

# MUCKHART COMMUNITY COUNCIL

## Minutes of the Meeting of Muckhart Community Council, held in the Coronation Hall, on Wednesday 4<sup>th</sup> December 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
	Stuart Dean (SD)	
	Jon Jordan (JJ)	
	Val Whyte (VW)	
	Peter Wyatt (PW)	
	PC Barry Ritchie	

**Status:**           **Approved**

### 1. Apologies for Absence

Apologies for absence were received from Councillors Kathleen Martin and Graham Lindsay and from PC Barry Reiter. Apologies were also received from MCC members Matthew Pease (MP), Marlene White (MW) and Jonathan Bacon (JB).

### 2. Declarations of Interest

None declared.

### 3. Minutes of Meeting on 30<sup>th</sup> October 2019

JJ proposed a minor change to the Approved Draft minutes, relating to point 4 – Matters Arising, noting that the funding of free energy advice, available directly through Clackmannanshire Council, was uncertain.

The minutes of the meeting of 30<sup>th</sup> October 2019 were accepted with these amendments, proposed by PW, seconded by SD.

### 4. Matters Arising

- Re Item 6c (MCP: Update): JA noted he would be organising a meeting in January (possibly, on 7th)
- Re item 12 (Correspondence – 29<sup>th</sup> May - re email stating MCC's preference to locate EV Charging Points at the Council owned parking area, opposite the Coronation Hall): MRW noted that an email from Lesley Dean, dated 18<sup>th</sup> Nov, asking for MCC confirmation of this location, had been forwarded to members. Further to a brief discussion, MCC members approved this area as their preferred location for charging points

- Re Item 7 (Planning Sub-Group – point 7b): MRW noted that, on a telephone call with Graeme Finlay (GF), earlier in the week, it was confirmed that the MIR / LDP public consultation event would take place in the Coronation Hall, from 3pm to 7pm, on 29 January 2020, as requested, earlier, by MCC. Following this event, GF would attend the MCC Meeting, later that evening, to present the MIR / LDP to members. GF confirmed that further details would follow in an email, sometime in early January
- Re Item 12 (AOCB - re Muckhart cemetery not having any future plots available): JA noted that the church Kirk Session had discussed this and would be pleased to make land available to extend the cemetery. However, the Council would be required to negotiate this with the General Trustees of the Church of Scotland who own the land. JA to discuss this with the Council to get an accurate picture of the issues involved

**ACTION: JA**

## **5. Police Report**

PC Ritchie reported there had been no crimes reported in the area since the last meeting and noted on-going speed control measures.

To a question raised by SD, he observed that the police are not consulted normally over housing development plans unless some contentious issue was present.

PC Ritchie was thanked for his report by JA.

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

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

MRW reported that he had been in contact with the Council, on several occasions, regarding the proposed audit of the zebra crossing, to the west of the village, but had yet to receive any definite information on progress made.

Further to notes and emails from the school Parent Council (PC), following the previous MCC meeting, MRW noted that, on behalf of the PC, he had also contacted the Council regarding the use of “Pop-up Policemen”, as a ‘quick fix’ traffic management measure, asking if the Council would be prepared to fund and/or supply them.

Prior to a follow-up meeting with PC members, arranged for 6<sup>th</sup> December, MRW asked members that should the Council not agree to funding, would they be prepared to co-fund the supply of Pop-up figures, together with the PC, in support of this initiative. He noted that the cost was £225+VAT, per figure, direct from the manufacturer. After some discussion, members agreed to split the funding of one Pop-up figure, with the PC, and, subsequently, to determine if its deployment positively affected traffic speeds.

**ACTION: MRW**

JJ asked that his view be put on record, regarding the stupidity of having to resort to such measures due to the underfunding of public services which has resulted in insufficient numbers of real police being available to control traffic speeds.

MRW also noted a meeting was arranged, on 6<sup>th</sup> December, with a resident to discuss the location of deer warning signs along Golf Course Road.

**ACTION: MRW**

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

PW noted that he had now sent a second application for funding to upgrade the school path.

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

PL noted that he had made contact with the greenkeepers organisation regarding the control of Himalayan Balsam. PW remarked that there some biological controls appeared to be available now.

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

### ***7a: H49 Planning Application: Community Benefits Statement***

SD updated members on developments regarding the H49 site proposals:

- There had been a useful meeting of the Planning Sub-group with the Council Planners on 18<sup>th</sup> November covering, amongst others, issues arising from a document posted by Springfield Properties on Community Benefits to be gained from their proposals. SD noted that the meeting had been positive and that the Planners wished to continue to talk with us, recognising the need for community input. It was made clear that the Community Benefits document does not change the position of the MCC on its objection to the proposed number of houses, noting that the document was not considered to be a material consideration for a planning decision.

