

# Minute of Strathblane Community Council Meeting [\[second draft 01/09/09\]](#)

3 August 09 in The Village Club, 7.30pm



## Attendees

Margaret Vass	Vice Chair and Planning Convenor
David Anderson	Secretary
Fiona Murray	Treasurer
Bob Flashman	Roads
Elsbeth Posnett	Environment/tubs
John Gray	Web/IT
Willie Oswald	Community Council member
Graham Lambie	Councillor, Forth and Endrick Ward, Stirling Council
Pam Campbell	Rural Development Worker, Stirling Council

## Members of the public

### Apologies

Philip Graves	Chair of the Community Council
David McNally	Police Constable, Central Scotland Police

## Agenda

	1	Welcome from the Chair & any Apologies
	2	Minute of the Strathblane Community Council Meeting, June 09 and matters arising
	3	Police Report: Police Constable David McNally
	4	Planning Matters
		a. House in field East of Old Mugdock Road: Planning Panel
		b. House on Campsie Dene Road [Greenbelt]
		c. Outline application for house on Dumbrock Moor
		d. Other
	5	Consultation on National Model Scheme of Establishment of Community
Councils	6	Roads
		a. A81 and Speed/Traffic Management
		b. Other
	7	Local Development Plan/Housing Needs
		a. Strathblane Community Council's Initial Response
	8	Environmental Issues
		a. Village signs and notice boards
		b. Village tubs
	9	Finance
		a. Minute-taker grant
	10	Correspondence
	11	AOCB
	12	Confirmation of next two meeting dates

1 Welcome and Apologies

Margaret Vass welcomed everyone to the meeting. Apologies were received from Philip Graves, Chair of the Strathblane Community Council and David McNally Police Constable, Central Scotland Police.

#### ii. Minute of Meeting June 09 and Matters Arising

The minute of the last meeting was approved with one minor amendment. The approved minute was proposed by John Gray and seconded by Elspeth Posnett

3 No Police Report was presented in the absence of David McNally

4 Planning Matters

Margaret Vass commented on the large number of planning applications to be dealt with. Many of the applications had been discussed outwith the designated meeting times as there had been no extension of time to comment. Planning Officers in Stirling were bound by tight schedules, making time extensions impossible.

- **Edenmill Farm 09/00341/FUL**

Margaret Vass had submitted Strathblane Community Council's opposition to the retrospective application. There were still unresolved access and traffic issues.

The following applications had been discussed by the planning subgroup. These submissions were presented for consideration to the Community Council.

- **Replacement Lodge house: Ardunan Lodge 09/00342/FUL**

The latest house plan was considered not ideal, but an improvement over previous plans, in that the house was not so high and modern looking. There was concern over the new access on a busy road and the visual impact of the house on the surrounding countryside. John Gray reported that the plans for a replacement lodge house were now approved.

- **Proposed house and barn, on the south side of the moor towards Mugdock 09/00361/OUT and 09/00362/NAG**

The Planning Group had met with Edward Pickard. The Group didn't feel Mr Pickard's choice of site was the best place for a new house/barn and suggested that alternative sites should be explored.

A local petition had been received against the proposed development.

Mr Pickard spoke in defence of his planning application, challenging the many objections to the development:

The **riding school lease** was not being challenged.

The **timing of the submission**, over the holiday period, was purely coincidental.

**Craigend farm:** The moorland was only suitable for light grazing. The farming of boggy ground was not a cover for development proposals. The moor had been cultivated for generations. There had been an earlier name change from estate to farm and there was a registered farm number for the property.

**Walkers and riders** would not be restricted. Fences had been carefully positioned, not on the flight lines of birds and following the contours of the land.

**Drainage**

Scottish Natural Heritage work was done in accordance with the rules and none since 2006. Moor Road properties no longer flood.

**Cattle** were beginning to have a beneficial effect on the rank grasses. The 31 Highland cattle were however not enough to control the bracken and the sterility underneath. Cattle were needed to break the stems of bracken and curb the spread of scrub tree cover.

The **threat to the black grouse** was greater from uncontrolled dog walking. This could be remedied through education and restrictions on off lease dog walking in the Spring, when the birds were nesting. Mr Pickard believed JCBs didn't scare the birds; machinery was not a problem and that public access was more of a threat.

**Litter** was still a problem and the Council had been contacted to remove the litter.

Mr Pickard then offered some solutions to the problem.

