



# Buchanan Community Council

Rowardennan Balmaha Milton of Buchanan Buchanan Smithy Buchanan Castle Estate

## The Communicator

[bcccommunicator@outlook.com](mailto:bcccommunicator@outlook.com) [buchananccsecretary@outlook.com](mailto:buchananccsecretary@outlook.com)

Please join us at our meeting on  
**Monday 4th September at 7.30pm**  
in the Memorial Hall, Milton of Buchanan

### Community Councillors Needed

We are seeking two enthusiastic Buchanan CC area residents to join the Community Council until the current term of office finishes in October 2018.

Community Councils are the only organisation with a statutory voice to speak on behalf of residents. This involves them establishing the views and concerns of the local people and making representations to such bodies as Stirling Council, the National Park Authority, other public sector bodies and private agencies when required and commenting on Planning Applications.

Community Councillors are guided by our Constitution, Standing Orders, Scheme of Establishment and Code of Conduct all of which can be seen on our website along with best practice advice.

The role of a Community Councillor includes:

- Attendance at the Buchanan CC meetings and AGM
- Attending occasional external meetings with organisations such as the National Park Authority, Stirling Council, Rural Forums and the Community Partnership.
- Providing input on behalf of the BCC at external meetings as required.
- Sharing information with fellow Councillors.

We work as a team to:

- Ensure we represent the community effectively.
- Research background information on consultations, legislation, guidance notes and to contribute to consultation responses
- Produce the Communicator (the official BCC Newsletter) and the BCC website.

Residents become Councillors out of interest in looking after their community. Few have specific "Councillor Skills", but rather bring their life skills to the role. Training Courses are available.

If you are interested, please contact the Secretary.

### Contents Issue No 15 August 2017

- P1 New Councillors needed
- P2 Camping Byelaws Enforcement  
How to report Camping Byelaw breaches  
Waste Services Balmaha  
Drymen Paths Group information  
Forestry Commission Report
- P3 Highway Code regulations re cycle lanes.  
Parking in Balmaha  
Buchanan Memorial Hall News
- P4 Planning Update  
Superfast Broadband  
Local Information

**Unable to attend but wish to comment?  
Please email the BCC Secretary.**

### Agenda

1. Recording of membership present and apologies received
  2. Declarations of interest
  3. Draft Minutes of June 2017 meeting
  4. Matters Arising
  5. Local Cycle Path Updates
    - Kenny Auld, Recreation & Access Advisor NPA
    - Drymen Community Development Trust Representative
    - David McCulloch, Drymen Paths Group
  6. Memorial Hall Communication Strategy
  7. Car Park future revenue distribution
  8. Proposed Car Park charges
  9. Resilience Plan
  10. Decision making between meetings
  11. Grant Applications
  12. Stirling Councillor's update
  13. Treasurer's Report
  14. Correspondence
  15. Questions from the public
  16. AOCB
  17. Close
- Next meeting: 6th November 2017

### Your Community Councillors

#### Please phone or email:

|                        |        |
|------------------------|--------|
| D Morris (Chair)       | 660632 |
| A Peebles (Secretary)  | 661304 |
| L Buchanan (Treasurer) | 660700 |
| L Holl                 | 870136 |
| K Lilburn              |        |
| A Lee                  |        |
| D Lee                  |        |

To find out more about what's happening in the Buchanan CC area, visit the Community Council website:

[buchanancc.org](http://buchanancc.org)

Enforcement action is only ever taken as a last resort. The approach of the National Park Authority, and in particular the Ranger Services, is as always to focus on education and engagement first. This includes providing information to make sure all visitors can camp responsibly. Where campers are found to be within a Camping Management Zone but not adhering to the byelaws (either by not being in a permit area or camping in a permit area without having booked a permit) the Rangers will in the first instance give them the options available to comply. This might mean purchasing a permit and moving to a designated permit area or moving to an area out with the Camping Management Zone. They would also usually agree a timescale by which the visitors must do this. If campers refuse to comply the Rangers can choose to request an individual's details and may charge them under Byelaws. If the visitors refuse to give their details, the Rangers can request Police support. They will also contact the police if visitors are engaging in other criminal, such as violent, behaviour.

