

KILLEARN COMMUNITY COUNCIL MINUTES OF THE MEETING HELD ON 18 DECEMBER 2024

Members present	Elizabeth Jones (chair), Fiona Rennie, Calum Mclean, Hilary McGregor, Andrew Donaldson, Heidi Bryce
Apologies	Michael Bowdidge, Matt McCammon (Police Scotland), Susie Clark, Rev Stuart Sharp
In attendance	Lachlann Mackenzie, Cllr Gerry McGarvey, Graham Fraser (KCFC) Tasha Houchin (KCC Planning Consultant), 27 members of the public, Emily Semple (Minute Secretary)
How to contact us	Go to www.killlearncc.org.uk and click on the contact button.

CC1476 - MINUTES OF MEETING HELD ON 20 November 2024

Amends to be made:

- **Section CC1467** - Remove the mention of Stirling Council.
- **Section CC1468** - Any reference to David Young as 'Young' to be amended.
- Thursday 3rd August, not 8th.

Minutes will be amended in line with comments at the meeting and presented again at the KCC meeting in January for approval.

CC1477 – MATTERS ARISING

- Blane Smiddy Bridge

The temporary traffic lights were originally installed at this location as an emergency response to the structural condition of the South East retaining wall. Stirling Council has advised that once works are fully completed, the bridge will be returned to the original give way prioritisation system.

Stirling Council are aware that some residents and local users have expressed a desire for permanent traffic lights to be installed at Blane Water Bridge. There were also some residents and local users that expressed an opposing position.

Stirling Council have engaged with their road safety colleagues regarding this site and have been advised that this section of roadway does not comply with the criteria for commissioning and completion of a road safety audit and that returning to the pre-existing give way system would be the more effective and efficient way of managing traffic flow at the site.

- Works at 41 Station Road (Garden Grounds)

Sharon Bowness - a local resident - was in attendance and shared the following points:

- Sharon has recently shared email communications with KCC regarding an Enforcement Enquiry that was sent to Stirling Council on 5th November, about the commencement of works at 41
- As a result of this communication, there was a site visit conducted on 14th November by the council

- Sharon shared the following concerns:
 - The Bowness' asked Stirling Council if they had received the Notification of Initiation of Development and detailed tree protection plan which were planning conditions prior to works starting - it appears not.
 - No fences have been erected to protect the retained trees and habitat. This was another condition and there is concern that there will be further habitat loss taking place on site
 - There is already approximately 30 tons of spoil placed on top of tree roots in the construction exclusion zone - the council have asked this to be removed but it is still there
 - The boundary fence between 2 Oaks and the new build has been erected 1.6 metres within the new build land - this is the measurement at the Bowness' garden boundary

- The Bowness' made further enquiries this week:
 - A gate in the fence mentioned above seems to be in the Construction Exclusion Zone and needs checking - Workmen (at least 4) have been seen carrying items through it
 - The new driveway opening appears to be 2.5 metres closer to the Pepperpot (43 Station Rd.) than it should be
 - The Bowness' have requested that an independent surveyor is appointed, at the owner's expense, to peg out the site measurements for accuracy

Sharon is aware that KCC have now made contact with Stirling Council and asked for continued support in getting answers and a satisfactory outcome.

The Bowness' want the applicant to adhere to all Planning Permission conditions and build the house and drive to the correct dimensions, within the plot as outlined in the permission.

Fiona Rennie outlined the following acknowledgement/progress from Stirling Council: *A site visit was conducted at the location by Tony Stickens (Assistant Planning Enforcement Officer) on 14/11/24 where the developer, who was on site at the time, was challenged regarding his non-compliance with the prior to commencement conditions and deviation of approved plans of planning permission 23/00719/FUL. Stirling Council are informed that no further development shall take place on site until February/March 2025.*

On 11th December update from Tony Stickings, Assistant Planning Enforcement Officer: *The planning officer discharging the pre-commencement conditions is Ciaran Ramsay. In doing so should ensure that all preventative measures are put in place. Any generic site issues shall be dealt with by Tony Stickings through enforcement proceedings. Tony will further discuss the boundary issue with my team leader today.*

It was discussed that the different layers of authority require clarification (Enforcement Officer vs Planning Officer). Approved planning means that boundaries can't be changed and therefore clarification is needed on the approximate 5% land grab from the existing house to the new build.

