

Buchanan Community Council

Approved Minutes of meeting held on 6th March 2017

Present: David Morris (DM) – Chair
Audrey Peebles (AP) – Secretary
K. Lilburn (KL),
D. Lee (DL)
M. McLeman (MMcL)
A. Lee (AL)

Apologies: S. Macfarlane, L. Buchanan (LB), L. Holl (LH)
L McKinley Stirling Council

In Attendance: Councillor Graham Lambie (GL) Stirling Council
William Nisbet (WN) Park Board

The **Chair** welcomed everyone and opened the meeting.

Item 2 : Declaration of Interests None

Item 3 : Draft Minutes of January Meeting

The minute was proposed as an accurate record by **AP** and seconded by **MMcL** and the minutes were adopted with no amendment.

Item 4 : Matters Arising from January minutes None

Item 5 : Treasurers Report

The **Chair** reported on behalf of the treasurer in her absence.

No expenditure, three deposits:

1. £210 Connect fund grant Part 1 on 13.01.2017 for issues 13 and 14 of the Communicator,
2. The admin grant of £312.46 on 27.01.2017
3. And Part 2 of the connect fund grant, £348, for a survey to establish detailed requirements for local transport

No activity on the deposit account so the balance remains at £650.32.

The current account stands at £1,045.87 as recorded on the 17.12.2017 bank statement.

The cost of the last Communicator is outstanding and permission was sought for a cheque for £103.93 to cover printing and mailing. This would leave a balance of £939.

It was agreed that a cheque for this amount be issued and signed by **AP** and **DM**.

An auditor is required to check the annual accounts. **KL** suggested a suitable local person known to him (name withheld until person contacted) and this was agreed by all members present.

ACTION: **KL** to initiate contact.

Item 6 : Correspondence

Hall

An email was received from Margaret Milner, on behalf of the Buchanan Memorial Hall, on 03.03.2017 thanking the BCC for its support and advising that the Hall Committee was developing a communication strategy and would contact the BCC when that was finalised.

ACTION: Chair to respond.

Speed Limit Reduction Milton of Buchanan

Information from Stuart Geddes:

- New design for crossing places being produced – not yet available.
- Traffic speed profile at last survey does not meet requirements for a permanent 20 mph limit.
- Another survey after cycle lanes have been laid would be required before a 20 mph limit could be implemented.
- Resurfacing work due to start before end of financial year.

Licensing

The Buchanan Castle Golf Club has an application to extend its licensed hours to midnight Sunday - Thursday and to 1 am on Friday and Saturday. Full details are available at the Licensing Section, Old Viewforth, Stirling, FK8 2ET. Any objections or representations should be made before 13th March.

Meeting ref Balmaha Carpark

The aim of the meeting is to pick up past discussions about improving the management of the car park and how these can be taken forward. Last meeting was cancelled – new meeting to be arranged.

Update 08.03.2017. Email received from Park apologising for delay in providing notes from background meetings requested by the BCC and advising this would be forwarded once compiled and prior to the date of the next meeting.

Update 13.03.2017. Following conversation between **AP** and Stuart Mearns the BCC have suggested new dates for this meeting so that the community can be consulted at the next BCC meeting in May.

Milarrochy Slipway

The Park intends to close the Milarrochy slipway as it not used often enough to justify the manpower. It requires to be supervised for safety reasons as access to the water requires reversing the trailer onto a beach which is often crowded in summer. Those present understood the constraints on the Park and agreed with their decision.

Community Partnership

The next Lomond Area Network is on Wed 29th March 7-9pm in the John Muir Suite, National Park HQ.

Agenda:

Community Partnership news, events and training for 2017

Community Action Plans

Community Spotlight

All welcome for networking and refreshments.

From L. Buchanan

LB had been asked by a member of the community whether a worker living in the shared equity business flats could become homeless if they lost their job and she proposed that we ask RSHA to clarify.

ACTION: AP to write to RSHA seeking clarification.

LB and **AP** attended the planning training at Stirling Council last month.

LB advised that the government has opened a consultation on the future of the planning system and as the BCC is in an area with a lot of planning and development interest, **LB** proposed that we respond before the deadline of 4th April.

