



STRATHBLANE COMMUNITY COUNCIL

MINUTES OF STRATHBLANE COMMUNITY COUNCIL MEETING

**Monday 4 December 2006 in Strathblane Primary School.
(Pam Campbell/Willie Oswald in the chair, Minutes taken by John Gray)**

INAUGURATION OF NEW COMMUNITY COUNCIL

This being the Inaugural Meeting of the new Community Council following elections, Pam Campbell (Stirling Council) took the chair. Present were the returned members, Pam Campbell, PC Paul Barr, Cllr Alistair Berrill, 7 public

PC confirmed the **list of returned members**: (Mugdock Ward) Robert Flashman, Philip Graves, John Gray; (Strathblane) Finlay Fountain, Marjorie Peddie, Elspeth Posnett, Alastair Smith; (Blanefield) David Anderson, Willie Oswald, Margaret Vass.

Election of Office Bearers was conducted as follows:

Chair: DA, AS nominated **Willie Oswald**. WO accepted & was elected, but advised that he would wish to cease before next elections.

Vice Chair: JG, WO nominated **Philip Graves**. PG accepted and was elected.

Secretary: MV, PG nominated **David Anderson**. On the basis that others would act as Minutes Secretary and Planning Correspondent, DA accepted and was elected.

Treasurer: EP, DA nominated **Alastair Smith**. AS accepted and was elected. .

Planning Correspondent: WO, DA nominated **Margaret Vass**. MV accepted and was elected.

Constitution

New constitution documents apply, but PC does not believe these make major changes in our constitution. Noted SCC has previously had special clause relating to Landfill Tax Trust. Will need to re-ask SC to alter Standing Orders. PC will take back that they were varied before and request that the variation carry forward.

General

PC requested the new council to send in dates of meetings as soon as possible. Adopted minutes of each meeting are to be sent to Helen Geddes asap after adoption. She drew members' attention to the availability of leaflets of information, and Map & Demographics of wards.

PC wished the new council well and handed over to WO as Chair.

ORDINARY MEETING

Members Present:

Willie Oswald (WO), Philip Graves (PG), David Anderson (DA), Margaret Vass (MV), Elspeth Posnett (EP), Robert Flashman (RF), Alastair Smith (AS), John Gray (JG), Marjorie Peddie (MP), Finlay Fountain (FF).

Others Present:

Pam Campbell (Stirling Council), PC Paul Barr, Councillor Alistair Berrill and 7 members of the public.

1. Welcome and remarks by Chair

WO in chair was pleased to see so many members of public, including some regular attenders, and was also pleased to see John Cushley who had resigned at the last election after many years' sterling service. A special welcome also to new members Marjorie Peddie, Finlay Fountain.

There being no agenda for the first meeting of the new council, WO proposed to use the minutes of the previous meeting as a draft agenda. DA confirmed that there was little correspondence requiring attention.

2. Apologies. (None)

3. Minutes of Previous Meeting

Minutes had been circulated by email and revised in light of comments received. Second draft minutes were distributed at the meeting, and these were approved without change.

4. Matters arising

Dealt with under headings below.

5. Police Matters.

PB looked forward to working with new CC. He reported that 19 crime files had been raised on Blanefield beat in the past month. There had been 4 vandalisms, always an upsurge with dark nights. Police are trying to engage with suspected youths. Damage was low level, but affects victims, nonetheless. 11 road traffic offences were detected, targeting lighting defects, speeding, seatbelts etc..

Following last month's report, the person suspected of several burglary offences has been caught and helping with 19 crimes. 4 in this beat have been admitted, others still in course of investigation.

The previous day there had been a theft of 2 cars valued at £70k together. This was by keys stolen from unsecured house, probably by an organised gang targeting high-value vehicles, who need the true key to steal modern cars. Also an opportunity theft of a motorbike and theft from a vehicle at Mugdock. One house breaking in Mugdock.

Update on the fire at Wildings, Moor Road: latest news points to electrical fault, rather than arson.

School parking being monitored since the start of the new session – mornings are worse & PB has given out 3 tickets @ £30 each. Hopefully news of this will engender respect for the restrictions.

Following the haul of drugs reported earlier in the year, PC Barr & his colleague had attended a ceremony to receive Commendation from Chief Constable. Members & public applauded this deserved recognition for our local officer. Congratulations.

6. Environmental Issues

a) Paths Project

EP reported with the assistance of Patsy Fischbacher who was present for Greenheart: SC Streetscape dept are going to reinstate **damaged grass by library path** & this will be cut by hand mower rather than tractor in future. Library path & path across playing field being treated against weeds in Jan & Summer. Permission has been given for CC to put boulders beside path & Edward Pickard is kindly organising this.

