

Strathard Community Council

Minutes of meeting: Thursday 5th April 2018 Aberfoyle Memorial Hall

Community Councillors, Michelle Colquhoun Ros Dingwall. Gillian McEwan
Colin Smith, Fiona McEwan. Stuart Stephen

Attending: Cllr Martin Earl, Michelle Flynn.(Stirling Council), T McLellan (Minute Secretary).
Billy Ronald (NP), Police Scotland, 36 members of the public

Topic	Discussion	Action
1. Opening	Introductions: Ros Dingwall chaired the meeting, introducing Donna Birrell of Rural Stirling Housing, and Ronnie McRae of Rural Highland Small Communities Housing Trust.	
2. Apologies	A Goulancourt, Trevor Geraghty	
3. Prev Min 4. Matt Aris	Approval pending. None	
5. Rural Stirling Housing	<p>Donna Birrell of Rural Stirling Housing and Ronnie McRae of Rural Highland Small Communities Housing Trust spoke on the proposed development at Kinlochard. Mr McRae's organisation works specifically with small communities to identify their needs, which differ from larger rural, or urban communities. The social and economic benefit of residents are prioritised by incorporating sports facilities, training centres, and other community-identified needs into projected developments. It was stressed that the organisation seeks to complement, rather than compete with the work of local authority housing departments, and all houses built are subject to the Rural Housing Burden, which prevents their resale on the open market.</p> <p>Ms Birrell confirmed that a site visit has been made, but emphasised the fact that negotiations have not been entered into with any organisation or individual at this point, and that no purchase has been made, as the development is dependant on community approval. Concerns raised regarding lack of infrastructure identified transport, local shop premises, broadband provision, mobile phone provision, electrical capacity, and water provision for fire engines as required services which do not currently have the capacity to support a substantial influx of residents. Potential legal problems with access, and the suitability of the adjacent bridge was also raised. RM replied that a feasibility study would ascertain all the above, and that assisting with infrastructure and services is what his company specialises in. Mr McRae was asked if past developments had been refused due to lack of infrastructure, and was asked to provide these and other case studies.</p> <p>Ms Birrell explained that a community-led project is preferred, with options of tenure, shared equity, affordable and saleable housing. Questioned if a better use of resource might be to buy back existing houses which are currently entering the open market and becoming second homes, she replied that this would eat into RSH budget and business plan.</p> <p>Query was made as to why the area was being considered, as no mention of it appears in the business plans of RSH or Stirling Council, and it is excluded from consideration for development in LLTNP's Local Plan due to rural setting, scenic value and flooding. Cllr Earl clarified that the major obstacle to house building across</p>	

	<p>the region is lack of sites, consequently if a site is offered, local authorities are duty-bound to investigate the potential. Ms Birrell confirmed that demand in the area has been established, and that a waiting list exists.</p> <p>Worry prevailed that this may prove to be the forerunner of larger or additional comparable developments. Ms Birrell confirmed that no additional land has been offered. The question of whether such an offer would be taken up was not answered. The question of whether the housing needs of the greater area would be serviced by a development in Kinlochard was not answered. Assurance was given that no decision would be taken on the basis of this meeting, that due process would be followed to gauge the feeling of the community, and that transparency would be paramount. RM replied that a postal or online ballot was usually employed, and a drop-in information session was also suggested.</p>	
6. Wee Blue Book	Entries are being confirmed, advertising and artwork are being explored. A charge will be made for artwork if not provided. Volunteers have been sourced. It was clarified that local community organisations will not be charged for adverts.	
7. Broadband	Sean Marley has been appointed as Community Broadband Officer for Stirling Council. It was clarified that the mast at Loch Dubh is part of an emergency services network. A second one is situated on the Duke's Pass. Complaint was heard that transparency was considered to be lacking in the recent award of broadband provision to Brig o' Turk. MF will relay this concern to Stirling Council.	
8. Community Trust	LEADER funding is available for a Development officer. Options discussed for covering the two month delay in receiving these funds included loan from SCC, application to Stirling Council, or use of other existing funds held by Strathard Community Trust if constitution allows.	
9. Treasurers Report	Account stands at £7200. £270 remains unspent from Community Engagement Fund.	

10. Planning	<p><u>New Applications:</u> 4. List attached.</p> <p>Mast at Tom Guail: No objection.</p> <p>Altskeith: 1. Temporary canopy: Concerns expressed, assurance will be sought that the structure will not be left in place. 2. Wall & Gates: Concern that space must be left for vehicles to get off the road. 3. Bothy: No objection.</p> <p><u>Approvals:</u> Wee Blether coffee shop. Extension. Bank of Scotland. Alteration to vents. Tree Protection Orders: TPOs issued for the Poker Tree, and conservation area NW of Baillie Nicol Jarvie. It is thought that this last is to clarify that trees in adjacent gardens are not covered by TPOs.</p> <p><u>Notifications</u> :Slate Quarry: 950m ATV access. Castle burn:450m forest track.</p>	
11. Correspondence	<p>LLTNP: Local Plan</p> <p>Stirling Council: Kerse Rd Bridge closed from 16th April.</p>	
12. Stirling Council Issues & Councillors Report	<p>Toilets: The padlock for the toilets is not working properly. Cllr Earl will deal with this, please email. A local key-holder needs to be arranged, MF will look into this.</p> <p>Road Closure: 18th April at Ruskie. B829 ? Bruce Crawford has stated that he will be willing to help with passing places on the B829.</p> <p>Signs: The 20mph signs are considered to be too small. This issue has been raised with Stirling Council.</p> <p>Councillor: Road Repairs: £750k has been made available to Stirling Council for road repairs, in addition to their existing budget.</p>	Cllr Earl MF

	<p>Ballat Bridge: Further extension of closure, which has encompassed Easter weekend. Pressure is being put on Scottish Water to compensate businesses, but as a utility company, they are not obliged to do so.</p> <p>Aberfoyle Primary: A meeting has been arranged with SC Roads Dept as folding display boards are causing a potential road safety hazard at the school. It was suggested that the boards could be hung over the school railings,</p> <p>Aberfoyle Toilets: Following recent upgrade, SC representative will visit to inspect build quality.</p>	
13. Reports	<p>Police: Report attached. 3 drivers stopped for speeding. One vehicle in ditch due to weather conditions. No reported theft or ASBOs in immediate area, quad bike stolen and two car break-ins in nearby areas, please be vigilant and do not leave valuables in cars.</p>	
14. AOCB	<p>Ballat Bridge: It was noted during discussion on this topic that Transport Scotland have the power to accelerate works that affect trunk roads, and that Stirling Council has been running a campaign to have the Dumbarton Rd upgraded to trunk listing.</p>	

Next meeting: Thursday 3rd May at Kinlochard Village Hall