Letter from Joe Twaddle

The Chair addressed a question that had been raised by Joe. The question was – “Why was the editor of the Communicator allowed to publish in the September issue (11) that it was because of the generosity of the Stirling Council Engagement team that you were able to produce the September issue when in fact, according to the chief governance officer, no such funds were released? By publishing this you caused a number of residents to ask if the resignations had been because of financial impropriety.”

The Chair indicated that the Community Council was not aware of any financial impropriety. The Chair further indicated that he had exchanged correspondence with Joe and then met with him to discuss the background to the question. Joe and the Chair had then agreed to draw a line under the issue.

Item 7 : Reports

Police Report

PC Steven Graham sent apologies as neither he nor his colleague was able to attend. There were no major issues and the full report is available on the BCC website.

Consultation - Policing 2026

People across Scotland are being invited to contribute their views as a new Policing 2026 draft long-term strategy to deliver policing throughout the country was launched. The consultation will run for 10 weeks and will help refine and inform the strategy. Full details can be found at www.scotland.police.uk/policing2026

All those present were invited to give views on the level and effectiveness of policing in our area. There followed a general discussion.

- generally acceptable, no recent thefts in area
- there appeared to be less of a presence than in the past.
- worries that the new byelaws would put added pressure on policing, especially in October when the seasonal Park Rangers had ceased operating.

GL noted that the police should attend at least every third CC meeting.

WN had noted a reduction in Police attendance at many of the CC meetings he attended.

Parking continues to be a problem in Balmaha. Parking on the pavement sometimes on both sides of the road can cause hazards for pedestrians especially those with pushchairs, forcing them onto the road. The police can enforce parking restrictions on yellow lines or designated clearway but it is not yet illegal to park on the pavement.

AP suggested that the Community Resilience plan could include this in the context of emergency vehicle access.

ACTION: AP to arrange for Police to attend at the June meeting to discuss parking issues.

All community councillors to read the consultation document and if it was felt that a Community Council response should be submitted then the secretary would compile this together with interested volunteers. Response required by 08.05.2017.

Stirling Council update by Councillor Lambie

Councillor Lambie presented a thorough report which is available to view in its entirety on the BCC website. All those present were invited to comment on the report – main points listed below.

Waste Collection

- Concern expressed about the unsuitability of Balamaha and the East Lochside for Sunday bin collection.
- May cause serious traffic problem especially during the height of tourist season
- Unsightly bins in tourist area
- Lack of consultation with businesses
- Park has already expressed their concern

ACTION: AP to write to elected members and Waste Service manager expressing the above concerns. Copy to Cllr Lambie

Roads

- Some repairs of poor quality and already deteriorating
- Some road repairs started but not completed
- Some specific areas of deterioration noted
- The previous No Camping signs also included the No Drinking instruction which has been omitted from new signage. Park is aware and is addressing the problem.

ACTION: KL to supply details of specific sections on the East Lochside road that need attention and forward to **GL** who will raise issue with the Roads department.

Planning Report

2016/0399/DET Affordable Housing Project

RSHA has submitted an updated Design and Access Statement. AP had emailed asking for clarification of the changes. The response (received after the meeting) from the architects is copied below:

The Design and Planning statement has been updated following a number of consultations undertaken during the planning process and as requested by the planning authority. This is a normal part of the planning process. Specifically the following information has been updated:

- Montages added showing the development from the road
- Drainage updated to go around the southern side of the site (and tie in with the submitted flood risk assessment document)
- Clarification on the number of trees planning to be removed, number retained and number proposed to be planted.

The remainder of the document is as submitted.

Objections have been received from SEPA and the Woodland Trust. A Flood Risk and Drainage Assessment were subsequently added. Full details are available at the Park Planning website.

2016/0024/DET – Former Highland Way Hotel Site, Balmaha

AP (BCC Planning Correspondent) has raised concerns again with the Park Planning Officers about work continuing despite being told by them last year that the developer had agreed to stop work until the paper work is completed.

The Park responded that the application remains pending until such time as work is concluded on the associated legal agreements. The Park has particular reasons for adopting a 'considered and pragmatic approach' and continues to monitor the situation and is in 'persistent dialogue with all parties'. They suggested re-scheduling the meeting that was postponed at the end of last year, to discuss in more detail the complexities of the case and planning issues in general.