Scottish Water fence by **Ash Track**: PF has written for permission to take away fence at top end, to provide a parallel route for horse traffic and preserve the path surface.

b) General

EP reported receiving a complaint about state of **pavement between shops and Netherblane** – leaves & litter. EP had spoken to village Officer who was going to do something about it. JG recalled that puddles had been discussed as a problem on the same stretch; any news? RF said he understood from Roads that no progress was likely soon on this.

A resident had complained about the state of the **path from Wester Leddriegreen Road to Kirkhouse Road**, calling it 'creepy'. Problems include boulders & manhole cover. EP raised this with Dougie Flynn at Core Paths meeting. PC and Helen Geddes had been looking into ownership of this path and found it to be privately owned according to SC's database, but DF has a map showing the path in green, meaning in council ownership. Change from red to green seemed very recent. EP emailed David Creighton. PC now confirms owned by SC so assessment for SC maintenance should be forthcoming.

Ranger Dougie Flynn had organised **community action day on old railway path**. Arising from that, WO discussed with DF maybe 20 volunteers are able to make only a small dent in the work needed. For example the steep banking requires significant input of labour. BTCV volunteers cost around £190/day. WO suggested CC may be willing to fund a BTCV contribution. Their Community Liaison officer had been contacted to arrange survey with WO, DF in attendance.

PG has copy of **Mugdock Conservation & Recreation Management Plan** – Scottish Water's final report received on CD-ROM. PG has not looked at this yet, but Peter Spinney suggested it leaves a lot of gaps.

c) Core Paths Consultation

Core Paths public meeting had received good public attendance. WO, JG, others were there, with perhaps 80 total. Consultation ongoing. PG had submitted a number of suggestions and had asked a

critical question over the purpose of the exercise, if funds were not necessarily there to maintain or create new paths.

7. Planning.

MV said there was a lot to cover tonight. Emails had been circulated to members .

Extension at 18 Campsie Dene Road: MV had not requested a copy of the plans as the extension was probably small.

22a Kirkhouse Road: Extension quite small but extension to garden ground large. Not proposing objection, but Core Paths document implies this land may be part of path access to Campsies – agreed MV to draw this to attention of planners.

26 Campsie Dene Road: Outline permission is being sought for a new house set back in garden behind existing house – PG has the plans and is dealing with this case as MV is a direct neighbour. Access to be from neighbours' drive, which is a private road in joint ownership. Neighbours not against house from character shown, but access is to be agreed. WO believes applicant cannot enforce access on joint owners, while planning permission itself is not dependent on access being agreed. WO understands property not out of character but concerned at contradiction between policy by which up to four houses are permitted to share access to a road, and policy in favour of houses all having frontage. Planners ignored the latter policy to approve earlier building on this same road. Suggest that we question these divergent policies. Having reviewed the plans, it was noted that the house is drawn right on the plot boundary which seems curious for this size of plot & house. This may be an indication that owner wants to develop rest of plot, but that is speculation, not directly relevant to this application. JG noted that character of house presented in Outline application may not represent what is finally designed and applied for, so vigilance will be required. Agreed that PG should phone Peter Morgan (SC Planning) to clarify policies mentioned above and to draft response for PG/WO to finalise.

Outline application for estate manager's house at South Lodge, Auchineden. MV reported that this had been recommended for refusal by planners in the Schedule, but Councillor O'Brien has referred it to Planning Panel. Apparently this was because the councillor 'wants everything to do with this site done at Panel & there's a lot going on at Auchineden'. Referring refusal to the Panel seems an odd and risky move, but maybe correct in the interests of 'joined up' decision-making.

House next to Tamarac, Moor Road. Eric Strachan has given a few comments to planners. Large ground is involved, some of which may be in the green belt off Moor Road. Agreed to draw attention to position of green belt in relation to house; otherwise neither support nor oppose.

Other minor applications: **Extension at Lower Lodge, Blane Avenue** and **Extension of Granny flat at Carbeth Guthrie South Lodge.**

'Edenmill Farm'

MV had received a letter from SC Planning dept. advising the Section 75 agreement had been approved & signed – not known if details will be in Schedule. Understood agreement requires **farm shop** to sell applicant's own produce only. PMcK will visit to review compliance.

Caravan to be referred to Panel. Officials still deliberating on what to do.

New storage shed: according to PMcK this agricultural building cannot be stopped but planners can have input on siting. Suggestion is that proposed location will block views from LM Kitchen.

MV to recommends asking planners to minimise impact on neighbours by siting; very disappointing that Mark Gibson gave no indication of this new application when he attended our last meeting, when this application went in next day.

