



STRATHBLANE COMMUNITY COUNCIL

MINUTES OF STRATHBLANE COMMUNITY COUNCIL MEETING 2nd February 2009 at 7.30pm, Strathblane Primary School

Present

Philip Graves (Chair), David Anderson (Secretary), Margaret Vass (Vice Chair/Planning), John Gray, Elspeth Posnett, Willie Oswald, Robert Flashman, Fiona Murray (Treasurer), Marjorie Peddie

Cllr Colin O'Brien; 5 public

1. Welcome from the Chair & any apologies.

Apologies Pam Campbell (Stirling Council); PC David McNally

2. Minutes of January's meeting.

The Minutes of the 12 January 2009 meeting, circulated in advance, were approved.
Proposed MV, seconded EP

WO question re progress on sub-station. Awaiting feedback from GL. Cllr O'Brien said compulsory purchase did not offer a short-term solution.

3. Police Report

PC David McNally was unable to attend. He had contacted PG reported only minor traffic incidents on 13th January around 19.30. Cause was rain on frozen road, particularly rain which fell after gritting.

4. Planning Matters.

a) Application turned down for Valhalla.

MV confirmed Planning Panel had rejected this for the reason that the detailed plans were of excessive size for the "manager's house" which had been approved in outline.

b) Replacement house for 22 Campsie Dene Road

MV confirmed SCC's comments were submitted. Note the application been marked by the planners for approval.

c) Detailed Plans for Manager's House at Auchineden Estate

It was recalled this was part of an outline application allowed by a Reporter's decision on appeal. Detailed plans are now submitted. WO recalled there was to be a condition attached requiring to demolish of an existing sub-standard dwelling. Agreed MV to advise that SCC has no objection, while reminding SC of condition re demolition. Action **MV**

d) Edenmill various

Subsequent to MV submission of comments after last meeting, MV was contacted by planning advisor for the applicant. He had wanted to attend our meeting to give more background on the applications, but had to cry off tonight due to weather. Agreed this was positive development and we should try and meet. Action **MV**

MV had been advised by a neighbour of Edenmill Farm (DS) that the applicant has now removed all trees from the 'roundel' and now has flattened ground. When investigating what was happening, the resident had been accused by Edenmill staff of threatening job opportunities in village. The neighbour (DS) then reminded the applicant that the objection is about access, not against business *per se*. (Another resident present at the meeting told us she had checked and found a licence was granted for removal of trees.

MV received letter from Enforcement Dept. about the residential caravan which is on the site. Enforcement being appealed, but in relation to new location to SW of plot. Relocation may be an improvement from neighbour's perspective. CC consulted as appeal is considered a 'deemed planning application'. WO moved that SCC continues opposition on the basis that there has been no change of circumstances. Agreed. Action **MV**

e) SCC's response to SC's Housing in the Countryside draft policy.

Following our detailed submissions, JG had enquired to find out progress of the proposed policy. He had recently received a revised policy proposal which was slated to be adopted by the Council tomorrow (3 Feb 2009). JG had in advance of the meeting reviewed the changes and noted some definite improvements, particularly around recognition of the Green Belt and strongly worded commitments to standards of quality/suitability of developments in general. Some points still of concern. Cllr O'Brien said he had been one working on the revisions and welcomed our input. While there were probably some clarifications that might be desirable, we should note that opportunities for further amendment on the day would be very limited.

JG highlighted a couple of aspects still undesirable:

- In 'category 6 – Brownfield Sites', there is a welcome cut-off date of 5 years prior to adoption of the policy, so that recent buildings etc. cannot give rise to a housing development opportunity. On the other hand, the policy still creates an undesirable incentive for older existing buildings to be neglected and abandoned, to create an excuse for more valuable development. JG urged that the cut-off date should apply to the *abandoned state* of the site, as well as the existence.

- In the general conditions, developments of 2 or more houses would be subject to a levy for contribution to affordable housing objectives. JG urged that this should be extended to even single house developments, because it was not fair for a development of e.g. 2 houses at £100k price to pay the levy while a single house of £1m would escape.

Cllr O'Brien noted that, in general, the policy was designed to enact Scottish Government policy to increase development in the countryside. WO noted that this Govt policy was directed particularly at very remote areas which had suffered depopulation, and a 'one size fits all' policy is not appropriate. JG noted that the govt itself makes clear that a 'one size' policy will not work, and councils must attend to local factors. Council must keep that in mind.