ACTION: AP to reply with suitable dates for meeting.

2017/0046/DET - Nos 32 and 34 Balmaha Road, Drymen

Amendment to planning permission 2012/0066/DET to remove condition no.21 thus removing requirement to phase development and occupancy restriction.

In **AP's** discussion with the Park they acknowledge that they do not have the full facts of the occupancy and sale history of the first LN house and they are unsure whether the Park can ensure that the second is built. The BCC is concerned that the original application for the main house was approved on the grounds that the site included two houses for Local Needs with an Occupancy Restriction, and that this is not being honoured. It is understood that a commuted sum of £27,500 would be paid on the sale of the Local Needs house (32) but it is unclear whether this would also apply to the second Local Needs house (34) if it is not built.

ACTION: AP to write to the Park seeking clarification on the situation and assurance that they would seek to recover both commuted sums. **AP** will also contact Stirling Council and investigate whether any commuted sums can be directed to the affordable housing in Balmaha.

Update 08.03.2017. There was some doubt about whether the Park could benefit from the commuted sums but **AL** found the following in a National Park Committee Report (dated July 2015).

There is currently a legal agreement in place between the National Park Authority and Stirling Council which requires that commuted sums generated from within the Stirling Council part of the National Park are re-invested within this same area. This forms a large part of the Rural Stirling Housing Market area. In the event that the commuted sum has not been utilised within a 10 year period, the developer is entitled to reclaim the money.

Forestry Commission Report

Apologies from Will Huckerby and report emailed on 07.03.2017 and copied below.

1. The felling of trees at Balmaha has started and should be now be completed. Harvesting is still ongoing in the Rowardennan felling coupe and will continue into the summer.
2. The signage for the Balmaha trail in the car park will be installed very soon.
3. Sallochycampsite is now open again, a month earlier for 2017 season. The wardens are appointed with some familiar faces from last year Helen (supervisor), Moira and David. We are working closely with the National Park authority "Respect Your Park" camping project; much is the same as last year with a small adjustment in the charges, £7/person and £1 concession per night. All the details are online as normal, <http://scotland.forestry.gov.uk/forest-parks/queen-elizabeth-forest-park/sallochy>

Item 8 : Reports from Meetings attended by Councillors

AL gave a brief account of the Localities Planning Meeting attended by **AL** and **LB** the full draft of which has been circulated to councillors.

Broadband Update

DM gave an overview of the Scottish Government project called R100 (Reaching100%). The programme aims to make sure superfast broadband available to all premises in Scotland by 2021.

Comments from the floor suggest that they have some way to go.

- There is a fibre optic cable between Drymen and Balmaha
- One local entrepreneur is financing his own fibre optic cable from his premises to the Balmaha exchange.
- Low speed is a serious issue for local business especially uploading large files
- Clients expect video/image information of accommodation

Home Energy Workshop.

AP attended but the presenter did not turn up but has a contact number should anyone wish to discuss any issues around this.

Item 9 : Community Resilience Plan

AP attended a workshop on the above and circulated the relevant documents to all councillors. The Local resilience plan was last done in 2012 and was overdue an update. **AP** suggested that councillors form a sub group to discuss and redo the Plan.

ACTION: KL to scope ideas and facilitate an initial workshop.

Item 10 : Questions from the floor

Betty Twaddle asked that if the Affordable Housing Project went to the Planning Committee for a decision would the BCC speak in support of the application. The **Chair** confirmed that that would be the case and he would undertake to speak at the meeting.

Item 11 : Any Other Business

DL asked Dave Acari if the BCC could use the G63.Scot Facebook page to publicise future BCC meetings and he readily agreed. This was in light of the recent CC workshop when Facebook was suggested as a further means to engage with the community.

The **Chair** gave an update on the Communicator in light of the recent BCC workshop. The main workload in the past had been undertaken by **LB**. Taking advice from Lynne McKinley a more structured editorial approach had been put in place with contributions expected from a larger number of councillors.

The **Chair** announced that the next meeting and AGM would be on 8th May and after thanking all for attending he closed the meeting at 9.30pm.