Overall, MV & members remain concerned at applicant's and planners' piecemeal approach, when Panel wanted whole view. MV believes officials' hands are somewhat tied to process applications as they arrive. On the other hand, planners 20 years ago zoned properties for residential use.

Site neighbour LM said planners don't have to approve everything piecemeal & have 2 months to comment on siting of agricultural shed. A member of the public questioned purpose of shed: can planners comment on design without knowing what it's for? Answer is apparently to support nursery business. Does MG have permission for nursery? LM believes for one poly tunnel. It was noted that the existing very large shed may become vacant if Farm Shop folds.

On the rights of planners in such matters, Edward Pickard volunteered that he had served agricultural shed notification for a location off Gowkstane Road near the existing square compound – not visible from houses. He knows planners have power to call him in for discussion, and his own research on Scottish Exec website shows clearly that effective negotiations between planners and farmers are commonplace in practice. This was useful information. Of course, size matters: 465m2 & 18m height are limits for what can pass as agricultural building without planning permission.

Decided: It may not be permissible to refer the new shed to Panel, but can suggest Panel likely to be arranged on subject of house & caravan in near future & would like Panel to consider also siting and scale of shed with view to minimising impact. If not possible, then put this last point to planners, and draw attention to linked issue of caravan. Comments by 4 Dec extended to 8th.: MV to put in our comments by then.

Overhead power lines is another fragment of developments at Edenmill, although CC not permitted to intervene in such matters.

SCC Planning Group

Edward Pickard raised a question about the constitution of SCC's Planning Group. WO explained this was not quite a sub-committee as it meets *ad hoc* & at short notice in private houses. Planning Group considers applications in detail but makes no decisions: would always make recommendations to full CC. Responses are always circulated to members for ratification/modification. PF recalled that advice was taken from SC when planning group was first set up. Group would only discuss implementation of CC decision, or study matters to present for discussion at CC. WO asked if new CC members were interested in planning group (induction is available). Group members confirmed as PG, MV, EP, JG, MP, WO. Group to take on board need to give reasons along with recommendations.

8. Roads.

Members noted that white markings were at last in place on new road surface at Devil's Elbow on A81, or at least a central white line. Side markings would be useful at this dark corner also.

RF understood that the recently agreed elements of the **Safer Routes to School** (SRTS) scheme will be put to contractors shortly (pedestrian ramp & crossibg by Kirkhouse Inn car park).

Brian Roberts of SC Roads has asked RF if council would look again at overall **A81 Traffic Management Scheme**, and come up with priority items out of the 'Atkins' proposals. RF keen to

ensure that we truly represent community views. RF recommends sub-group to steer it. WO was dismayed that we were being asked to do this when, years ago SC had proposed a working party with representatives of community sections as well as CC and SC representatives, but failed to follow through. Will they get involved this time? RF suggested that, if they ask us to do it ourselves, we might as well get on with it. AS asked what was outcome of the public meeting we had had about these plans already? Results are in the hands of Roads, but our report did not set priorities. WO reservation is that group would expand into a wish list unguided by a roads engineer. FF would love to know rationale for recent developments and what is planned. Some people are aghast and wonder what is going on. RF to make suggestions for group members wider than CC. New member FF was welcome to join RF in roads group as he had interest in this topic.

Steps at Campsie View Rd. JG had received representation from resident about dangers of using these steps with children, buggies etc.. Roads not sure who owns it – meeting thought this was clearly council from green map. Resident had been advised that it was Roads' responsibility. RF to pursue.

9. Correspondence

No specific items were discussed that were not covered elsewhere.

10. Finance.

AS reported that the Gold Savings a/c has £2667.41. Current A/c has £2620.79 (this includes £850 nominally for Christmas Lights.) We are also holding on “Greenheart’s behalf £2051.41. All bills received have been paid.

11. AOCB.

JG was willing to continue as **Minutes Secretary** but noted that this takes time which he could devote to other CC business. Should we consider paying someone not on CC to do minutes? Patsy Fischbacher volunteered that she was willing to do minutes, and without payment. WO was unsure whether this would be in order but Pam Campbell said she was aware of another CC where there is a volunteer minute secretary who doesn’t get paid. As PF had kindly volunteered, it was agreed, with thanks, that she would be appointed Minute Secretary with effect from the next meeting.

12. Confirmation of Date of next meeting.

8 January 2007 & further dates to be decided .

[NOTE – TENTATIVE PROGRAMME FOR 2007: 5 February, 5 March, 2 April (Village Club), 14 May, 11 June, 6 August (Village Club), 3 September, 1 October, 5 November, 3 December 2007

These minutes were approved by the council on 8 January 2007.