**Reporting a breach of the byelaws.** During office hours (8.30 am - 5.30 pm, Mon - Fri), contact the National Park Authority on 01389 722600 and ask for the matter to be passed to the Ranger service. Outside office hours and at weekends call 01389 722001 which is the camping booking line. If any criminal behaviour is taking place, such as antisocial behaviour or violence, this should immediately be reported to the Police on 101.

**"No Alcohol" signs have been erected.** Our thanks to W Nisbet for this update.

## Drymen Paths Group

David McCulloch, Drymen Community Trust

AGENDA ITEM

Drymen Paths Group is a sub-group of Drymen Community Trust. The group aims to maintain and improve pathways for the benefit of the community and visitors, whether on foot, bicycle or horseback. We also help promote local paths, and our 'Drymen Paths' leaflet was extensively revised two years ago and is now published by the National Park.

The group's remit extends from Drymen to the paths around Buchanan Castle Estate and Buchanan Smithy. Work parties are very informal and not intensive, and they are a great way of meeting people. Volunteers use simple hand tools such as loppers, bow saws and shears to trim back overhanging branches and encroaching shrubbery. The work usually lasts only a couple of hours, often on a summer evening.

The group has in fact been rather inactive for a few years whilst the Trust's attention has been focussed on the project to upgrade the path from Drymen to Balmaha. However we now wish to revive the paths group to ensure that these newly improved and existing paths are kept free of encroaching vegetation and litter. If you would like to get involved, please contact me on [drymenpaths@btinternet.com](mailto:drymenpaths@btinternet.com)

## Waste Bins in Balmaha Car Park

Late Addition: AOCB ITEM

Stirling Council have recently removed the paper and bottle recycling bins from the Balmaha Car Park. This has been done for two reasons:

1. All houses in the area now have their own recycling bins which are emptied on a regular basis.
2. The removed bins were emptied under a separate contract which was proving difficult.

Stirling Council has offered a large plastic recycling bin for the car park. This would be emptied on a regular basis by the lorry which collects household plastic. Servicing of the small grey bins within the car park will become the responsibility of the National Park once their lease to manage the car park has become operational. The clothing bin is the responsibility of Nathan's Wastesavers not Stirling Council, although we should contact Stirling Council Waste Services Management if we wish it to be removed.

### FEEDBACK required for Waste Services:

**Would the Community accept the plastic recycling bins being relocated to the bottom left side of the Balmaha Car Park where no parking is allowed in front of them, thus allowing easy access for the emptying lorries?**

## Buchanan Memorial Hall News

AGENDA ITEM

Unfortunately, neither the Hall Committee members nor Trustees were able to accept our invitation to attend our September meeting but their secretary, Margaret Milner, has provided the following information:

"The Buchanan Hall is proud to announce that it became a SCIO – a Scottish Charitable Incorporated Organisation, SCIO 47548 on 3 July 2017. Thanks to Hall Committee, Stirling Council and the Community Support Team and the Loch Lomond and Trossachs National Park for their support in submitting the application. The Hall, in its new status, looks forward to continuing to provide support to the Buchanan community. Although its new status changes the type of legal organization it operates as, the Hall intends to continue as normal. The Hall will be available to clubs and organizations to rent on a regular basis and to individuals to rent for specific events.

As part of its continued development, the Hall now has a website – [www.buchananmemorialhall.co.uk](http://www.buchananmemorialhall.co.uk) and a Facebook page – [www.facebook.co.uk/Buchanan-Memorial-Hall](https://www.facebook.co.uk/Buchanan-Memorial-Hall). Like the Hall on Facebook!! Send pictures of your activity at the Hall; the website as it develops could benefit from more pictures of the community using the Hall. We also have an email address – [buchananmemorialhall@outlook.com](mailto:buchananmemorialhall@outlook.com). If you have ideas or comments about the Hall, send them in."

Kenny Auld, Recreation and Access Officer for LLTNP plus a member of the Drymen Community Development Trust will be attending our meeting on Monday 4th September to give us an update on the Cycle Path and to answer any questions you may have. David McCulloch will speak on behalf of the Paths Group.

