

MUCKHART COMMUNITY COUNCIL

Minutes of the Meeting of Muckhart Community Council, held in the Coronation Hall, on Wednesday 29th January 2020, at 7:30pm

Present:	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)		
	Peter Wyatt (PW)		
	PC Barrie Ritchie		
	Councillor Graham Lindsay		
	Graeme Finlay (Clackmannanshire Council)		Re item 6
	Allan Finlayson (Clackmannanshire Council)		Re item 6

Status: **Approved**

1. Apologies for Absence

Apologies for absence were received from PC Barry Reiter and from members Mathew Pease (MP) and Val Whyte (VW).

JA welcomed Graeme Finley and Allan Finlayson to the meeting regarding the new Main Issues Report (see item 6 of agenda).

He went on to offer members' congratulations to Jonathan Bacon and his wife, Katie, on the recent birth of their new child.

He also noted the retirement of Councillor Bill Mason, due to ill health, wishing him well and thanking him for all of his work for, and interest in, Muckhart. The meeting agreed to JA's suggestion that MCC write a letter of thanks to him.

ACTION: JA/MRW

Lastly, he thanked all those who presented the views of the community at the Council's Planning Committee meeting on the 23rd January, regarding the H49 development application, and to everyone who attended the meeting. He also thanked Councillors Graham Lindsay, for his letter at the Planning Committee meeting, and Kathleen Martin, for her presentation to the Planning Committee.

2. Declarations of Interest

SD declared an interest, through his involvement with the Friends of the Ochils, re the Coulshill forestry planting proposals (agenda item 12).

3. Minutes of Meeting on 4th December 2019

The minutes of the meeting of 4th December 2019 were accepted without amendments, proposed by JJ, seconded by PW.

4. Matters Arising

- Re Item 12 (AOCB – Windfarms): JA to follow-up with Sarah Dooley

5. Police Report

PC Ritchie reported that no crimes reported in the area since the last meeting. However, he highlighted the issue that vulnerable residents within the community should be made aware of incidents of cold callers and bogus workmen and the need for community vigilance to combat this issue, such as, looking out for our more elderly residents and reporting any suspicious behaviour to the Police.

MW noted that the daughter of an elderly resident had recently uploaded a post onto the MCC Facebook page, stating that a cold caller had advised her mother that a tree in her garden required to be felled and that he could undertake this work, including advising the Council of the requirement to fell the tree.

After discussion, it was agreed that MCC would communicate this issue in a message to residents.

ACTION: MRW

PC Ritchie was thanked for his report by JA.

6. Main Issues Report (Local Development Plan) Review

Following a drop-in session, held in the Coronation Hall earlier in the afternoon, Graeme Finlay (GF) introduced the process for reviewing the new Main Issues Report (MIR) in preparation for the next Clackmannanshire Local Development Plan (LDP). GF noted that the MIR, presently out for consultation, includes: proposed Council policies; sites for development; protection areas; and anticipated areas of change in the future, such as, climate change and the population. The document compares options and notes where there are changes from the last LDP. He apologised for the set of documents being complex, and sometimes difficult to read, but explained that this was to ensure that the process and resulting outcomes were robust.

One of the main changes from the previous MIR relates to the Core Policies, of which there were fewer, noting that any new development must adhere to them. GF drew attention to the Development in the Countryside policy (was this too strict?) and to the new Tourism policy.

The consultation is open until the 6th March and responses can be submitted online and via written forms (examples of which were available).

He suggested that the main issues affecting Muckhart were the following:

- A representation received for a new development site to the east of the village (MIR10) – the Council's recommendation is that this should not to be adopted
- H49 – although the current proposal was refused this is possibly subject to an appeal (see below)
- Redefining the settlement boundary - as raised by MCC
- Special Landscape Area (SLA) review for the area south of Muckhart – currently no changes are proposed but this could change
- Cycle paths and connectivity
- Sustainability

JA asked for member's comments and questions:

- SD noted that printed copies of all the relevant documents were available in Mona's for inspection. GF noted that MCC could request extra printed copies if required
- JA noted that the next MCC meeting was not until 25th March and asked if the Council would agree to MCC having a few extra days to respond. GF agreed to this
- JJ noted that during the period of the new LDP we are likely to reach a tipping point regarding climate change. Will there be a chapter on this? Further, does the Council have an emergency climate change plan (as, for example, Stockport has)? Will there be a Sustainability team and will the LDP support them? In other words, will the effort be joined up? JJ also noted that all new housing should reach the Gold standard of energy efficiency or, better, be net providers to the grid. It was confirmed that these issues will be considered but there will be no separate chapter
- SD noted the need to address the policy related to Development in the Countryside
- PL asked whether individuals as well as MCC can make comments and suggestions and whether these will be available online. It was confirmed that everyone can comment and that a summary of these will be available online
- A resident noted that climate change is only one sustainability question and that others, for example, included habitat destruction and landscape protection. It was suggested that these issues could be linked to SLA designations and with tourism
- PL noted poor public transport links and the effect this has on climate change and sustainability and although there are references within the MIR to Active Travel, to aid commuting, this is not a serious proposition from Muckhart. Sometimes, development seems to come before infrastructure, whereas, the reverse should be the case
- PT noted that people need to get to work, preferably sustainably
- JJ noted that that sustainability and climate change should drive strategy and spatial planning and only then should development planning for specific sites follow - it seems the reverse is happening
- A resident noted the need for improved walking and cycling connectivity between Muckhart and Dollar, and beyond
- A resident noted that, since the last LDP, some nine new dwellings have been built in Muckhart and asked if this is taken account of when revising the build figures

- A resident asked about smaller scale developments. It was confirmed that the LDP does not deal with sites of less than 4 units
- JJ asked if there were any changes made to how sites are assessed for inclusion in the LDP. H49 has been in the Plan for some 10 years or more, with a lot of time and effort spent consulting on it, where much of the area has since been confirmed as being unsuitable for development and better assessment up-front would have avoided this. It was stated that this is a cash and resource issue and that the Council can only consider obvious impediments early on in the process

JA thanked both GF and AF for their contributions and attendance.