Sharon Marklow from the Planning Department will be at the meeting in January but in the meantime, KCC will chase Stirling Councils enforcement officer for a further update on the situation.

CC1478 – POLICE MATTERS

Matt McCammon from Police Scotland sent his apologies. Fiona gave the following Police Report on items relevant to Killlearn:

- Theft
A Housebreaking with intent to steal has been recorded after attempts were made to force open a garage door. No entry was gained, and no items were taken. It is possible persons were disrupted by dogs within the adjacent dwelling. Please remember to remain vigilant and report any suspicious activity.

A theft has been recorded after a quantity of stones were removed and taken from a wall of a property. Unfortunately, there are no further lines of enquiry, and this remains undetected.

- Road traffic
A driver has been reported to the Procurator Fiscal for causing serious injury by dangerous driving after turning on to the A81 and failing to check the roadway was clear before striking a motorcyclist. The Motorcyclist was taken to Queen Elizabeth hospital for treatment. Injuries are not believed to be life threatening.

The full police report is available on KCC website www.killlearncc.org.uk

CC1479 – KCFC UPDATE

Graham Fraser gave the following update:

- Local Place Plan (LPP)
KCFC has been given more insight into how Stirling Council will assess the LPP). This will help frame Killlearn's response - particularly in ensuring our answers are appropriate to have some influence.
- Christmas Lights
Thank you to Killlearn Community Council for organising the Christmas lights and thank you to the Beer Festival and Killlearn Trust for their donations. KCFC will also be contributing.
A special mention to other community groups and organisations like the Tennis Club for erecting trees in the village..
- Killlearn Christmas Tree
Thanks again to the team at Edenmill for donating a Christmas tree for Killlearn Kirk and to Colourful Killlearn for coordinating and putting up the tree.
- Hogmanay Charity Fundraiser organised by Back Onside
Will be held in the Killlearn Village Hall on 31st December see website here <https://backonside.com/> and contact

CC1480 – PLANNING AND LOCAL PLACE PLAN

Tasha Houchin (KCC Planning Consultant) presented the following update:

2 New Applications

- 24/00738/FUL 20 Balfron Road, Killlearn G63 9NJ (Jackson's Vets)
Alterations to dwelling to reconfigure layout, alter window to install patio doors and construct decking area to the rear (no change of use applied for)

- 24/00761/NAG Land At Drumore Wood Gartness Road Killearn
Formation of new forestry access

3x Approved Applications, with conditions:

- 24/00663/FUL 65 Lampson Road, Killearn G63 9LT
Side extension to replace existing conservatory, internal alterations and new deck to the rear.
- 24/00675/FUL 26 Graham Road, Killearn G63 9RR
Extension to side and rear of dwellinghouse and erection of porch on front elevation.
- 24/00605/FUL 10 Croy Buchanan Steading Killearn G63 9QU
Erection of new detached double garage, workshop and home office within grounds of existing dwellinghouse.

Open Applications

- 24/00644/FUL Park House 77 Main Street, Killearn G63 9LF
For painting existing iron railings and window and door surrounds, new driveway gates and new flues.
Also changes to planning approval 24/00048/FUL including altered design and position of garage, shed and greenhouse, change of design of 1no. window in extension and change to area of hard surfacing
- 24/00655/FUL Land At Drumore Wood, Gartness Road, Killearn
Formation of new access
- TREENQ-2024-094 1 Beech Drive, Killearn, G63 9SD
Felling of 1no. Ash
- 24/00648/FUL Carbeth Lodge, Drumtian Road, Killearn G63 9QB
Conversion and extension of garage into ancillary accommodation for main dwellinghouse (previous Reference: 21/00930/FUL) – this is a request for an extension to the validity period of a previous permission.
- 24/00566/DOM The Killearn Hotel, 2 The Square, Killearn G63 9NG
Discharge of the Planning Obligation on planning permission 20/00057/FUL – validated – this application is seeking to remove the requirement for Contractor contributions.

