

**Chairperson**

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**Secretary**

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**1. Sederunt:** Fiona McEwan, Ros Dingwall, Maureen Campbell, John Clow, Andre Goulancourt, Scott Provan, Owen McKee, Councillor Paul Owens.

**2. Apologies:** PC Ricky Govan, PC Jo McDowell, Sue Russell, Ralph Wolfe, Councillor Fergus Wood

**3. Minutes:** agreed.

**4. Matters Arising:** Outdoor drinking byelaw: still awaiting response to letter.  
CC local phonebook available soon.

**5. Correspondence:**

- Stirling Council – Doorstep Crime Reduction Group.
- Stirling Council – Joint Meeting of Rural Area Forums – Open Space Strategy. Mon 11th August.
- Stirling Council – Planning Panel Meeting – 24th July.
- Stirling CND – Invitation to peace covenant signing – 6th August.
- Stirling Council Environment Services – Pressured Area Status info booklet.
- Stirling Council – letter from Corporate Services re sale of Kinlochard Primary School.
- Stirling Council – copy of letter from Assistant Chief Executive to Post Office regarding temporary closure of Kinlochard Post Office (for info only).
- Stirling Council - proposed closure of B829 cancelled by email. New date expected in October.
- ASCC – info on proposed new constitution with voting details.

**6. Planning:****'Ard Park' Proposals**

Mr. Ronald Stewart, Kinlochard had asked the Community Council for feedback on his draft proposal for a mixed development at Kinlochard. As this had been previously minuted as a matter of concern at the Kinlochard meeting in May, it had been necessary to notify those concerned that the matter would again be under discussion at this meeting. As a result there was a strong representation from the local community present in the hall for this part of the agenda.

Fiona McEwan as planning correspondent advised that since no application had yet been submitted to the National Park this was an informal consultation with the community, to seek their opinions. However having taken advice from Planning staff, it appeared that proposals in their current form were a 'significant departure' from the Local Plan rules which governed Planning decisions. Kinlochard was not classed as a settlement 'village' but was 'rural' for Planning purposes.

Mr Stewart then briefly outlined his proposals, a printed site plan having been supplied to the Community Council for review, and indicated he was looking at submitting an application in about 2 months time. He felt there would be benefits to the community arising from his 'Ard Park' development. The proposals on the plan included:

- 12 eco self-catering units
- 8 eco affordable housing units
- A main house with private road
- A gallery/shop and visitor centre, plus car parking and playground
- A sawmill / chipper plus CHP plant
- Various water features, plantings and other landscaping features.

There then followed a vigorous discussion during which members of the community asked Mr Stewart questions and expressed a number of concerns. These covered the following topics:

- The proposed development would provide some local employment – numbers not clear yet.
- There would be an environmental impact, but overall Mr Stewart believed that the features incorporated would be balanceable, and overall the development be good for the district. It was noted that SEPA would need to be consulted and involved but this had not been done yet.

- Road and traffic problems/dangers arising from access to the site by construction, visitors and additional residents. Mr Stewart stated the Roads would be the concern and responsibility of Stirling Council. It was noted the Council provided advice to Planning on such matters.
- The nature of the sawmill business, and the possibility of noise, emissions and effluent e.g. from the CHP plant, were also of concern. A micro hydroelectric scheme was also envisaged from the water feature.
- The lack of a sewage treatment plant at Kinlochard was one of the reasons there could be no residential development in Kinlochard. This development was planned to be self-sufficient with reed beds, the effectiveness of which were queried. Mr Stewart advised he had experience of properly functioning reed beds.
- It was planned that the Visitor Centre would relate to the history of the Loch Katrine water system, and Ros Dingwall mentioned that this possibility was also investigation by community bodies for a venture at Loch Katrine itself.
- Local people advised there was apparently a longstanding pathway / right of way through the land in question, in use for more than 40 years.
- Mr Stewart indicated that the housing would be affordable and 'shared equity ownership', and believed he could decide who purchased this. After some discussion. It appeared that more clarity would be needed in due course regarding the various rules for 'social landlords', which were complex.
- It was noted that since it was not a 'village' for Planning, but classed as countryside, Kinlochard was not a good location for low-cost housing as it lacked amenities. Since the village envelope had been removed, additional housing is not allowed.
- On the question of social impact, Mr Stewart was asked if he thought the many additional householders and holidaymakers being brought into the community, perhaps doubling it in size, would impact on such a small village to cause a fractured community. Mr Stewart did not believe that the development would have a social impact on the village.
- Concern was expressed at the size of the development, which was larger than people had been led to believe previously. There was some personal criticism of Mr Stewart, which he wished minuted that he took exception to, as he believed the plan was not such a large development and would be good for the community.
- Mr Stewart advised that the 'benefit to the community' arising from the proposals should not be underestimated, but was not yet finalised. So for that reason, although he knew what this was, he was not yet ready to offer the options for consideration.
- Mr Stewart was asked and confirmed that he and his family were the only people involved in the development, and that he was being transparent about the project. At this stage his drawings were only a rough outline proposal.
- Mr Stewart confirmed he had been speaking to Forestry on the matter, and would supply the contact details to Mrs Dingwall.
- It was possible the small retail unit could provide basic essentials.
- Mr Stewart asked how the community would feel if the sawmill and social housing were to be omitted, but the response was negative.
- It was pointed out that with the prevailing wind the emissions from his project would be over Loch Ard towards Aberfoyle.