**The Highway Code** Section 140 states:

“Cycle lanes. These are shown by road markings and signs. You **MUST NOT** drive or park in a cycle lane marked by a solid white line during its times of operation. Do not drive or park in a cycle lane marked by a broken white line unless it is unavoidable. You MUST NOT park in any cycle lane whilst waiting restrictions apply.

Law RTRA sects 5 & 8”

**Sustrans**, who were also involved in the setting up of this cycle path, say on their website:

“Cycle Lanes – Different types of road markings are used to indicate mandatory and advisory cycle lanes – often lanes will be coloured green or red to help them stand out.

If you see a continuous white line it means that the lane is used solely for cyclist.

A dashed white line indicates that other vehicles can use the lane, which means you’re likely to have to share it with other cars and motorbikes, as well as parked cars.”

<http://www.sustrans.org.uk/what-you-can-do/cycling/cycling-safety-and-rules/cycling-signs-and-road-markings>

### Parking in Balmaha

### AGENDA ITEM

Parking Enforcement on the B837 is now the responsibility of Stirling Council. Once the NPA has signed the lease to take over the management of the Balmaha Car Park, (previously expected to be operational on 1st July) parking enforcement within the car park will be their responsibility. Until then it remains the responsibility of Stirling Council.

The Community Council is aware that the new double yellow lines on the B837 has reduced the car parking availability within Balmaha by nearly 50% and this may account for the continued congestion within the car park.

Stirling Council have advised the BCC that they currently have limited enforcement resources and do not have an enforcement team on a Sunday.

The NPA has proposed that 50% of their net profit from car parking charges and 100% of Residents’ Pass charges (Potentially £30 pa) will be shared with the community, anticipated to be through the vehicle of the Buchanan Community Partnership, in the hopes that it would enable some of the Community’s aspirations to be achieved. To date no decision has been reached.

This maybe due to information received at the June BCC meeting that the BCP may be dissolved. The BCC has since asked the NPA how the money would be managed if the BCP was dissolved. Stuart Mearns of the NPA has said that they would seek the distribution of the allocated revenue through an open, accountable and transparent manner involving stakeholder engagement.

We are currently waiting to hear from Nicole Paterson, SC, when the NPA lease will become operational.

### Forestry Commission Report August 2017 Will Huckerby

It is important to highlight that for Forestry Commission Scotland our main focus is on the Craigie Fort, Conic hill and the West Highland Way in Balmaha, all of which have received recent investment and continued management resource. We are happy to work with the Buchanan community groups to explore how other trails or facilities within Balmaha can be developed and what promotion level is suitable.

The route, previously waymarked blue, is not at a suitable standard to be promoted as a way marked tourism route. It is our aim to way mark and promote only facilities on the National Forest Estate that are of a high quality standard. This does not prevent it being used currently for local access under Scottish Outdoor Access and we will continue to support this.

The use of the woodland at Balmaha by the local community is very much supported, we are interested in any specific proposals or aspirations. We will not be adding infrastructure or facilities unless they are part of an agreed ongoing management structure covering promotion, inspection and maintenance. For this to happen we would need clear commitment and confirmation from another party that they have access to skills and resources and are willing to take on the management responsibility of any additional facility.

#### Info points:

1. Harvesting at Rowardennan will continue with both felling and timber haulage until Feb/March 2018.
2. Sallochys campsite has been running well supporting the new Your Park structure, our team will continue to staff this site until the end of October.
3. We continue to work with the Mountains and the People with a volunteer and trainee sessions taking place on Ben Lomond hill path adding some additional water bars to the lower section of the path.
4. Sue Morris, has taken over as the Argyll Forest Park Manager and will be supporting east Loch Lomond community groups in future. We will continue to support you with information relating to our activities in the Buchanan CC area.