Land At Drumore Wood Gartness Road Killearn - Formation of new forestry access

A member of the public requested clarification on how the process works with there now being 2 applications for the same thing. There are 18 objections on the original planning application that would therefore mean automatically going to a panel, however this new application requires a response within 28 days.

Tasha confirmed that they are two separate applications.

Cllr Gerry McGarvey recommended that KCC contact Sharon Marklow for clarification.

Another question was raised around the 7.5 ton weight restriction on Gartness Road and concern over Forestry vehicles being above this. The applicant, Carol Young confirmed that the weight restriction is 7.5 tons "Except for access".

The applicant, Carol Young, raised her concern over KCC's comment on application reference 24/00655/FUL and felt it was biased towards those objecting to the application.

Chairman Liz Jones outlined that KCC felt the letter was a true representation of the meeting. There is always a risk of hearing a one sided view and that is why KCC are trying to share as much in advance of each meeting to allow more input. On this particular occasion, there were more complaints than those supporting the application.

Secretary & Vice Chair Fiona Rennie also commented that KCC tried to reflect the mood of the meeting and supported the Chair in recognising that there had been a lot of negative comments about not only the application itself but the wider context surrounding the application and the pre-planning meeting / proposed chalet development..

KCC are very aware that a small percentage of the community attend the meetings and that the views expressed are reflective of only those at the meeting

It was noted that members of the community can submit their support to planning applications on the Stirling Council portal as well as at the monthly KCC meetings.

41 Station Road

There has been a similar dynamic at past meetings with the works at 41 Station Road. Those more closely involved and impacted by the changes want their voices heard.

It was noted that there are many degrees of unhappiness regarding the planning decisions associated with 41 Station Road. Graeme Knox has exhausted all routes of communication with the planning department and has since created a petition. Graeme has asked KCC for their support.

KCC are aware of the difficulties faced with the Stirling Council Planning Department but due process must be followed. KCC wants to continue to progress a more collaborative approach with Stirling Council's Planning Department and have concerns around signing the petition and risking impartiality.

KCC have contacted Sharon Marklow - Service Manager - Planning & Building Standards to discuss the issues faced and she has agreed to attend the January meeting.

Cllr Gerry McGarvey recommended that Graeme Knox check the Stirling Council petition process to ensure the format is closely followed, otherwise it will be deemed as incompetent, running the risk of it being dismissed and a lot of effort wasted.

An additional point was raised that elements like this are why it is important for as many of the community to input into the Local Place Plan.

Local Place Plan

KCC have done a final push on social media and have had some good responses. In order to be effective, further information is needed so please complete phase 2 if you have not yet done so.

The survey is open until 26th December (Boxing day)
<https://www.surveymonkey.com/r/3MTG73Y>

CC1481 – ROADS AND GENERAL MAINTENANCE REPORT

- Road Closure - B821
This Order will close: B821 for its entire length from 0900 hours until 1800 hours from 8-1-25 until 4-2-25 to facilitate public utility works.
- Footpath on Station Road
Works on pavement are now underway
- Footpath from Oakwood
Also underway and making good progress

Members of the public raised the following points:

- Sizeable Potholes
A few members of the public raised concerns over the sizeable potholes within the village - it was reiterated by KCC that the best way to report this is via the Stirling Council website "Report It" <https://www.stirling.gov.uk/report-it/>

An alternative route is "Fix My Street" <https://www.fixmystreet.com/>

- Request for Visibility Assessments at Junctions onto Station Road
 - Gartness Road - concave mirror requested
 - Napier Road - hedge issue
 - Endrick Road - hedge/tree issue

KCC to investigate.