The Community Council normally does not attribute individual opinions but offers a collective agreed response. At the meeting the expressions voiced were all negative and not in favour of the proposals. When asked, no member of the community wished to speak in support of the plans. However several residents specifically advised they wished to go on record at this stage as objecting to the proposals: Mr Archie Holmes was against all of the proposals, and wished the field to be left untouched. Ms Shirley Leek wished to register her opposition.

It was requested that any other matters which members of the community wished to raise be notified after the meeting by telephone, e-mail or by contacting Ros Dingwall or Fiona McEwan. Mr Stewart was also willing to be contacted and supplied his telephone number (detailed contact information is available on application to the CC secretary).

The Community Council will therefore provide a written response to Mr Stewart in due course once opinions have been gathered.

### **Other Planning Applications - New**

- Ballanton Workshop Main St. Aberfoyle - Change of use of former industrial land to site two holiday caravans, and erection of shed for the storage of agricultural equipment (In outline). Consultation received - some minor comments raised for the formal response.
- Ardselma Lochard Road Aberfoyle – Alterations and extension including additional dormer on rear elevation and erection of a detached double garage with storeroom. No concerns.
- Dundarroch, Aberfoyle - Replacement of existing double garage with new double garage comprising additional loft storage space. No concerns.
- Campbells Croft, Aberfoyle - Erection of side extension. Further information to be obtained.
- Craignethan Lochard Road Aberfoyle. Erection of single storey rear extension. No concerns.

### **Existing Applications Update**

- Land adjacent to Coach House, Main Street Aberfoyle. After considerable consultation and review the Community Council had recommended refusal of this application.
- 2 Lochside Cottages, Kinlochard. Refusal and Enforcement Notices issued July 10. Deadline for an appeal to be submitted is 8 August.
- Forest Hills – our continuing campaign for the section 75 planning gain funds of £47,250 to be reverted to the original (or a more suitable) use has been successful. In the first instance a Roads project will be investigated. Thanks given to all concerned for this excellent outcome.

### **7. Reports:**

**Treasurer-** General account £1121.12; phone directory, £4918.57. Outstanding invoice from Memorial Hall – cheque to be passed on by Ros.

**PC Stewart Kerr** gave report on crime figures for the area and advice on the more pressing crimes that are occurring.

Drinking ban discussed.

Discussion re CCTV within area.

Chair to repeat request for signage on the B829 re permitting overtaking, and No Parking signs for the passing places.

**Owen McKee NP** Gave info on new planning act. Developer of any project will have to show consultation with community prior to planning application.

Local plan is progressing. Nov – Dec Draft plan is expected.

**Paul Owens** Stirling Councillor thanked all for good wishes during his illness.

Bad corner between Thornhill and Blair Drummond sorted due to persistent reviewing by himself.

Central Scotland Fire and Rescue is the current leading world champion in rescue.

Stirling University is to hold an event on the 22nd and 23rd August.

McRoberts Centre – Is to hold an educational film on the same days.

Chair to follow up on info re Fire Station Defibrillation unit.

**J Clow** reported on Stirling Area Access

He also reported that disabled access is being looked at by Strathard Community Trust.

**R Dingwall** reported on meeting held at Inversnaid to review Forestry Commission planting plans for the area. Voting for the acceptance of these planting plans were 15 objections, 9 accepting, 4 chose to abstain. The next stage will involve more senior Forestry input and information is awaited.

### **8. AOCB:**

- Follow up of community action plan will be held in the Aberfoyle Memorial Hall on the 28th August.
- It was requested that the CC look at the prospect for a pedestrian crossing in the main street between the Coop and the car park.

**DATE OF NEXT MEETING:** 4<sup>TH</sup> September in Inversnaid Primary School at 7.30pm