

## KILLEARN COMMUNITY COUNCIL MINUTES OF THE MEETING HELD ON 15 January 2025

- Members present Elizabeth Jones (chair), Fiona Rennie, Calum Mclean, Hilary McGregor, Andrew Donaldson, Michael Bowdidge
- Apologies Heidi Bryce, Susie Clark, Matt McCammon (Police Scotland), Rev Stuart Sharp, Lachlann Mackenzie
- In attendance Cllr Rosemary Fraser, Graham Fraser (KCFC)  
Tasha Houchin (KCC Planning Consultant),  
Sharon Marklow - Service Manager for Planning & Building Standards at Stirling Council
- 35 members of the public,  
Emily Semple (Minute Secretary)
- How to contact us Go to [www.killlearncc.org.uk](http://www.killlearncc.org.uk) and click on the contact button.

A warm welcome to Sharon Marklow, Service Manager for Planning & Building Standards at Stirling Council.

### **CC1488 - MINUTES OF MEETING HELD ON 20 November 2024 & 18 December 2024**

The amended November meeting minutes have been approved by Fiona Rennie and Andrew Donaldson.

Following issues with access to the documents on the website, minutes from December will be approved next month.

### **CC1489 – MATTERS ARISING**

- Works at 41 Station Road (Garden Grounds)  
Planning enforcement now in process following the breaches of condition. 2 lorry loads of earth have since been removed but no other actions have been taken.

### **CC1490 – POLICE MATTERS**

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

- Assault  
A report was received of a disturbance within a property which resulted in a number of victims being assaulted. Officers attended the property a short time later, traced and arrested the male responsible. He was subsequently cautioned and charged and remained in custody to appear at court the following day.
- Vandalism  
A vandalism was reported following damage caused to a vehicle. The front tyres of the vehicle had been damaged, and a number of windows smashed. There is no further line of enquiry, and this incident remains undetected.
- Incidents of Note  
A report was received of vehicles driving at excessive speed on the A81 near to Oakwood Garden Centre. No registration numbers were noted and vehicles not traced. Please bear this in mind and report similar incidents.

With the assistance from Mountain Rescue and SFRS a dog was successfully rescued from the Devil's Pulpit

- Livestock

A report was received of livestock worrying whereby a dog, off the leash, chased and injured a number of sheep. The dog owner was traced a short time later, cautioned and charged and a report has been submitted to the Court.

*{This was noted under the Drymen report but was within the Killearn boundaries}*

The full police report is available on KCC website [www.killearncc.org.uk](http://www.killearncc.org.uk)

### **CC1491 – KCFC UPDATE**

Graham Fraser wished everyone a happy new year from KCFC and gave the following update:

- Local Place Plan (LPP)

Phase 2 survey is still open until 26th January, for those who have not yet completed it.

<http://www.killearncc.org.uk/lpp.html>

### **CC1492 – PLANNING AND LOCAL PLACE PLAN**

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

New Applications

- 24/00672/FUL Land At And Adjacent To Longacre Boquhan Balfon  
*Erection of two storey dwelling house with triple garage and formation of new vehicle access to new property*  
*For reference, 3x objections have already been submitted.*

Open Applications

- 24/00738/FUL 20 Balfon Road, Killearn 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)*
- 24/00644/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*
- 24/00566/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.*

Approved Applications, with conditions

- 24/00761/NAG Land At Drumore Wood, Gartness Road, Killearn  
*Formation of new forestry access*
- 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 an request for an extension to the validity period of a previous permission.*

Closed

- TREENQ-2024-094 1 Beech Drive, Killearn, G63 9SD  
Felling of 1no. Ash

Withdrawn

- 24/00655/FUL Land At Drumore Wood, Gartness Road, Killearn  
Formation of new access

David Young made note of the letter submitted by KCC regarding the now withdrawn planning application 24/00655/FUL Land At Drumore Wood, and outlined that there were points included that were not discussed at the monthly meeting. There were observations made about improper tree works; David Young wanted to confirm for the record that this was not the case and presented the below email from (Neil McFarlane, Forestry Commission Scotland):

*Friday, December 20, 2024*

*Dear Ciaran,*

*Representatives of Scottish Forestry met with Mr & Mrs Young at Drumore Wood today. We can confirm, that following an assessment of the site, that there has NOT been any unauthorised felling in the area of Drumore Wood by Gartness Road.*

*If you have any queries please do not hesitate in contacting me, please note I am on leave now until 6th January 2025.*

- Presentation from Sharon Marklaw

Sharon's presentation is available on KCC website [www.killlearncc.org.uk](http://www.killlearncc.org.uk) - [http://www.killlearncc.org.uk/docs/misc/Killlearn\\_CC\\_Presentation\\_150125.pdf](http://www.killlearncc.org.uk/docs/misc/Killlearn_CC_Presentation_150125.pdf)

Following the presentation, the floor was opened to questions from the audience, please see below an overview of the points covered:

- Any planning submissions that may be of community interest require a formal response within 7 days, this deadline sometimes isn't possible with the scheduled meetings
  - Sharon can be contacted for an extension if required
- KCC doesn't usually get involved in householder applications but concerns can be raised should the aesthetics of a project affect the community, or a loss of trees
  - Sharon outlined that there is an imminent tree and woodland strategy review to increase tree coverage. There is a new position being filled in Sharon's team for someone with experience in biodiversity to help support in this area.
- A concern was raised around ensuring that the LPP and LDP were cohesive and worked together when it comes to planning
  - Sharon highlighted the importance of everyone in the community getting involved in the Local Place Plan. There is a balance needed between development and areas being enhanced with tree planting.. Communities are being given a voice through their LPPs and it is important to work together.
- A question around enforcement and how that process works as it seems challenging

- Sharon highlighted that it was not a waste of time, it is just a long process. It is important to give people enough time to fix the problem and for Stirling Council (SC) to follow the correct procedures to ensure it doesn't end up in court. They don't want to waste taxpayers money by getting it wrong.  
In the first instance the Council can impose fines - but this is not always an effective means of resolving the situation.

- Discussion over the removal of protected trees prior to a planning application being submitted
  - Sharon outlined that they can't review historic action as part of a planning application so unfortunately should this happen there is no means for SC to reject said application. Sharon asked the community for help in identifying at risk trees.
- A question was raised around planners and consultants knowing each other and the system feeling unbalanced
  - Sharon outlined that it is an incredibly small community so everyone knows everyone however all of the planning officers work with professionalism and integrity.
- Local Nature Conservation Sites (LNCS) were not mentioned in Sharon's presentation?
  - Sharon outlined that as part of the LDP they are currently evidence gathering. There will be a bigger presence and influence with the new biodiversity role but until then SC can only use their available resources.
- In regards to development and housing, concerns were raised over previous extensions that were out of keeping with the village aesthetic. Policy 2.12 outlines that scale size is subordinate and sympathetic to the house and landscape yet they were still approved
  - Sharon was unable to discuss particular projects in detail but offered to take the conversation offline so that the details could be reviewed. It was highlighted that the approval report will include the justification and that a senior planning officer would have been involved in the decision making process.
- Sharon outlined that SC is processing multiple applications every day. There is an increased complexity with new aspects being taken into account. The Scottish Government has outlined that 80% of applications need to go through within a certain time frame. Roughly 5-10% are refused. The SC planning department wants to work with applicants to help them get approval.
- A suggestion was made to have 1x planning officer assigned to Killlearn to ensure consistency
  - Sharon agrees this would be a good idea but it is difficult to 'pigeonhole' someone. From a career aspect, all planning officers need to have a mix of rural and urban experience to progress within their profession.

Thanks were expressed to Sharon for her presentation and valuable input.

In response to a comment from a resident at the meeting - a reminder from Michael Bowdidge for all those in attendance to be respectful when addressing a member of the council.

Cllr Rosemary Fraser expressed thanks to Sharon Marklaw for her presentation and highlighted that she is also available should there be any questions or concerns with planning applications.

- TPO (Tree Preservation Order)  
KCC has been in touch with the TPO officer to review and extend certain areas. Awaiting confirmation on when this will happen.

#### **CC1493 – ROADS AND GENERAL MAINTENANCE REPORT**

- Potholes  
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/>
- Road Closure - B811  
From its junction with the A81 to its junction with the A875 from 0900 hours until 1600 hours from 20-1-25 until 24-1-25 to facilitate culvert replacement works (Bridge Wall).

#### **CC1494 – CORRESPONDENCE**

Fiona reported on the following correspondence:

- Footpath Station Road  
Work has now started.
- Stirling Council’s Big Conversation  
Launched a second survey on more detailed proposals to help tackle the budget shortfall. All of the findings from the Big Conversation will be presented to elected members for consideration and to help inform their decisions when they set the budget in late February 2025.

People can participate in the survey on the Engage Stirling website, with paper copies also available in libraries. The closing date is 2 February.

Cllr Rosemary Fraser noted that these are all possible proposals that could be submitted, not proposals that have been submitted. Please be aware that if you say that the topic does not affect you, you will not be able to comment.

#### **CC1495 – QUESTION TIME**

- NHS Winter Vaccines  
Jessie Malcom, NHS Forth Valley urged everyone to get the winter vaccine. The Killlearn Pharmacy is still offering this service.
- Advent Windows  
Shelter is the chosen charity for all donations made from the Advent Windows.  
£1,454.39 was raised last year (2023)  
A whopping £2,789.49 has been raised so far for the 2024 efforts. Thank you to everyone - a special shout out to Glenda and the team!

#### **CC1496 – COUNCILLOR’S REPORT**

Cllr Rosemary Fraser reiterated the importance of being involved in Stirling Council’s Big Conversation and urged everyone to take part.

#### **CC1485 – TREASURER’S REPORT**

Andrew Donaldson presented the following report:

- £212	£40 Admin and £22 Hall hire plus £150 LPP second phase survey
+ £200	KCFC Contribution to the Christmas Lights
<u>£1,279.54</u>	<u>Current balance of funds</u>

**CC1486 – ANY OTHER BUSINESS**

No points raised.

**CC1475 – DATE AND VENUE OF NEXT MEETING**

The next KCC meeting will be held at 8.00 pm on Wed. **19th February 2025** in the Garden Room at the Village Hall.

The meeting ended at 9.56 pm.