

KILLEARN COMMUNITY COUNCIL MINUTES OF THE MEETING HELD ON 17 SEPTEMBER 2025

Members present Elizabeth Jones, Fiona Rennie, Andrew Donaldson, Hilary McGregor, Calum Mclean, Michael Bowdidge

Apologies Matt McCammon (Police Scotland), Emily Semple, Jessie-Anne Malcolm, PPF (Patient Public Forum) Co-ordinator for NHS Forth Valley

In attendance Gerry McGarvey (SC), Graeme Fraser (KCFC), Jim Ptolomey (Killearn Trust), Tasha Houchin (KCC Planning Consultant), 27 members of the public

How to contact us Go to www.killearncc.org.uk and click on the contact button.

CC1559 - MINUTES OF MEETING HELD ON 18 June '25

Minutes were approved by Andrew Donaldson and Fiona Rennie.

CC1560 - MATTERS ARISING

Blane Smithy Bridge

Calum read out the email correspondence received from Stirling Council on the traffic flow queries regarding Blane Smithy Bridge

"Following a review of the traffic flow arrangements, officers do not recommend a change to the current priority system.

The current traffic priority system requires vehicles on the south-west side of the bridge to give-way to oncoming vehicles. Vegetation on the north-east side of the bridge obstructs visibility of oncoming traffic. Switching the traffic priority system around does not improve visibility of oncoming eastbound vehicles as the same vegetation restricts the view. To make switching the traffic priority system work, the give-way line would require to be moved forward much closer to the bridge to take the vegetation out of the equation. The carriageway narrows on the western approach to the bridge. There is insufficient carriageway width on the north-east side of the bridge to bring the give-way line forward enough to a position where visibility of oncoming traffic is possible.

It is recommended that the priority system remains as it is, and the vegetation is cut back. Officers do not support the installation of traffic signals."

The points below were discussed by local residents in attendance:

- The council has had permission from David Young (the landowner) to cut back vegetation as required
- The Highway Code states that traffic travelling uphill would always have right of way and that the traffic priority system on the bridge contravenes that
- Flooding on the bridge and suggestions discussed as to how to prevent it. David Young (the landowner) explained that he had met with the Stirling Council officer to look at how the channel along the foot of the wall could be dug out to try and facilitate the flow of rainwater away from the wall and onto ground beyond the bridge
- Whether the local community could have raised funds to help build a new bridge

Action – KCC to give feedback to Stirling Council regarding the continued concern about traffic flow on the bridge and to ask whether there are specific criteria to meet for installation of traffic signals ?

Station Road Path

Liz mentioned that the weed ingress onto the new path up Station Rd. had been reported and was getting worse.

Action – KCC to chase for an update on SC previous response that the path / weeds would be inspected / reviewed.

CC1561 - POLICE MATTERS

Fiona gave the following Police Report on items relevant to Killearn:

Road Traffic

Police are looking to trace the driver of a high-performance vehicle after it overtook another vehicle and crossed onto the opposing carriageway and into a blind bend. Fortunately, no collision happened as a result.

Incidents

Police received information regarding what appeared to be an abandoned vehicle on Gartness Road in Killearn. The car was badly damaged and left with the door insecure. The car was taxed and had an MOT but no insurance and it had been sold on from the listed keeper. Efforts to trace the new owner were unsuccessful and arrangements were made for the vehicle to be uplifted by a local garage.

Police were requested to attend at Finnich Glen (the Devil's Pulpit) in response to a call from the fire service after reports of a person having fallen down the cliff into the glen. Police attended and closed the B801 and the A809 at the locus to clear the road for the Mountain Rescue and ambulance services. Thankfully, the individual was rescued unharmed.

Reports were also received regarding cars parking on double yellow lines at Finnich Glen with drivers disregarding safety for themselves and others by leaving car doors open onto the road. However, on police arrival, whilst there were some cars parked on the verge, there were none causing obstructions on the road.

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

CC1562– KCFC UPDATE

Graeme Fraser gave the following update relating to KCFC activities:

- Many thanks noted again to Colourful Killearn for keeping the flower tubs blooming
- The Village Hall had been busy during the summer and wedding bookings were starting to recover
- Thanks to the Horti team for a great community event at their Annual Show at the end of August. It involved so much work by a lot of people – despite challenging weather conditions it brought a lot of people out to enjoy the exhibits and show.
- The Kitchen Window café is now open 7 days / week
- The KCFC AGM is on Tuesday 21st Oct. at 8pm in the Village Hall – information will be going out to members shortly
- The Annual Killearn Fireworks Display is set for Sunday 2nd November

CC1563 – PLANNING AND LOCAL PLACE PLAN

Blackwood's Beech House

Two local residents whose mothers are residents in Blackwood's Beech House on Beech Drive asked for help from KCC to help preserve the existence of a care facility at the location as Blackwood is looking to close the facility / sell over the next few months.

