

# MUCKHART COMMUNITY COUNCIL

## Minutes of the Meeting of Muckhart Community Council, held in the Coronation Hall, on Wednesday 30<sup>th</sup> October 2019, at 7:30pm

<b>Present:</b>	John Anderson (JA)	Chair
	Patrick Thompson (PT)	Vice-Chair
	Mike Wilson (MRW)	Secretary
	Danny Conroy (DC)	Treasurer
	Philip Lord (PL)	Minute Secretary
	Jonathan Bacon (JB)	
	Stuart Dean (SD)	
	Jon Jordan (JJ)	
	Marlene White (MW)	
	Val Whyte (VW)	
	Peter Wyatt (PW)	

Councillor Graham Lindsay, PCs Reiter and Chambers

**Status:**        **Approved Draft: to be accepted at next MCC Meeting**

### 1. Apologies for Absence

Apologies for absence were received from Councillor Bill Mason and PC Ritchie.

### 2. Declarations of Interest

None declared.

### 3. Minutes of Meeting on 4<sup>th</sup> September 2019

The minutes of the meeting of 4<sup>th</sup> Sept 2019 were accepted without amendment, proposed by JJ, seconded by PW.

### 4. Matters Arising

- Re Item 6 (MCP: Update – Sustainability) JJ noted for the record that the energy sustainability event on 18th September had just dealt with home energy and that the fire services CPR demonstration was left to a later date. He also noted that continued funding for the free energy advice was uncertain

### 5. Police Report

PC Reiter reported there had been no crimes reported in the area since the last meeting.

With regard to speeding traffic, MRW asked if there were any issues with the deployment of pop-up policemen. PC Reiter replied that, so far, there had been no complaints and that they appeared to be a very effective means of controlling speeding traffic.

With regard to the zebra crossing, and reported dangerous driver behaviour, it was noted that the crossing's road markings are worn out and that it is not obvious to drivers that they are approaching a crossing. PC Reiter also stated there was a problem with the layout of the road, with the crossing being located at the entrance to the Pool, and that the installation of light up 30MPH signs may help to reduce the speed of traffic approaching the village.

PC Chambers spoke about the Community Speedwatch programme and the one month pilot to be conducted, next year, in Menstrie and Clackmannan, with funding for equipment, etc. being in place. He noted that Muckhart's distance from the police station may be an issue in terms of police participation. In response to questions, he noted that there is a need for at least three Community Speedwatch volunteers, per site, but it is better to have six. Liability insurance, to cover the Community Speedwatch team and activities, should be taken into account. The timing of when a group would best be deployed, to undertake speed measurement activity, depends on local circumstances.

## **6. Muckhart Community Plan: Update**

### ***6a Development Trust Working Group: Final Report and Recommendations***

JA presented the findings of the Development Trust Working Group (distributed previously to members), noting that there were four options on how to proceed establishing a development trust, some of which permitted membership of the Development Trust Association Scotland (DTAS) and some of which would have the ability to apply for charitable status. The recommendation from the Working Group is: first, to identify a potential project, where planning is sufficiently advanced, which would require substantial external funding and which would be suitable for being managed by a development trust; subsequently, to set up a Company limited by guarantee (CLG), to apply for, and manage, funding, as well as the project itself; and, finally, to apply for provisional membership of DTAS, as appropriate, moving forward.

JA thanked all the members of the Group that had worked to produce the Report.

The recommendation was discussed briefly, JJ noting that when selecting a suitable project, care would need to be taken not to tread on the toes of other community organisations.

Members gave their support to the recommendations contained within the Report, proposed by JB, seconded by DC.

### ***6b Housing Development Working Group: Draft Proposals for future policy***

SD gave an overview of the background to revising the Housing Development policies for the Muckhart Community Plan and drew attention to the Draft Proposals (distributed previously to members). He noted that the draft did not need to be finalised at this meeting and that further comments from members are still welcome.

As the Council's Main Issues Report (MIR), for the next Local Development Plan (LDP), is due for release in January, this leaves time for the document to be formally reviewed and approved, at the next MCC meeting, in December.

**ACTION SD**

#### **6c     *Promoting the MCC Website***

JA noted that thanks to JB and MW we now have a good web site and online resources but that they needed to be promoted further. He proposed a Sub-group be established to do this and this was agreed. JB, MW, MRW and JA agreed to be members.