CC agreed to adopt JG's comments & thanked him for his urgent efforts. Cllr O'Brien took away several printed copies of the comments, for circulation among his colleagues. Await decision. [JG Note: Now known policy was adopted without further changes.]

f) Consultation on Local Development Plan

Training for the further Local Development Plan process has been scheduled for 21 Feb in Balfon. MV JG are slated to attend. We have complained that the date clashes with Sc's school holidays, which does not facilitate consultation.

g) East Dunbartonshire – Car park refused at Milngavie reservoirs.

PG referred to press coverage on EDC councillors' rejection of the recommendations by Scottish Water and planners. Traffic dangers and listed building issues triggered the need for a decision. Well done them. As existing parking at e.g. Drumclog is not enough for the demand, a new application inevitably will follow for a different site, eg. Beside Esporta.

5. Roads.

a) A81 and Speed/Traffic Management

RF has written to SC Streetscape dept re clearing & improving footpath on West side fo A81 above Milndavie Road.

b) General

JG had a query from residents of Edenkln Place whose garden borders the A81, and who were concerned that the **crash barrier** had been taken away and not replaced. WO confirmed this was taken away because of the frequency of damage, which seems like a good reason to replace it. However, road safety overall is sometimes improved by removing barriers that would otherwise bounce cars back into the path of oncoming traffic. Also the removal of the barriers was accompanied by establishment of the new 40mph 'buffer zone', and there had been no news of vehicles crashing at this bend. JG will report back to see if this allays their fears. **Action JG**

Pavement repairs at Southview Drive are dragging on terribly. No real information seems to be available.

Cuilt Brae road petition started at last meeting – paper missing but was perhaps with residents at Carbeth. **Action DA to locate/reinstate petition.**

EP reports near miss at Zebra – car overtook all cars stopped at crossing, and only one alert driver signalling urgently avoided a dreadful accident. Reported to police.
Noted lighting makes pedestrians difficult to see.

Cuilt Brae barrier at first hairpin is broken.

Proposed improvement works at Duntreath are famous – or at least DA reported seeing proposals on Teletext.

6. Environmental issues.

a) Village signs

WO was nominated last time to lead, and happy to do so. An email had been received from PC re Community Pride Fund meaning we should submit a further bid. Re January's discussions about reducing cost, WO points out that a major element will be traffic management, which is independent of the actual work involved. Therefore we should not be surprised at the high cost, and should not expect great savings by scaling back the installation itself.

CO'B noted that fund runs only to end of this financial year, so agreed to put in application with information already to hand. Detailed plans and costings could be developed later.
Deadline 27 Feb 2009. Action WO/FM.

b) Village tubs

EP/FM to organise in March – confirm at next meeting.

d) Noticeboard.

JG has made fresh contact with bank and identified proper contact & will pursue with other shops (agreed verbally). JG to contact Peter McKechnie (SC planning dept) and do planning application if necessary. **Action JG**

7. The Blane – Contributions & Advertising.

March copy deadline for advertisers and is 20 February 2009. If possible, WO will make a contribution inviting creative ideas re stone signs. **Action WO.**

8. Correspondence.

DA had circulated a list to members. Very light postbag this month.
Health newsletters.

Detailed submissions from Eric Strachan of the Green Belt Committee had been made to SC on the Edenmill applications, which had been copied to SCC and circulated among members.

MV received a letter re 'Single Outcome Agreement'. Viewforth meeting 19.30 on 25 March 2009. **MV to circulate & agree participation at next meeting.**

9. Finance.

Nothing major to report: full report next month. Refund has been obtained for incompatible Christmas lights extensions.

10. Community Development Trust – update on Village Survey project

CDT is having an EGM 25 February 2009 to change its Articles. Nothing else to report.

11. AOCB.

DA had incident where electricity cable entering house was smoking – prompt action by Scottish Power seemed to be enhanced as he was known to be 'councillor'.

12. Confirmation of next two meeting dates.

DA confirmed the next two dates and proposed dates for all 2009: **2 March**, 6 April*, 11 May, 8 June (AGM), 3 August*, 7 September, 5 October, 2 November, 7 December 2009,

All 7.30pm in Strathblane Primary School except * in Village Club.

**THESE MINUTES
APPROVED AT MARCH MEETING**