Cattle were needed on the moor to stop it deteriorating; cattle grazing on a targeted basis. A mixture of land use, accessed by the public, was consistent with current thinking. The plan was to increase the cattle numbers and make arrangements for the cattle to be looked after 7 days a week.

The pros and cons of various sites for the house/shed location had been considered. Mr Pickard expressed a willingness to explore any better alternatives.

Mr Pickard challenged the idea that this planning application was 'the thin end of the wedge'. The application was for a single house. He believed the wording of the petition in Brown's to be inflammatory, based on inadequate information and, that the application was qualitatively different from housing development. Mr Pickard offered to meet and discuss the issue, with those of opposing views. He re-stated his aim: to make the moor viable.

Margaret Vass stated that the submission opposed the application and it was pointed out that the Planning Group reports had already been submitted.

Margaret Vass recommended that members of the public should take the opportunity to submit their own views and that more time was needed for a wider debate within the community.

Additional time was needed to discuss other sites and to ensure the house/shed was in the best location.

A local resident pointed out that the proposed site was on the greenbelt and that people had fears of further development on Sheaf Road and Craigend Road. The site was at a prime viewpoint and close to Scots Pine trees.

Proposal: that Strathblane Community Council write to Stirling Council along the following lines: Notwithstanding the previous comments of Strathblane Community Council, we are encouraged by Mr Pickard's willingness to explore alternate sites for his proposals in consultation with officers from Stirling Council Planning Department.

Mover, Willie Oswald; Seconder, John Gray

One member of the public expressed a view that cows, one farmhouse and shed at great distance from the public, was a price worth paying to manage the moorland.

- **2 houses to the west of An Larach 09/00372/OUT**

The submission neither supported nor opposed the application.

- **Houses at Mugdock 09/00394/FUL**

The submission opposed these houses in the greenbelt.

- **10 Close Care Units at Blanefield Nursing Home**

The submission opposed the application, as the houses were on the greenbelt and did not appear to follow the space standards for houses designed for residents with additional support needs.

David Anderson reminded the Community Council of protocol issues regarding dissemination of information.

- **Aros application.09/00380/FUL.**

The submission neither supported nor opposed the applications but the current Aros applications had now been withdrawn.

The community council formally agreed to all the submissions made by the planning sub group in June and July 09.

## Current Applications

- **Ardunan Farm**

Graham Lambie was unable to comment on Arduan Farm until after the meeting on Thursday

- **Campsie Dene Road 09/00447/REM**

Margaret Vass declared a neighbourly interest in this application and withdrew from the discussion. John Gray led the discussion on this application. This application was for a house in the green belt, allegedly supporting sheep and cattle. The plans indicated a very grand shepherd's cottage. It was also the only house facing away from Campsie Dene Road. There was some discussion on Section 75, a legal agreement that ties a property to land use, restricting further development. This section can be in perpetuity, although it can be waived if applied for. Gartmore and Gartocharn were cited as examples of Section 75s being applied to the letter.

It was agreed that there should be opposition to the house on scale and positioning. John Gray would submit comments on behalf of the Planning group within a few days.

## Local Review Bodies

Margaret Vass informed the meeting that new planning arrangements commenced today and that the planning schedule would start to look different.

Local Review Bodies came into effect on 3 August 2009.

'Local Review Bodies are part of the process of modernisation within the planning system presently being led by the Scottish Government which aims to make the system more efficient and fit for purpose Part of this process involves increased levels of delegation on planning applications for local developments to officers and for the LRB to independently review such a decision where requested by the applicant.'

**Information note** circulated by Graham Lambie, highlighting the role of the Improvement Service, a partnership between the Scottish Executive and Local Government  
<http://www.improvementservice.org.uk/local-review-bodies-lrbs/>

### v. Consultation on National Model Scheme of Establishment of Community Councils

There was some discussion on the practicalities proposed in the document. Seven days to prepare a draft set of minutes was considered insufficient, as was the publication of an agenda 10 days in advance of the meeting. It was agreed that Willie Oswald would collate comments for the Community Council to review before 24 August.

### vi. Roads Bob Flashman

The main issue was the Station Road/A81 junction and the chicane past the war memorial. Bob Flashman outlined Stirling Council's three proposed stages of traffic calming.

If the proposed scheme went ahead, the converted church would lose the grass verge, making the property less attractive and possibly reducing the capital value of the property. There was also the safety issue. Councillor Lambie questioned the safety of the reduced entrance. Bob Flashman believed the proposed changes were within the safety parameters.

Pam Campbell suggested asking Stirling Council to quote all options and to clarify stages 1 to 3 and costs.