**ACTION: JA**

A few updates to specific items in the MCP were reported:

#### ***Infrastructure: I-1/2 Lead MRW***

MRW reported that he and JB, representing the Working Group, had met with Council Road Officers to further discuss MCC proposals relating to path improvement and development and to improved road safety and traffic management measures, including the outstanding works on the village gateway that have yet to be completed. Alan Murray confirmed that a temporary Officer had been put in place to replace Carlyn Fraser and agreed that the Council would progress these works.

The improvement and development of new footpaths discussed included: paths to Dollar and Perth and Kinross; the path along the A91, from the school / Upper Hillfoots Road junction towards Muckhart; and a new path from the end of Naemoor / Caplaw road, along the A823, to the bus stop at Yetts. The introduction of new safe pedestrian crossings at the east of Muckhart and at the Yetts junction were also discussed together with the proposals put forward by Roads to improve traffic management relating to the H49 application. Resident concerns were raised and discussed regarding speeding traffic approaching Yetts from Rumbling Bridge; worn road markings at the Yetts junction; and the introduction of deer warning signs along Golf Course Road, together with measures to address these concerns. The Council agreed to look further into all of the proposals and issues raised.

JJ commented that there is a need for a low-level cycling path between Muckhart and Dollar, rather than the Upper Hillfoots Road which is physically demanding. The question was raised whether there could be a route to the village via Muckhart Mill and Rumbling Bridge.

PL noted that there was some work being conducted at the CTSi to establish an Active Travel hub in Alloa.

#### ***Image of Village: I-1 Lead PW***

PW noted that he now had a number of contacts that may be able to help fund the nature trail.

#### ***Sustainability: S-1 Lead PL***

PL reported that he had attended the inaugural meeting of the Kinross-shire Community Transport Group, hosted by Perth & Kinross Councillor Barnacle. The attendance by only seven

people was a little disappointing but he will continue to follow on this initiative. Interestingly the issues raised were much the same as those in Clackmannanshire. There had also been a meeting of the Clacks Community Transport Association which had mainly discussed the proposed Active Travel hub in Alloa. Another meeting is expected to be arranged before the end of the year. From these meetings, it emerged that there is now only one company offering DRT services out of Kinross.

## **7. Planning Sub-Group**

### ***7a: H49 Planning Application: Meetings and application update***

SD reported that some update documents had been posted by Springfield Properties to the H49 proposals, detailing some minor changes. These included a new site layout document with changes to the road layout and changes to the design of three of the houses along the front edge of the site (though the total number of houses proposed remains at 50). The “Pool” area would remain as an area of marsh - it is part of a Groundwater Dependent Terrestrial Ecosystem (GWDTE). The affordable homes remain at the far end of the site.

Since the last MCC meeting, the Planning Sub-group have met with the Council Planners. SD commented that he believes that the planners are likely to make a recommendation to accept the proposed 50 houses. MCC now needs to address how best to proceed. At the meeting it was noted that SEPA have not yet formally responded to the consultation but indications are that they are content with the flood risk assessment. Planning gain possibilities were discussed and one of these relates to the proposal, by Roads, to upgrade the school path. There is some disagreement about this within the community, in particular, as to whether a path topped with tarmac and street lighting is required or appropriate. JJ noted that the school is an underused local resource, at night, due to inadequate access from the village. Others are in favour of leaving it as a rural path albeit with some sustainable improvements. VW noted that even if the path was “improved” there was the issue of continued maintenance. MRW asked if the School’s Parent Council could discuss the current proposal and subsequently advise MCC of its position which MCC would discuss further with the Council.

**ACTION: MRW/VW**

Another meeting is to be arranged with the Planners in November.

SD went on to report on a meeting with Springfield properties held the previous day. Much detail was discussed but he noted that many of the issues raised were essentially out of the control of Springfield and would need to be addressed by the Council Planners or other bodies. These include: the school path; traffic management on the A91; footpaths around, and connecting to, the site; street lighting to be used on the site; the use and design of the bowling green area; etc. On some of these issues, the views of the community may be taken into account. At the meeting, Springfield described their policy of building and selling. First, the basic road layout and services would be installed, and then houses would be sold and then built on an on-going, phased basis. The expected sale/build rate was expected to be circa 2 to 3 houses, per month, which implies a 2 to 3-year build period.

SD noted finally that the application might be determined at a special Planning Committee meeting arranged for 5<sup>th</sup> December, although it might be determined at the January meeting of the committee.