The following points were discussed:

- Beech House had been taken over by Blackwood in 2022 – Blackwood was now looking to sell and has advised residents / their families that they will need to move.
- Blackwood de-registered with the Care Commission in 2024 – this makes the environment at the home much less safe.
- There is a local care provider interested in taking over the property but they have not been able to get in contact with anyone at Blackwood to advise them
- Blackwood have said that they have contacted local housing associations with no success – this is being challenged by some local associations
- A previous Chair of Abbeyfield advised that Blackwood as a charity wouldn't be able to sell to a business and if local interest is coming from a non charitable organisation this may explain the lack of response.
- Blackwood is under financial pressure – and is looking to find capital.
- Blackwood is under special measures with the housing authority and is looking to rehouse residents, but the current residents are all local people who would not want to be moved out of the area.
- Blackwood has notified residents / families that they will withdraw services within 3 months, residents can remain – but will have no in house support.
- Capacity at Beech House is 9 residents and there are currently only 3.
- There is no evidence to show that Blackwood has considered local options.
- There is no evidence that Blackwood has done any advertising to fill vacancies.

The discussion concluded with the following points:

- The whole situation goes against the NHS policy around looking after people in the local community and the current model is a huge community asset that the community would want to preserve and help to develop if possible.
- The community was previously very involved in Abbeyfield and this has now changed.
- Blackwood has consistently rejected offers of help and specifically knocked back offers.
- Previous experience of the closedown of the Blackwood site in Drymen was very tragic.
- An asset stripping strategy is suspected, involving the deliberate rundown of the site followed by an application for change of use.
- The site has obvious commercial value – could KCC / the community help to ensure that a planning application (if forthcoming) for change of use be blocked - and could sale be blocked.

Action - On the basis that the view of those at the meeting was very much in favour of preserving a care home facility on the site, KCC will ask Stirling Council for advice.

TPO

The Tree Officer has advised that there is no TPO covering trees in Killearn Glen. Tasha advised that the LNCS covers the Glen – and that this may cover tree protection and she would inquire.

<https://www.nature.scot/professional-advice/protected-areas-and-species/protected-areas/local-designations/local-nature-conservation-sites>

Tasha noted that Killearn is next in line for a Tree review – and this would cover TPOs / LNCSSs etc. She also confirmed that TPOs can be in private properties as well as in public areas.

Action - Tasha to confirm position with ref. to TPO coverage in Killearn Glen

Oak Trees in Park and Field

It was noted that the Oak trees in the park still need attention. Work plans are in progress.

Action - KCC to check on status of work plans and timeline for works to be carried out.

Planning applications

Tasha talked through the valid planning applications received since the last meeting that were still 'open'. [see table below]. Others had been received and approved etc. and details of these are on the KCC website. <https://killearncc.org.uk/planning.html>

- 25/00357/PPP - *Achnagowan 88 Main Street: Subdivision of plot to erect single dwelling and formation of new access*

Some comments have already been posted online, objecting to the proposals

- 25/00417/MSC - *Land Some 85 Metres To East Of Mullanhead Cottage: Application for approval of Matters Specified in Conditions 2, 3, 4, 5 and 6 of planning permission 23/00167/PPP for erection of dwellinghouse*
- 25/00413/FUL - *4 The Square: Alterations to and extension of dwelling, erection of outbuilding, landscaping works, installation of Air Source Heat Pump and erection of gate and fence at access to existing dwellinghouse*

This property is in conservation area and involves retrofit and repainting – white

- 25/00459/FUL - *Blane River Cottage: Redevelopment of dwelling house involving the raising of the roof and erecting two storey pitched roof extensions*
- 25/00270/FUL - *7 Alder Crescent: Change of use from public open space to garden ground*

It was queried whether sale of public land to private owner has to be by open sale

Action - KCC to check/confirm

New Shed at Heron's Court

A local resident asked whether anyone had queried the new shed that has been put up on land at Heron's Court – and asked whether a NAG had been processed to cover the building and location of the building.

Action – KCC to follow up the planning process for such buildings (NAG) and query whether application had been received.

Permitted Development Consultation

Tasha noted new consultation around permitted development and suggested KCC should review and respond. Tasha explained that the Council process called Call for Sites is now open – this allows anyone to put forward ideas for site development.

Action - KCC to respond to permitted development consultation and to call for sites.

Local Place Plan

Liz thanked all involved in the production of the Killearn Community Local Place Plan (LPP) and explained that the draft LPP – for comment - had been posted onto the website and that paper copies were available for reviewing at the end meeting. Comments and advice on suitable corrections / edits would be much welcome

Liz explained that the document would be available for comments through the consultation period to end Sept. These would then be considered and a final version of the document sent to Stirling Council ahead of the 31st Oct. deadline.

David Young provided helpful feedback on several points. These have not been detailed in the minutes as David Young has offered to finalise and submit these formally by email.

Carol Young provided feedback on behalf of Killearn Kirk who felt they had been under-represented in terms of the community use of their facilities. Carol Young will also finalise and submit further detail by email.

