

# The Communicator

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## **Please join us at our AGM and Ordinary Meetings**

**At 7.30pm on Monday 14<sup>th</sup> May 2018**

**In the Memorial Hall, Milton of Buchanan**

### **Announcement – Buchanan CC becomes dormant.**

It is with regret that we must inform you that as a result of our strenuous but unsuccessful efforts to increase our Councillor numbers Stirling Council Governance office informed us last autumn that we could only have 3 more meetings. A decision was taken by the Councillors at our March meeting that our AGM and Ordinary meeting on 14<sup>th</sup> May would be the last meeting of Buchanan Community Council until the new CC elections take place in October/November 2018.

This means that there will be no statutory body to represent the community's concerns with outside agencies such as Planning, Stirling Council and the National Park until the new CC is formed later this year.

We would like to thank those members of the community who voted us in as Councillors in the 2013 elections and have supported us, especially over the last two years.

The Editorial team of the Communicator would also like to thank the many residents who have shown their support for this newsletter.

### **Review Responses required by 2<sup>nd</sup> May**

As part of the review of Community Councils there is a proposal for amending the boundary between Buchanan and Drymen Community Councils. The proposal is to move Buchanan Castle Estate and Buchanan Smithy into the Drymen Community Council area. To view this proposal, other changes to Community Council governing documents and to respond to the consultation please visit by 2<sup>nd</sup> May:

<https://my.stirling.gov.uk/services/community-life-and-leisure/community-information/community-councils-and-assemblies/strategic-engagement>

### **AGM AGENDA**

Recording of membership present and apologies received.  
Declarations of interest  
Draft Minutes of May AGM 2017 meeting submitted for approval  
Matters Arising  
Secretary's Report  
Treasurer's Report  
Questions from the floor  
AOCB  
Chairperson to close the AGM.

### **Ordinary Meeting Agenda**

Recording of membership present and apologies received.  
Declarations of interest  
Draft Minutes of September 2017 meeting submitted for approval  
Draft Minutes of March 2018 meeting submitted for approval  
Matters Arising  
Secretary's Report  
Treasurer's Report  
Correspondence  
Cycle Path - Tom Wallace's attendance  
TBC  
Parking Problems Balmaha – SC and NP representatives attendance TBC  
Reports – Police, Planning, Forestry Commission, Resilience Plan  
Consultations  
Questions from the floor  
AOCB  
Chairperson to close the meeting.

### **Problems with your bin collections?**

Please email the BCC secretary at [buchananccsecretary@outlook.com](mailto:buchananccsecretary@outlook.com) with dates and details including what action you have taken to resolve the problem before 10<sup>th</sup> May.

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

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

## Sunshine = parking problems start again in Balmaha

## AGENDA ITEM

We have invited Mr Fitzpatrick, Keith Davidson, Enforcement Co-Ordinator, SC and a member of the National Park to attend our meeting on the 14<sup>th</sup> May to explain what measures they are putting in place to control the number of tourists arriving by car in Balmaha, provide adequate parking and provide parking enforcement.

By 2pm on 21<sup>st</sup> April there were 48 cars parked half on/half off the pavement over the double yellow lines and white line on the B837 at the southern end of Balmaha whilst chaos ensued within the car park with cars blocking the area behind the island which is the turning area for the bus, cars parked on double yellow lines within the car park, cars parked in the coaches only sections, cars parked in the disabled slots but not displaying disabled stickers and cars parked outside parking areas. A notice at the entrance to the car park informed visitors that there were no parking spaces further up the Lochside but still the tourists poured in along the B837 expecting to be able to park.

Contact was made with Mark Fitzpatrick, Safer Communities Supervisor, Stirling Council. Having updated him on the situation I requested that parking enforcement officers were sent to Balmaha as a matter of urgency. He said that two of SC officers would attend although, unfortunately, due to limited resources & competing demands they would only be able to spend a limited amount of time in the area today. However, the officers would record evidence of the parking situation they encountered & report back. In turn he would make management & the National Park aware of the ongoing problems.