Full Forestry Reports and Police Reports can be found on [buchanancc.org/forestry-reports](http://buchanancc.org/forestry-reports) and [buchanancc.org/police-reports](http://buchanancc.org/police-reports)

**Commuted Sum 2017/0046/DET** Amendment to planning permission 2012/0066/DET to remove condition no.21 thus removing requirement to phase development and occupancy restriction. | Land North West of Creitendam (30, 32 And 34 Balmaha Road) Drymen G63 0BY. Discharge of planning obligation associated with planning permission 2012/0066/DET. Approved.

Earlier this year the Buchanan CC highlighted the link between this application and 2016/0399/DET Balmaha Plantation 20 Units affordable housing development with Gavin Kennedy of Stirling Council. Mr Kennedy has recently confirmed his department is now in receipt of the £27,500 commuted sum which is being held in the Council’s Strategic Housing Account which seeks to support strategic housing objectives in the Stirling Council area, pending transfer to the Rural Stirling Housing Association in support of their proposed development at Balmaha Plantation. Mr Kennedy added that the RSHA Director, Tony Teasdale, has confirmed that RSHA would be delighted to utilise the commuted sum in support of this project once planning permission has been approved by the National Park Authority.

**Planning Appeal 2017/0001/REF** Extension and alterations to garage to form ancillary residential unit, Castle House, Buchanan Castle Estate. The Government Reporter has approved this application with conditions and building has now started.

**2016/0024/DET** Erection of 20 Lodges, 3 holiday flats, restaurant/bar, smokehouse & brewery with café, manager’s office/ accommodation, improved access, associated parking, landscaping and infrastructure. Former Highland Way Hotel Balmaha. Approved 15.8.17

**2014/0238/DET** Erection of storage building (retrospective) Former Highland Way Hotel. The NPA have told the BCC that the applicant has been advised to withdraw this application as it is now covered by the above application approval.

All current planning applications for Buchanan can be seen on the Buchanan CC website, [www.buchanancc.org/planning-list](http://www.buchanancc.org/planning-list)

**Superfast Broadband**

**Dave Morris**

Those readers who live within Buchanan Castle Estate may have noticed that a green cabinet has recently appeared at the road junction leading up to Castle Gardens. This is an example of one type of cabinet that is used to distribute “superfast” broadband. It is encouraging to see some progress but, as yet, no timescale for the introduction of services is available. The basic issue that users face in rural areas in obtaining superfast broadband through their BT landline connection is the distance between their premises and the point at which fibre cabling is integrated with traditional copper cabling. Typically, this integration is done at an exchange or at a “green cabinet”. So, the provision of this new cabinet should facilitate the provision of significantly faster broadband services as a result of having eliminated the distance between the cabinet and the Drymen exchange. Those living within 900 meters of the “green cabinet” may soon be able to enjoy a speed of 30Mbit/s which is the Ofcom definition of “superfast”.

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

Disclaimer: Whilst every care has been taken to ensure that information contained in this publication is accurate, the Buchanan Community Council and Buchanan Editors cannot accept liability for matters outwith their control. We do not do endorse any organisations or companies mentioned herein. Issue 15 edited by AP on behalf of Buchanan CC.

**Data Protection Act** The BCC has registered with the Information Commissioner’s Office. Policy Available to view.

**Local Information**

**MP for Stirling** Stephen Kerr - Email: [stephen.kerr.mp@parliament.uk](mailto:stephen.kerr.mp@parliament.uk) , [www.stephenkerr.org](http://www.stephenkerr.org), 01786 075034  
No need to book to attend Advice Surgeries.

[bcccommunicator@outlook.com](mailto:bcccommunicator@outlook.com)

**Public Transport Buses**  
[www.travelinescotland.com](http://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](mailto: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** see [my.stirling.gov.uk](http://my.stirling.gov.uk) for full calendar  
Grey & Blue Bins 3rd, 17th Sept 1st, 15th, 29th Oct  
Brown Bin, Blue Box 24th Sept, 22nd Oct  
Brown & Green Bins, Blue Box 10th Sept, 8th Oct

[buchanancc.org](http://buchanancc.org)

**Drymen Health Centre**  
Phone: 660203 Prescriptions: 660809  
Prescriptions now available online  
[www.drymenhealthcentre.co.uk](http://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