

MUCKHART COMMUNITY COUNCIL

Minutes of the Meeting of Muckhart Community Council held in the Coronation Hall on Wednesday 29th May 2013 at 7.30 p.m.

Present:

Jon Jordan, Chair (JJ)
Stuart Dean, Secretary (SD)
John Anderson (JA)
Danny Conroy (DC)
Douglas Fisher (DF)
Margot McKerrell (MM)
Colin Mann (CM)
Matthew Pease (MEP)
Mireille Pouget (MP)
Niall Simpson (NS)

In attendance: Cllr Kathleen Martin, Cllr Alastair Campbell and 60 members of the community.

1. Apologies for Absence/Introductions

Apologies were received from Cllr Irene Hamilton, Marlene White, Terry Hollis, PC Louise Harding and PC James Miller.

2. Declarations of Conflict of Interest

Matthew Pease declared a conflict of interest in relation to Agenda Item 8 (Planning application Ref: 13/00107/FULL)

3. Minutes of Last Meeting

The Minutes of the meeting of 27th March 2013 were accepted as an accurate record. Proposer: Douglas Fisher. Seconder: John Anderson.

4. Matters Arising

The following notes on Matters Arising from the meeting of 27th March 2013 were distributed prior to the meeting:

Item 8. Climate Challenge Fund. Further work is required on the Drumburn Road footpath proposal and this will be undertaken over the coming months. The status of the track – for example whether or not it is a vehicle right of way - and ownership issues etc will need to be addressed prior to any submission to the CCF can be prepared.

Item 11. Burnfoot Wind Farm planning applications – update. The application for the Frandy Wind Farm is at present with the Reporter and a decision is expected in the next few weeks. Perth and Kinross Council approved the Burnfoot Hill Extension application for two turbines at a DMC meeting on 27th March. Clackmannanshire Council is expected to make a decision on the revised Rhodders Wind Farm application for six turbines in the coming months. Although technically the decision could be delegated to an officer, Clackmannanshire Council has agreed that it will be determined by the Planning Committee.

Item 13. Complaint about dog waste on footpath to the Muckhart Nature Park. The matter was raised with the Woodland Trust Scotland at a recent MNP meeting. Leaflets will be provided by the WTS. Meanwhile information has been obtained on the highly successful Green Dog Walkers Scheme, which originated in the Falkirk Council area and has now been adopted by other Council areas in the UK.

5. Police Report

Due to other commitments neither of the community constables was available for the meeting. No Police Report was submitted.

6. Draft Clackmannanshire Local Development Plan – housing proposals for Muckhart.

The Chair outlined the latest developments in relation to the new Clackmannanshire Local Development Plan (LDP), indicating that the community council has had sight of a draft of the LDP. It proposes that a large area between the Pool and Yetts of Muckhart is designated for housing and it would provide for “*settlement expansion to the south and east of Muckhart to provide a mix of residential, leisure and recreation provision, with the potential for enhanced or new community facilities and employment opportunities through live/work units.*” The 13.10 ha’s site would result in 160 housing units at a density of 12 per ha.

It has also transpired through a paper on the new LDP presented to the Clackmannanshire Education, Sport and Leisure Committee that: “*Proposed development in Muckhart is not of a sufficient scale to ensure developer provision of a new school in Muckhart and it may therefore be that an expanded Strathdevon Primary School would provide the additional capacity required*”.

An additional 160 housing units would more than double the size of the existing Pool of Muckhart and such an increase is very much greater in percentage terms than the projected increase in the Clackmannanshire housing stock of 28% by 2035.

Meetings have already been held between MCC office bearers and ward councillors and further meetings with senior Council officers with ward councillors in attendance will be requested.

ACTION SD

There followed a wide ranging discussion involving members of MCC, ward councillors and the many residents at the meeting. Issues discussed included the impact on the primary school and the validity of the figures for projected school roles given in the Committee report; the Council's willingness to ignore the findings of the Muckhart Area Plan in which there was support for a modest increase of housing for Muckhart; the impact of any development on Maudies Loan; the need for a balanced range of new housing for Muckhart; the apparent contradiction between a doubling of the size of the village and Government policy on rural development; the impact of an additional 160 housing units on the village's carbon footprint and in particular the traffic impact of such a development.