He was unaware that the National Park had still not taken over the lease of the car park and therefore this still remained under Stirling Council's control. He also informed me that Stirling Council still don't have enforcement officers employed on Sundays which is potentially the busiest day of the week in Balmaha.

Contact details: **Safer Communities team on 01786 233533 or 01786 404040 (out of hours)**  
via email: [safercommunities@stirling.gov.uk](mailto:safercommunities@stirling.gov.uk) . (Please keep these numbers handy!).

### Affordable Housing Balmaha

**Ms D Birrell, CEO, RSHA**

Planning permission has been granted to Rural Stirling Housing Association (RSHA) to build 20 affordable and social rented homes on land allocated for housing in the Local Development Plan - with permission also granted for two self-build plots - to the east of the village of Balmaha on Loch Lomond. The approval for the new homes came following a public hearing in Drymen of the Planning and Access Committee of the Loch Lomond & The Trossachs National Park Authority held on Monday 26<sup>th</sup> March.

The affordable units comprise 10 social rent, 6 shared equity sale, and 4 essential worker flats. The essential worker accommodation will be delivered by the East Loch Lomond Community Trust (ELLCT).

A revised programme for the development is anticipated as follows;

- Planning Approval - March 2018
- Tender Return - September 2018
- Building Warrant in December 2018
- Trees Felled - February 2019
- Site start - March 2019
- Completion March 2020

The above programme is outline only at this stage.

With respect to foul drainage we have more than one acceptable solution and now that planning permission has been granted we will be instructing further detailed design work to ensure we have the best possible solution.

Editor's note: We understand that any foul drainage solution would have to be approved by Scottish Water.

**AGENDA ITEM**

It has been some time now since I was in a position to update the community on the completion of the Drymen to Balmaha shared use path improvements. This is partly due to my availability as a volunteer, the continual change of staff within the Stirling Council roads department as well as due to the complex design and landowner negotiations required to see the final section deliverable.

I am now pleased to say that we have a solution which we hope will make this important community link one which can be enjoyed by many in the near future. The proposed works will see the pavement on the north of the road widened from Shalloch at which point the previous phase of the project ended, to where the tarmac path within Balmaha starts. The path will be up to 2.5m wide providing adequate space for walkers and cyclists to pass each other whilst also keeping a safe distance from any passing vehicles. Cyclists will be encouraged to re-join the carriageway at the narrow bridge before Balmaha at which point additional signage and road marking will be implemented to slow traffic and increase the safety of the road for all users.

Due to the need for the works to eat in to the fields on the north side of the road, much work will be undertaken to reinstate hedges, plant trees and replace fencing as part of the project. Plans for this have been developed with the support of the Graham family at Montrose Estate and their tenant farmers whom we would like to thank for their support.

Full plans for this final phase of the project can be found on the National Park Planning Portal by using reference 2018/0071/DET and on the BCC website. <http://www.buchanancc.org/planning-list>

Once planning permission has been achieved we will require to tender the works before they can be delivered. At this stage we have a proportion of the funding in place however until we have received tender prices we will not know how much more we are required to secure. We are very happy to say that Sustrans have continued to support the project and will contribute at least 50% to the completion of these works. As soon as I have a timescale for the delivery of the works I will report back to the community.

In the meantime work has been ongoing to redesign the access at both the East and West entrances to Milton of Buchanan in response to feedback from the community last year. We have only this month received feedback from Stirling council on proposals to introduce measures including a 40mph buffer zone and associated road markings. **[Copies of these designs are available to view on the Buchanan CC website. <http://buchanancc.org>]**

In addition to this, over the coming weeks I plan to meet with those who have access rights to Gort Daraich Walk to identify what measures can be put in place to improve the security of the gates and reduce the frequency of vehicles using this route as a shortcut to the Buchanan Estate. As noted previously the gates on this road should be closed at all times as this is a private road with vehicular access only permissible to those living at High Mains, those working for and on behalf of Montrose Estates.

I look forward to updating you on progress on these areas in the near future and hope to see many residents enjoying the new paths once complete.