Bob Flashman recommended that the Community Council supported the proposal but would like clarification on Stages 1 to 3. Willie Oswald seconded the recommendation and welcomed greater community consultation in the developments of stages 2 and 3.

Bob Flashman would contact Harry Doy with the Community Council response, reflecting the opinion, needs and preferences of local residents.

Councillor Lambie reported on the Road Maintenance Programme: the completed A81 carriageway re-alignment and surface dressing at various locations, Southview road and the Cuilt brae. Old Mugdock Road improvement work was timetabled for 2010/2011.

#### **vii. Local Development Plan/ Housing Needs**

Philip Graves submitted the following points on the expressions of interest response to Stirling Council:

- Better access onto the Campsies from the village
- Regional Park status for the Campsies, Blane Valley and Mugdock area
- Protection of the Green belt
- Affordable housing provision
- Housing for particular needs
- Car parking for walkers using the core paths, e.g. the water track
- More information boards detailing walking routes and more paths sign-posted
- Replacement of the Primary School offering opportunity for expansion of sports facilities, modernised library etc
- Small business units provision
- Better public transport links and improved integration of rail and bus routing
- Strathkelvin cycle-way extended along railway track, linking to far end of Blanefield and eventually to West Highland Way.
- Further traffic calming measures
- Allotments made available.
- Community woodland site.

#### **viii. Environmental Issues**

Elsbeth Posnett spoke of the addition of a new bin for food waste. Stirling Council will soon be providing a weekly waste collection to householders, minimising the environmental impact of waste and reducing rising landfill taxes

When the collection becomes available in the Strathbane area, the Council will provide households with a kitchen caddy and a starter pack of biodegradable liners, along with an instruction leaflet. Every week, on collection day, the caddy would be placed in the recycling box and left at kerbside for emptying as usual.

The path from the Kirkhouse to the Village Club

The issue was raised regarding the state and accessibility of the path from the Kirkhouse to the Village Club.

As this path belongs to the adjoining houses, Stirling Council would not spend public money improving private land.

Councillor Lambie offered to contact the Council seeking advice on matters of access.

#### **ix. Minute-taker Grant**

Fiona Murray will contact Stirling Council in December 09

#### **x. Correspondence David Anderson**

##### **Letters**

- 1 Copy letter of Dr L Malkin's objections to developments at Edenmill
- 2 Stirling Council – Grants available until 31/7/09 \*
- 3 Scottish Government – Letter regarding future of Community Councils
- 4 Stirling Council – Community Council Admin Grant 2009/10. \*
- 5 Stirling Council – Rural South West Area Forum: Minutes meeting held on 1/6/09.
- 6 Stirling Council – Consultation on the Adoption of National Model Scheme of Establishment of Community Councils etc.
- 7 Stirling Council – Details of above sent by E-mail \*
- 8 Stirling Council – Notice of Planning Panel Meeting on 2/7/09

- (Ardunan Farm application listed for our area)
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|------------------------------|--|---|
| 9                            | Stirling Council – National Planning Framework 2.  | * |
| 10                           | Breadalbane Area Community Forum – Copy of Minutes and details of their meeting on ‘Access to Health Care Services from Rural Areas’ |   |
| 11                           | Stirling Council – Citizenship Ceremony 29/7/09  | * |
| 12                           | Stirling Council – Joint Rural Forum Meeting: Minutes of Meeting on 28/5/09  |   |
| 13                           | Stirling Council – Gaelic Version of Place Names: <b>Hastener</b>  | * |
| 14                           | Planning Aid Scotland – Nominations for the Board of Planning Aid for Scotland   | * |
| <br>                         |  |   |
| <b>Circulars and Notices</b> |  |   |
| 1                            | Planning Aid for Scotland – August Newsletter  | * |
| 2                            | NHS Forth Valley – Community News June 2009  |   |
| 3.                           | J Parker Wholesale Catalogue – Autumn 2009   |   |
- \* Circulated by E-mail

#### xi. AOCB

The composition of the Planning Subgroup

It was agreed that the planning sub group would comprise of:

Margaret Vass  
 Willie Oswald  
 John Gray  
 Philip Graves  
 Eric Strachan  
 Elspeth Posnett

#### xii. Dates of next 2 meetings

The dates of the next two meetings were:  
 7 September 09 in Strathblane Primary School  
 and 5 October 09 in Strathblane Primary School

The meeting ended at 10.00pm

[These minutes have yet to be approved.](#)