



STRATHBLANE COMMUNITY COUNCIL

DRAFT MINUTES OF STRATHBLANE COMMUNITY COUNCIL MEETING

**Monday, 5 September 2006 in Strathblane Primary School.
(Philip Graves in the chair, Minutes taken by John Gray)**

Members Present:

Philip Graves (PG), Margaret Vass (MV), Elspeth Posnett (EP), Robert Flashman (RF), Alastair Smith (AS) and John Gray (JG).

Others Present:

Cllr Alistair Berrill and 7 members of the public.

1. Welcome and remarks by Chair

2. Apologies.

Willie Oswald (WO), John Cushley (JC), PC Paul Barr, Pam Campbell (Stirling Council)

3. Minutes of Previous Meetings

First and second drafts had been circulated by email shortly before the meeting and were approved with minor changes (MV, EP).

4. Matters arising

A decision on the grant application for Multi-court which had been prepared by the School Board and channelled through the CC was expected later in the week.

5. Police Matters.

In the absence of PC Barr there was nothing of great note. AS was interested to know how the new parking arrangements at the school were working out.

6. Environmental Issues

a) Paths Project

AS passed news from of Greenheart. The paths project was going to cost more than originally applied for, because smaller movements of materials will have to be done, to avoid damage to pipe and bridge.

A question being considered by Greenheart is whether to become a Local Development Trust, rather than a simple charity. A question arises in turn for the CC to decide whether to get involved in this development, so that the trust be applicable to wider purposes, such as 'community right to buy'. PG suggestion was that the CC should not get directly involved at the point of setting up the trust, lest the project be overburdened with too many aims. This was agreed by the members present.

b) General

EP received a complaint about the Ash Track being polluted with hedge cuttings from the back garden of a house in Craigmarnock View. Suggestion is to pass it on to police to have a word with the culprit. Another option was to report to the *Dumb Dumpers* hotline, but hopefully that would not be necessary.

Some residents had complained of eyes itching after spraying of chemicals on the Campsie by helicopter, possibly to suppress bracken. People outdoors in Dunglass View were affected. Edward Pickard noted that permits should be obtained for aerial spraying, and therefore records should be kept of who was behind it. AB will try and find out more through Council lines.

EP had emailed Willie Inglis (SC) to see if the council could spray Leddriegreen Lane and cut back the hedge on Main Rd pavement. No reply has been received, but the request may be in action nevertheless.

EP thanked MV for putting some new plants in tubs by War Memorial.

Some bins in Kirkhouse Avenue had been missed out. Superintendent of Bins Kenny Campbell promised to sort it out, but lack of communication seems endemic.

AS had meetings with experts and the landowner at Park Place to discuss options for bank stabilisation with willow etc. . No firm proposals received yet. The housing association have money to spend before rural housing transfer. Some mystery about need for and cost of bypass channel associated with 'green' solution, compared with simply restoring the gabions. Green solution had not been pressed by CC representatives; it was not CC decision, only consultation.

PG reported on Milngavie Reservoir, which was now a fascinating sight with water level very low. PG was aware that a submission on the re-development plans had been made by one Mugdock resident (copied to Cllr Berrill), purportedly on behalf of Mugdock Association. PG advised this was possibly not with support of all members of the association. PG suspects that the 'temporary' car park at Drumclog will become permanent solution. Option of car park on Esporta side seems to have lost favour, though nothing decided as yet.

7. Planning.

Scottish Executive Consultation: Planning Advice Note PAN *Planning with the People*.

Members should see PG comments and add anything not already covered. MV generally welcomes the proposals, but questions whether resources will be made available sufficient for implementation. Good features are to extend neighbour notification from 14 to 21 days

& put onus on Council to make the notification, rather than leaving it to the applicant. MV would like to see a protocol so that CCs are notified in step with their meeting timetable, so as not to require extensions so routinely as at present. PG says the consultation document is good for background and glossary if nothing else. It highlights again that Stirling Development Plan will be crucial document for us to debate and set the guidelines – battles need to be won at that stage, not on individual applications.

A resident suggested we comment on the effectiveness of neighbour consultation at present – plans provided tend to be far too sketchy for meaningful consideration – Wildings is a case in point. Neighbour communications seem to cloud what is planned, not showing what is intended.

b) General

MV reported there was only one outstanding planning application: outline for **new dwelling house associated with stud farm business SW of Valhalla**. CC has opposed developments here on previous applications; some enforcement issues are outstanding from previous applications also. MV had asked for extension to allow discussion tonight, but recommended vigorous opposition. MV proposing to pick points also from previous refusals. Why is a house needed when applicants live nearby in Milngavie? MV also has copy of letter Eric Strachan sent on his own behalf. PG mentioned he had received a copy of a letter from another resident, saying it was ‘common knowledge’ that the ‘bothy’ on the Valhall site is now a well furnished flat and office that is more than adequate for any temporary residence. Common knowledge because up for sale and all in the particulars. Some residents are said to be relaxed about the development, but Green Belt status indicates should not relax on this type of thing. MV to draft & file objection.