**Note from the Editor**

Our thanks to Tom for this response to our request for an update. We are waiting to hear if he is able to attend our meeting on 14<sup>th</sup> May to answer any questions you may have including how this route will be promoted, what increase they are expecting in cyclist numbers, the Drymen Community Development Trust's plans for future maintenance of the whole cycle path.

You can comment on application 2018/0071/DET via the NP website <https://eplanning.lochlomond-trossachs.org/OnlinePlanning/applicationDetails.do?activeTab=documents&keyVal=P57YRVSIKJS00>.

## Balmaha Car Park

### Email from Emma Yendell MRICS, Estates Manager, Loch Lomond & The Trossachs National Park

We are currently compiling our Comms Plan in relation to our Car Park Charging Project which is looking at car park charging across a number of our car parks, including Balmaha. This project is complex and has taken longer than we had hoped to progress, however it is now being managed by a dedicated project team and there are a lot of things that need to be carefully considered before it is rolled out.

We will soon be liaising formally with all the stakeholders and informing the public about our plans, but in the mean time I can update you on the Balmaha situation and your particular questions for the newsletter as follows:-

- The lease is currently being finalised. We will be able to confirm the start date of the lease once the negotiations are complete. Such legal issues do tend to take longer than one would hope and there have been a few issues with this one that have taken some time to resolve, but I am pleased to report that we are nearly there;
- The charge rates, including annual permit rates, have not been finalised;
- We will be installing a car counter to collate data about the number of vehicles that use the car park;
- Before we put in an automated charging system we may install some of our normal parking meters (like the ones we currently have at Inveruglas/Loch Lubnaig), but this will be communicated to you before they are commissioned along with the charge rates and any other required information;
- We will let you know when we intend to start charging and what the charges will be;
- We are currently considering the mechanisms available to us for investing the profits back into the local community and will be providing more information on this in due course.

We appreciate the community's patience whilst we work through the complex issues that are involved and I am sorry that I am not able to provide more details to you at present. Please do however come back to me if you have any further questions and we will be in touch soon in any case.

#### Current Planning Applications at time of going to press

**2011/0160/DET** | Change of use of bunkhouse (Class 7) to dwelling house (Class 9) including alterations | Balmaha Bunkhouse Lodge Balmaha Glasgow G63 OJQ

**2014/0238/DET** Erection of storage building (retrospective) Former Highland Way Hotel.

**2018/0012/DET** | Installation of waste water treatment plant and associated works (to include the installation of new foul sewer system and a kiosk) | Cashel Campsite Balmaha Glasgow G63 OAW

**2018/0014/DET** | Erection of holiday lodge | Overmains Drymen Glasgow G63 OHY

**2018/0071/DET** | Extension of roadside footpath and installation of associated infrastructure | North verge and footway of B837 Drymen and Balmaha road between the properties 'Shalloch' and 'Auchingyle'.

All planning applications for Buchanan can be seen at <http://www.buchanancc.org/planning-list>

#### Local Information

**Police Scotland** [ForthEndrickCPT@scotland.pnn.police.uk](mailto:ForthEndrickCPT@scotland.pnn.police.uk) Call 101 for non-urgent matters

**NHS 24** Call 111 (free) for medical advice. **Minor Injuries Unit Stirling** 01786 434036 [www.nhsforthvalley.com/miu](http://www.nhsforthvalley.com/miu)

**Drymen Health Centre** 01360 660203 **Prescriptions:** 660809 or online [www.drymenhealthcentre.co.uk](http://www.drymenhealthcentre.co.uk)

**Public Transport Buses** [www.travelinescotland.com](http://www.travelinescotland.com) 309 Balmaha – Bonhill, 8/C8 Glasgow – Drymen

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

**Stirling Council Waste Services Dept.:** 01786 404040 <https://my.stirling.gov.uk/services/waste-and-recycling>

**Safer Communities team on 01786 233533 or 01786 404040 (out of hours)**

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

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](mailto:bcccommunicator@outlook.com). It is produced and distributed by a group of volunteers led by A Peebles who are accountable to the Community Council. We do not endorse any organisations or companies mentioned herein.

Written and Edited by the Buchanan CC.