There was a comprehensive discussion on what would be a reasonable number of additional houses for Muckhart. Whilst some felt that it would be unhelpful to propose a figure others felt that a total of between 20 and 40 additional units would be acceptable. The Cairns Place/Kirkhill development which totalled 32 housing units was felt to be a good example what would be possible and acceptable whilst at the same time ensuring that Muckhart contributed proportionately to the future housing requirements of Clackmannanshire.

It was therefore felt by Muckhart Community Council and all present from the Muckhart community that the proposed area for development was far too large and that an additional 160 housing units was totally unacceptable and unreasonable. Every effort should be made to ensure the finalised version of the LDP shows both a smaller area for additional housing with far fewer housing units. This view would be conveyed to the Council officers with responsibility for finalising the new LDP.

ACTION JJ, MW, SD, TH

7. Conservation Area Appraisal – update.

SD reported on the further work undertaken in partnership with the Council on the draft Conservation Area Appraisal for Muckhart. The vast majority of the comments made by the Muckhart Conservation Area Group on the February 2013 CAA draft have been taken on board by Clackmannanshire Council and incorporated in the May 2013 draft. A few additional comments on the May 2013 draft have been collated and, once agreed by the Conservation Area Group, will be forwarded to the Council. A finalised draft of the CAA should be ready for public consultation later this year.

ACTION SD

8. Reports from the MCC sub-groups – Planning; Publicity; Travel and Transport.

PLANNING GROUP:

JA detailed three planning applications.

Ref: 13/00062/FULL. Installation of replacement windows, Ellaslea House, Yetts of Muckhart.

It was agreed that no comment would be made by MCC.

Ref: 13/00004/FULL. Partial Demolition of Link Extension and Erection of Extension to Rear of House, Toll House, Yetts of Muckhart.

Proposal has been amended and approved in line with the comments made by MCC which submitted views that were also shared by the Council Planning Service.

Ref: 13/00107/FULL. Alterations and Extension to House and Garage, Rowberrow, Drumburn Road, Muckhart.

It was agreed that no comment would be made by MCC.

PUBLICITY GROUP: NS outlined the latest website developments. The group has commissioned a new website and it is anticipated that it will go live in the near future. Contact has been made with other groups in Muckhart who will have access to it. Reference was made to data protection issues and it was agreed that the group will clarify the significance of the Data Protection Act for the operation of the website. **ACTION NS**

TRAVEL AND TRANSPORT: MP spoke to her previously circulated report on a meeting she had with John McDonald of the Community Transport Association in Edinburgh. It covered a number of options for the provision of community transport for Muckhart such as a community car scheme and Dial-a-Journey. Mireille was thanked for her comprehensive report and it was agreed that options should be kept open until the outcome of the Demand Responsive Transport scheme is known.

9. Demand Responsive Transport for Muckhart – update

The Public Transport Co-ordination Unit anticipates starting a short term contract with Fossoway Taxis after T in the Park in July.

Meanwhile a longer term joint bid is being submitted by Clackmannanshire and PKC Council for funds for a DRT service for Muckhart and West Kinross-shire. Funding would be provided by the Scottish Government's Bus Investment Fund, managed by Transport Scotland. MCC has written a letter in of support of the bid.

10. Treasurer's Report

The following report was distributed prior to the meeting:

BALANCE AT LAST MEETING **£1992.26**

Expenditure:

Secretary's expenses for 2012/13 £60.00

Income:

Nil

CURRENT BALANCE

£1932.26

NB Books for 2012/13 Financial Period closed 31/03/13, Accounts balanced and Audited for AGM.

The Report was noted.

11. Correspondence

Details of correspondence were distributed prior to the meeting and copies were available to view.

12. AOCB

No matters were raised.

13. Date of Next Meeting

The next MCC meeting will be held on Wednesday 4th September 2013 at 7.30 pm in the Coronation Hall.