PG notes 3-4 applications discussed previously at the end of Moor Road had been approved; detailed reasons given but rationale still seems very hazy on extensions. Doesn’t seem more sophisticated than ‘plot size large, anything goes’. It is bad luck for neighbours that three developments are all going on at same time – this is not the planners’ fault. On Norbreck, for example, the reasons seem to say ‘there is a policy, but we’ll ignore it’.

Edward Pickard spoke as applicant for Norbreck & The Firs, and was concerned that these developments should be considered individually on their merits, not be tarred along with others that happen to be in the same area, such as the Wildings. The Firs involved minor work, quite uncontentious. The existing house at Norbreck had in his view inadequate accommodation. On design, planners’ opinion is that the development is great aesthetic improvement. EP felt that in general Moor Rd estate is good example where improvement and renewal are ongoing; the original houses put up in a batch are seriously sub-standard. He was concerned CC not doing enough to encourage good development, instead of routinely opposing upgrades. In reply, it was noted that a lot of the opposition referred to was in fact submitted by a particular resident connected with the CC planning group, but was not submissions of the CC itself.

EP questioned whether size increase matters. The meeting generally agreed that, in relation to a small plot it certainly is a key issue, and was at the root of much opposition to the Wildings. JG said it is not so much that CC insist size matters: the planning policies say it does, yet the planners routinely ignore the guidelines. CC just wants to pin down what the policies are being applied. AB noted a general frustration about inconsistencies and lack of regard for guidelines, citing an example in Killearn.

Enforcement issues 'sprinkled throughout' some of the planners' reports, including Wildings, should be watched for efficacy.

DA noted Moor House loch had been drained – do they need permission? RF had heard that the aim was to clean up of sewage contamination from a house opposite.

8. Roads.

(a) A81 Speed and Traffic Management

RF has not yet received the promised statistics, but should get them at a meeting in Balfron on 9 Sept 2006.

A consultation document had finally been received on Safer Routes to Schools proposals – RF was checking the school has their copy. SC won't tell us what is cost saving.

40 mph signs not there yet. Crash barrier gone at Devil's elbow

(b) General

CC was consulted over plans to remove a disabled parking space was being removed at 55 Dumbrock Cres. RF would confirm that this had been cleared with the resident, before approving the change.

MV raised concern about puddles causing problems on both sides of the main road between the public WC and shops. RF would raise this. MV also believed the speed of traffic was worsening, especially morning commuter traffic from the Killearn direction. Action was needed or an accident is inevitable. RF advised that SC (Andrew Fergus) will be looking at this end of the village, once the SRTS route had been agreed. A pole was in place at the Ballewan bus shelter for a speed-activated sign, but it was tricky to install power cables for this. AB was commended on his response to roads dept, but unfortunately funds are lacking. This is to a large extent a police issue.

9. Correspondence

A list of correspondence had been circulated by the Secretary. Specific items discussed were:

- Annual subscription to Rights of Way and Access Society, cost £16. Members thought this was good value, as we had received for example guidelines for access to land. Approved DA AS to pay.
- Planning Aid Scotland subscription – agreed to renew AS
- Disabled space – see 8(b) above.
- Stirling's Heritage Day 9-10 Sept 2006 – leaflet received. Ties up with doors open day. Mugdock Castle, Stirling Castle etc.
- Scottish Community Awards for Community Involvement in Planning – not relevant.
- Dates ASSCC AGM? 14 October 2006. Attendance can be decided at Oct meeting.
- Area Community Planning meeting 27 Sep 2006 was for a sub-group we're not on.
- Stirling Assembly 16 Sept 2006. Possibly WO would attend, others not able.

10. Finance.

AS has given cheque to Village Club as directed at the last meeting.

11. Consideration of CC elections, autumn 2006

Publicity for the election was discussed, vis-à-vis vacancies in Strathblane ward and expected vacancy in Mugdock ward. *The Blane* was publishing a short piece. PG interested to know what publicity SC would be arranging before we duplicate effort.

12. AOCB.

Resident Mr Hamilton said streetlights were out on Old Mugdock Road from Milndavie road to Punchbowl – had been told that if more than one light out then problem is for Scottish Power to sort. Has written but no action for a couple of weeks. RF will press council as CC member, to see if this helps.

13. Dates of future meetings

Next meetings are 2 Oct 2006 (DA, MV apologies), 30 Oct 2006 (November meeting brought forward prior to elections). In DA's absence, a neighbour will be collecting post addressed to the secretary.

These draft minutes have not yet been approved by the council.
