar 12	Apr 9
Brown & Green Bins, Blue Box	Feb 26	Mar 26	Apr 23

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Stirling Council Transport Strategy 2017-2027

Comments were invited on the draft strategy. In summary, Buchanan CC said :

- The Strategy would benefit from inclusion of more detail of the Roads Maintenance Plan.
- The Council's Parking Strategy should be considered within the document. Balmaha and Drymen should be highlighted as areas where seasonal congestion and parking is at capacity.
- Metrics should gauge effectiveness of transport to allow appropriate access to medical care.
- Whilst DRT can bring benefits for Buchanan residents, it's limitations should be measured.
- To support more walking, residents desire pavement improvements between Milton of Buchanan and Buchanan Smithy.
- The availability of after-school DRT transport should be monitored to ensure there is capacity in the run-up to exams when more pupils stay on for extra tutoring.
- The Road Safety plan is welcomed – we note local concern about speeding within the 40mph zone on the B837.
- Buchanan residents have often expressed concern about the condition of roads in Winter and of the C6 in particular. A measure that captures how safe the community feels would be welcomed.

Bins Collection - Feedback?

The Community Council is always interested to know what you think of any services you receive. If you have any comments on our new bins arrangements, please let us know.

Bin Lorries Live Map

Find out where your bin lorry is on Stirling Council's live map page:

<http://my.stirling.gov.uk/binlorries>

Gritting Lorries Live Map

Track the gritters in the same way:

<http://my.stirling.gov.uk/gritters/live>

Balmaha Traffic Congestion

This remains a serious issue for the East side of Loch Lomond. On 3rd January, clear weather coincided with the bank holiday and again there were difficulties keeping the road open with some drivers showing ill-tempered behaviour. The Community Council would like to receive your photos of traffic issues and hear how you have been affected.

Park and Ride Scheme

Stirling Council continues to operate the park and ride schemes from Castleview at the back of the Castle (every 20-25 minutes) and Springkerse (every 15 mins). Buses run round the city from 7:30am to around 6pm. Return ticket: costs £1.20 adult and 60p child. Discounted weekly/annual tickets available.

my.stirling.gov.uk/services/transport-and-streets/environment-friendly-transport/park-and-ride-schemes

Buchanan CC Financial Summary

As of 12th January 2017, the current account sits at £175.41. Cheques have been cashed for 2 editions of the communicator, the CC website and the Data Protection fee. The deposit account remains unchanged at £647.09. We expect to receive the Connect Grant and Admin Grant shortly.

Communicator Grant

Buchanan Community Council would like to thank Stirling Council for the award of £210 to cover the cost of this edition of the Communicator and Issue 14 which will appear in March. This is vital to keep the information flow between residents and the Community Council.

Your Community Councillors**Please phone or email:**

Dave Morris (Chair)	660632
Audrey Peebles (Secretary)	661304
Lorna Buchanan (Treasurer)	660700
Lorna Holl	870136
Malclom McLeman	870235
David Lee	
Sandy Macfarlane	870214
Anne Lee	
Kevin Lilburn	
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Archives: All editions of the BCC Communicator will be held in the National Library of Scotland.

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