Final comments

- A number of local residents said thank you and acknowledged the effort put into the document – and welcomed the quality of the photos used.
- Gerry McGarvey acknowledged huge contributions from people and welcomed the positive comments and explained that the LPP is more legally binding than previous versions of similar plans.
- It was suggested at the meeting that perhaps planning concerns / lack of confidence in planning processes and policies which had been discussed during the meeting could be recognised in the Exec. Summary of the LPP

Action - KCC to review all feedback and make the relevant changes to the LPP document.

CC1564 – ROADS AND GENERAL MAINTENANCE REPORT

Calum shared the following updates with reference to local road activities:

Road Closures

- A875 – above Balfron – bridge repair – now to be completed under traffic lights rather than a road closure.
- A875 – Killearn to Balfron. Closed from A81 (Glengoyne junction) to A811 (Balfron/Buchlyvie junction). The location of the works is at the top of Station Road towards Balfron for 500m. Notice has been given that access to the Health Centre and Pharmacy car parks will be maintained as much as possible.

Action - KCC to write to 'ccenquiries' asking that road closure information is more detailed and provides more local context rather than the current very broad / often insufficient detail provided currently. (copy in Gerry McGarvey)

Continued rollout of 20mph limit.

4 items to be implemented this financial year

- Extend 20mph beyond tennis courts
- Replace 30mph flashing sign with 20mph
- More repeater signage
- More 20 roundels on the road

Speed surveys will be carried out in September/October

Double Yellow Lines at top of Station Road/Balfron Road

Calum noted the SC response to a request to reconsider the decision to limit the double yellow lines at the top of Station Rd. The officer has responded as below

“When the traffic island was installed at the top of Station Road, a “No Waiting, No Loading” restriction was proposed to be introduced. The proprietor of Town & Country objected to the implementation of this restriction on the basis that it removed parking for their customers. It was subsequently agreed that as a trial the “No Waiting, No Loading” restriction would not be implemented. It was emphasised that should any issues arise with larger vehicles having difficulty turning right out of Station Road onto Main Street, that the restriction would be implemented. No issues with large vehicles were brought to our attention. I am happy to revisit this and will arrange for a consultation on this proposal to be sent out. This will be added to the team’s work plan to be progressed as staff resources permit.”

Residents at the meeting also asked for re-consideration of the decision not to repaint double yellow lines down Station Rd. on the left hand side just after Killearn Village Hall.

Action – KCC to send a request for a review of the yellow line markings on Station Rd. to Stirling Council.

CC1565 – CORRESPONDENCE

Fiona reported on the following correspondence:

New glass bins

A review of glass recycling will lead to improvements in the collection service for residents. Currently, residents are asked to present their 55-litre blue boxes for glass recycling collection every four weeks. Under the new system, 140-litre wheeled bins will be introduced to most households, with a collection frequency of every eight weeks. This will provide residents with 17% additional annual capacity for glass recycling. The new bins will have a purple colour lid and will be delivered to households as part of the roll out of the collection changes. The current glass boxes will be uplifted and recycled.

Drain leakage on Crosshead Rd.

There had been much local concern about sewage leakage from the drain at the top of Crosshead Rd. – down the road into Graham Rd. and towards the School.

The incident had been reported to Scottish Water who had responded quickly to send out resources.

Damm trucks were on site and explained that the pipe was totally blocked – but has now been cleared. It is suspected that the ingress of tree roots from the mature tree next to the driveway of 4 The Square were causing the blockage. The sewer pipe comes from the old Black Bull site round the square to the corner where the blocked drain is and then turns left past the garage to main street and into the main drain.

Now that the drain has been cleared – it is not expected to cause any problems in the near future.

CC1566 – QUESTION TIME

41 Station Road

Peter Bowness queried a non material variation submitted for redevelopment at 41 Station Rd. – noting that the revised proposal is increasing space by more than the permitted level.

Also noting that the property foundations are not in accordance with plans in terms of the angle.

KCC noted how disappointing it is that these changes are being supported by the planning team without prior consultation with the community when this is a known sensitive works area and where there have been previous queries.

A local resident noted that his experience of building control has been that they have been beyond picky – in contrast to the experience at no. 41.

Gerry McGarvey advised that this should be raised with the SC Planning team – as these issues can lead to lack of confidence in consistency of process / policy.

Action – KCC to write to Stirling Planning Team cc: Stephen Bly.

Killearn Sign at Station Road

Noted that the Killearn sign on Station Rd. is still to be righted.

Action – KCC to email to Stirling Council

CC1567 – COUNCILLOR’S REPORT

N/A

CC1568 – TREASURER’S REPORT

Andrew Donaldson presented the following report:

Outgoings: £136

- Hall hire
- Scotways subscription
- Auditor compensation
- LPP printing costs

Income: £800

- Stirling Council grant for LPP production

Current balance: £1181.63

CC1569 – ANY OTHER BUSINESS

There was no further business

CC1570 – DATE AND VENUE OF NEXT MEETING

The next KCC meeting will be on Wed. **15 Oct. 2025 at 8.00 pm**

This meeting ended at 10.15 pm.