Councillors Lindsay and Martin were present at the meeting held with the Planners and met with MCC members following the main meeting. It was confirmed that they were prepared to make representations at the Planning Committee meeting in support of MCC's view that the development should not exceed 35 houses.

JJ noted that it was late in the process for Springfield to submit such a document and to include within it a 50 versus 35 houses comparison.

- Recently, two further documents have been posted with the Planners, one of which related to proposed traffic calming measures from Springfield, the other being a letter from SEPA. The former comprises maps of the village and detailed proposals for traffic calming at various points throughout the village, proposed by the developer further to feedback from the Council. The Sub-group has voiced reservations regarding some of the proposals, in particular, relating to those that may affect Mona's café. The Council has since agreed to meet with the proprietors of Mona's, together with Sub-group members, next week, on 9<sup>th</sup> December, to discuss their concerns.

It was agreed that no further comment would be made on these proposals until more information had been gathered.

- IT has been confirmed that the H49 Planning Application will not go before the Planning Committee on 5<sup>th</sup> December. Consequently, it may appear on the agenda of the next meeting, to be held on 23<sup>rd</sup> January, although this is not certain. This may be as a result of the recently submitted document, from SEPA, which objects to the proposed surface water management proposals and suggests the layout of the site may need to be modified. It also sets out conditions for management of the ecology of the site having removed a previous objection. SD noted that it was too early yet to assess the implications of this. It was decided that SD would contact the Council Planners to discuss commenting on the SEPA contribution and to note that the document raises serious concerns.

**ACTION: SD**

JJ commented that, based on experience of preparing similar documents, the SEPA submission is severely critical of the applicant, Springfield. He also noted that the document is likely to hold legal status and that SEPA may therefore be reluctant to comment on it. He also raised the issue of enforcement of the conditions relating to ecology and who would manage the “pool”, suggesting this may be a factoring company. He also raised the question of on-going management costs and that these would be likely to inflate over time, as has been the case at other locations.

PW noted that the SEPA document also referred to other reports and correspondence and stated that, perhaps, MCC should request these under an FOI request. SD suggested that we should query the implications of the document with the Council and whether this document might delay the Application going before the Planning Committee, in January, especially, if a new site layout is required from Springfield.

**ACTION: SD**

#### **7b Muckhart Housing Development Policy**

A final draft of the Housing Development Policy had been circulated for review by members. JJ noted that he wished to suggest a slight re-wording of the policy section on Sustainability and would forward his suggestions to SD.

The Policy document was approved unanimously, subject to the proposed amendments being accepted. SD will distribute the final copy to MCC members when it is complete.

**ACTION: SD**

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

VW again raised the issue of the zebra crossing, on the A91, being dangerous, noting there were many undocumented incidents of dangerous driving at the crossing. It was agreed that all incidents should be reported to MCC and the Police. Such information would be invaluable to those monitoring road safety issues. The question was raised regarding the positioning and design of the crossing being flawed. JJ recalled that part of the original decision taken to install the crossing was to view it as a temporary trial.

VW also noted that members were invited to attend the nativity play to be held at the school, on 18<sup>th</sup> December, at 10am. Refreshments will be provided. A memo will be sent out.

**ACTION: VW**

### **9. Treasurer's Report**

DC presented the Treasurer's Report, for the period to 1<sup>st</sup> December 2019. The balance of the account stood at £1860.01.

### **10. JCCF**

DC noted that the meeting of the JCCF had been moved to 5<sup>th</sup> December (tomorrow) due to the General Election. The Meeting will take place, in Alva, at 7pm. DC is unable to make this meeting and members were asked if they could attend.

### **11. Correspondence**

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

- An email (06/11/19) from Lesley Baillie, publicising a two day programme regarding community asset-based initiatives, to take place in Callander, on 11<sup>th</sup> and 12<sup>th</sup> December. Members were invited to attend.

### **12. AOCB**

SD noted that a discussion was required regarding compensation for Muckhart from wind farms in the Ochils. Muckhart is viewed, typically, as being excluded from qualification, as the wind farms are not visible from the community council area, however, the area is affected because of increased volumes of heavy traffic. JJ noted that the fund is divided into two parts and that the part managed by the Scottish Government was easier to deal with. JA agreed to follow up on this matter with Sarah Dooley.

**ACTION: JA**

On behalf of MCC, JA congratulated all those involved in organising 'Light up Muckhart', a really effective community event, which was much enjoyed by all who attended.

He also noted that the Coronation Hall committee Community Lunch, held in November, was also very successful.

### **13. Date of Next Meeting**

The next MCC Meeting will be held on Wednesday 29<sup>th</sup> January 2020, at 7:30pm, in the Coronation Hall.

The meeting closed at 9:45pm