CC1482 – CORRESPONDENCE

Fiona reported on the following correspondence:

- Temporary adjustments to waste and recycling collection schedules over the festive period.
There will be no waste and recycling collections on: Wednesday 25th December 2024 – Christmas Day, Thursday 26th December 2024 – Boxing Day, Wednesday 1st January 2025 – New Year's Day, Thursday 2nd January 2025 – Bank Holiday
To accommodate the adjustments and prioritise grey and green bins and glass box collections, there will be no brown bin or blue bin collections between: Monday 23rd December - Sunday 29th December 2024 and Monday 30th December 2024 - 5th January 2025 For details on festive bin collections, as well as the opening times of our Lower Polmaise, Callander and Balfron HWRC sites, please visit: www.stirling.gov.uk/festivebincollections
- Oak Tree in Play Park
The tree officer has organised the tree to be surveyed and inspected with an external client 1st December - Tree officer is on annual leave till January so no update as of yet.
- Consultation to begin on visitor levy scheme for Stirling
A plan to explore the potential for a visitor levy scheme in the Stirling area has been approved. A range of work will now be undertaken over the next 12 months following the decision at a full meeting of Stirling Council yesterday (Thursday, 12 December). The introduction of a levy scheme would see a set percentage charge on overnight accommodation paid by visitors and tourists.

A member of the public made a suggestion that Stirling Council follow in the footsteps of New Zealand who publicise where that money is being spent.

Cllr Gerry McGarvey commented that there is a legislation in Scotland that the money obtained from a levy scheme must be used only for tourism, maintaining a circular economy.

CC1483 – QUESTION TIME

- Unofficial Dump on Ibert Road
A member of the public raised their concerns over the dumping of soil / earth at the dead end/turning point on Ibert Road. There is a considerable amount of material and this has been dumped in / around trees.
An enquiry has been raised with Stirling Council to explore this. KCC have asked to be kept informed of the situation.
- Christmas Post
This is now closed and all cards are on their way to local residents. £786.28 has been raised for CHAS.
- Advent Windows
6.30pm every evening leading up to Christmas, supporting Shelter.
5th year and continuing to grow.

Expression of thanks was given to all who have supported the two projects and to the Advent Windows and Christmas Post teams

CC1484 – COUNCILLOR’S REPORT

Cllr Gerry McGarvey gave the following report:

- Community Policing
Forth & Endrick ward are trialling a Community Policing Team - PC Laura Newlands has recently joined. Gerry outlined that there is a big task ahead to see how effective this trial will be
- 2nd phase of the big conversation
Budgeting consultation - this will land in the next couple of days and it is important that all local residents get involved and understand as much as possible. 2024 has been better but there is still a shortfall. Gerry encouraged everyone to be heard!

CC1485 – TREASURER’S REPORT

Andrew Donaldson presented the following report:

- £85.13	£40 Admin and £22 Hall hire plus £23.13 for the Christmas Postcards
+ £400	Beer Festival Contribution to the Christmas Lights
<u>£1,291.56</u>	<u>Current balance of funds</u>

CC1486 – ANY OTHER BUSINESS

- Killearn Broadband Group
It is important to ensure that everyone is aware of the switch over. Analogue systems will be turned off and phone services will now be via an internet connection.

There is however, a 5 year get out but those interested must contact their phone provider directly and register. If you wish to save your current home telephone number, you should also contact your service provider directly.

It was recommended that everyone should have a mobile phone in case of emergencies during a power cut when the landline phone will not function..

For those with poor internet connection there are alternative options but you need to push for this with the switch over team.

CC1487 – DATE AND VENUE OF NEXT MEETING

The next KCC meeting will be held at 8.00 pm on Wed. **15th January 2025** in the Garden Room at the Village Hall.

The meeting ended at 9.36 pm.