

KCC Community Panel meeting with M & M 16/11/16.

Present:

C Ormond – M & M

M Harrison, M Burdon D Asquith, D Scott, G Bauwens, J Ptolomey – KCC Community Panel

Issues:

1. There will now be 35 units and not 37. This follows discussion with residents of Blaressan. This may increase to 36 as the scheme is finalised with the 36th unit possibly blocking of the road end within the site. There are no 3 storey houses in the proposed layout. There will still be 12 affordable units.
2. There is now an 8m buffer zone of planting behind houses on Gartness Road and between the development and Station Road. This will be common ground, shared among the new properties. There is also approximately 32m distance between buildings on Gartness Road and the closest unit within the site. M and M may use existing stone wall to form entrance with development name incorporated. (development name will be assigned by M & M, street names by SC). M & M will conclude planting types and advise the Panel. A low fence and low planting will constitute the boundary between houses and the rest of the field. M & M will forward house plans to CP week commencing 21/11/16. M & M still have engineering issues to finalise within the layout mainly regarding levels.
3. A deed of conditions will control the open space, the buffer zones etc and set out the maintenance for the landscaping on a shared cost basis for all units.
4. The SUDS pond is likely to become responsibility of SC or Scottish Water in the future and will not be included as part of the maintenance agreement.
5. CP asked if affordable houses at entrance could face the opposite way and be in character with other houses in Station Road.
6. M & M hope to make a formal Planning Application by 30th November. 17 weeks has been allowed to obtain approval following which Road consent will be sought and a site start is envisaged for June 2017. M & M intend to construct affordable plus 9 houses in year one and 15 in year 2, with the development taking 2 years to complete. This could vary subject to demand.
7. All construction and workmen vehicles will be contained within the site compound at all times. A weekly Road clean is envisaged with a wheel wash facility prior to departing the site (construction vehicles only) .
8. Regarding the footpath to Balfron Road and/or Endrick Road, CP will take this up with Stirling Council as M & M will accommodate either proposal including one crossing. A footpath link to Drumtian Road is still incorporated.

9. It is proposed to use a gravity feed and take drainage into Gartness Road and application in principle will be made by M & M. Failing this a pumped system into Station Road will be employed.
10. M & M will respond to above points as necessary within one week.