JJ noted that as there were 50 houses proposed there was an obligation to consider a district heating scheme. SD said that the Council Planners felt that the numbers were not large enough (despite the LDP policy on decentralised energy) for such a scheme. PL noted that his experience with this process was that it was very easy to get sucked into the minutia of the proposals and to lose sight of the more fundamental issues such as the number of houses, in this case, greatly exceeding the 35 set out in the LDP and the social and visual impact on the village.

Regarding the 4<sup>th</sup> November deadline for comments regarding the latest documents, it was agreed that a response was required, re-stating that all of the objections previously submitted still stood and to restate our objection to 50 houses along with other comments.

**ACTION: SD**

#### ***7b: MIR / LDP: proposed Council Drop-in event and MCC meeting 29<sup>th</sup> Jan***

MRW reported that the Council had been in contact regarding arrangements for a community Drop-in event and to attend one of MCC's next meetings to provide members with an update, as part of the MIR / LDP consultation. It was agreed to hold the Drop-in on the 29<sup>th</sup> January and, following this event, that a Council Officer would attend the MCC meeting, later that evening.

#### ***7c: Planning Applications***

SD noted that there had been four applications since the last meeting, all supported by the MCC. Three of these had been approved by the Planners and one was awaiting a decision.

#### **8. Muckhart Primary School: Update**

VW noted that a Parent Council meeting would take place the following Monday. The recent Soup and Sandwich event had gone very well.

MRW noted the reports of dangerous driving at the zebra crossing, involving local children, and that, following the earlier meeting with Roads, concerns regarding the unsatisfactory nature of the crossing had been raised again with the Council. It was suggested that improvements were required and, perhaps, that a new crossing should be installed. Improvements would also include pedestrian crossing warning signs; active traffic signals (measuring and indicating actual vehicle speed); upgrades to, and ongoing maintenance of, the painted road markings; fixed position speed cameras; and a regular, visible, police presence. Roads have responded stating that an audit of all elements of the crossing would be undertaken and recommendations made as to how to make the crossing safer and more visible. A formal position from the Parent Council was requested following their next meeting.

**ACTION: VW**

JJ noted that when the crossing was installed it was seen as a temporary measure which was to be reviewed.

## 9. Treasurer's Report

DC presented the Treasurer's Report, for the period to 28<sup>th</sup> October 2019. The balance of the account stood at £2170.17.

## 10. JCCF

DC noted that some CCs were requesting further planning training. Potentially, this could be addressed via PAS training / membership which could be funded by a Council budget, prior to March 2020.

## 11. Correspondence

MRW had circulated a list of correspondence received, in a summary format. He noted:

- Emails (09/09/2019 and 26/09/2019) from Lesley Baillie, regarding VE Day 75<sup>th</sup> Anniversary in May 2020. JA stated that, ideally, someone from MCC or the Muckhart community should attend the planned VE Day meetings. DC agreed to attend **ACTION: DC**
- Email (8/10/2019) from Stuart Dean noting we had been gifted a book "The Ochils - A Special Place" from the Friends of the Ochils. MRW agreed to circulate this book to MCC members **ACTION: MRW**
- An email (16/10/19) from Power for People re a national Community Energy Campaign. JJ stated that he had not heard of the group and noted that locally generated surplus energy is lost at the moment due to pricing issues. It was decided to send out the note to members and the community, for individuals to respond to if they wished **ACTION:MRW**
- Similarly an email (23/10/2019) from the Community Partnership on supporting communities with planning will be circulated for members to act on **ACTION: MRW**

## 12. AOCB

JA noted a communication had been received from a resident regarding the potential need to expand the Muckhart cemetery, as no more plots were available. JA agreed to find out more information and to discuss this issue with the Church. **ACTION: JA**

JA also noted that the Remembrance Sunday commemorations would take place at 9:30am, at the Church, continuing at 10:45am, at the War Memorial.

VW reminded members that the Light up Muckhart event would take place on the 24<sup>th</sup> November where mulled wine would be available at the Coronation Hall from 4:00pm onwards. A briefing will take place for stewards and those helping at 3:30pm.

## 13. Date of Next Meeting

The next MCC Meeting will be held on Wednesday 4<sup>th</sup> December 2019, at 7:30pm, in the Coronation Hall.

The meeting closed at 9:30pm