7. Muckhart Community Plan: Updates

Promoting the MCC Web-site

JA reported that a meeting had been arranged to discuss further use of the web-site and Facebook page.

Infrastructure: I-1/2 Lead MRW

MRW reported that the results of the audit, to address the issues with the zebra crossing raised with the Council's Roads team, had now been received. The Council has also approved the use of the Pop-up Police figures, requested on behalf of the Parent Council. It was noted that the Police, having approved the use of the latter at an earlier meeting, had since confirmed this fact in writing. Council proposals for improving the zebra crossing include: repainting the beacon posts and the road markings, including adding red paint to the 30MPH roundel; replacing the rumble strips; introducing vehicle activated flashing warning signs; and adding gateways, at the east end of the village, approaching the crossing. Most of these improvements are in addition to the works previously proposed by Springfield. The Council have stated that this work will be undertaken when the weather improves in the spring. MRW confirmed that the Council will also pay for the Pop-up Police figures.

The Infrastructure Working Group (IWG) will next meet on 6th February, to discuss these developments, as well as a response to the MIR, and a follow-up meeting will be held with the Council on 26th February.

MRW reported that has also advised the Council of recent incidents where, within the space of a few days, two vehicles had become stuck in mud trying to drive up Maudie's Loan, following directions from their satellite navigation systems. Together with suggested improvements, this issue would also be progressed at the next IWG meeting with the Council. **ACTION: MRW**

Housing development: Muckhart Housing Development Policy

SD noted that further to comments by JJ at the last meeting, regarding sustainability, and further to the developments with H49 regarding SUDS, etc., he has since updated and distributed the revised Policy document. SD proposed that this revised version be adopted, under Muckhart Community Plan, noting that it is a working document which might change in the future. This was proposed by JJ, seconded by PL and accepted, unanimously, by members.

Re Matters Arising, from the last meeting, JA noted that the Church accepted the need for an extension to the graveyard in Muckhart and that, as a matter of procedure, this issue has been referred to the Stirling Presbytery for consideration.

8. Planning Sub-Group

8a: H49 Planning Application

SD updated members on developments regarding the H49 site proposals. At the Planning Committee meeting, on 23rd January, the application for development of 50 houses on this site had been refused. The meeting had heard well-constructed arguments from the community, a large number of whom had been present at the meeting. SD then reviewed his understanding of what might happen, moving forward.

The next step is for the Council to issue a formal decision notice in the following 10 days to all who had responded to the application. Springfield must then decide how to respond. There are, it seems, three possibilities:

- Springfield can present a new, revised application
- Springfield can withdraw their application
- Springfield can appeal the decision

According to a press report, in today's Alloa Advertiser, Springfield plan to appeal. Should the appeal proceed, then the Government will put the case into the hands of a Reporter who will decide whether to uphold or dismiss the appeal. The Reporter can decide on how to determine an appeal and can make a decision based on one or more formats – a public inquiry, a hearing, written submission, site inspection. Ultimately, a decision by the Reporter can be challenged through the Court of Session but this is rarely done and such a challenge can only be based on points of law. It was not clear how, or whether, MCC or the community can intervene in this process.

PW asked if the presentations made at the Planning meeting formed part of the information made available to the reporter. SD replied that he did not know but it was worth confirming if this was the case. A resident noted that if the proceedings of the committee were recorded, this might suffice. SD indicated that he would seek advice from Planning Aid Scotland on how best to approach the appeals process.

ACTION: SD

JJ asked if we are still in communication with Springfield and whether we should challenge them to come up with a more suitable proposal.

8b Main Issues Report

SD noted that we have until 27th March to comment on the MIR following the decision made earlier (see item 6 above). It was a wide ranging technical document and he felt there was a case for willing members of MCC to take responsibility to draft comments on the various issues. It was agreed that SD and MRW meet to suggest names. SD suggested that a public meeting might be useful at some stage.

ACTION: SD

9. Muckhart Primary School: Update

In VW's absence, this was deferred.

10. Treasurer's Report

DC presented the Treasurer's Report, noting that on 20th January 2020 the balance of the account stood at £1860.01.

11. JCCF

DC noted that at the meeting of the JCCF on 5th December, the main item of note was a discussion on insurance issues.

12. Correspondence

MRW had circulated a list of correspondence received, in a summary format. Five items were discussed:

- Email (24/01/20) from Raymond Henderson, re notice of a proposal for a woodland development at Coulshill, Auchterarder, noting that a public consultation is to be held
- Email (10/01/20) from Lesley Baillie re the new National Planning Framework 4, asking for input from Community Councils and that a resource pack is available should we want to hold a community meeting. SD will look at this **ACTION: SD**
- Email (10/12/19) from Tim Allan, re ash dieback in the community woodlands. He plans to fell, chip and burn infected trees but wood suitable for burning will be available which residents are welcome to collect. Replanting will take place
- MCC Facebook item (27/01/20) re vulnerable residents. As agreed earlier, it was decided to send out a community alert email
- MCC Facebook item (27/01/20) re MCC plans to hold hustings for the forthcoming Council by-election. Members decided not to pursue this and to remain apolitical

13. Community Event for Community Council elections

JA noted that MCC needs to agree a date for a community event regarding elections for members of the next Community Council, which are due later this year, suggesting that a date in August would be preferable. He noted that the date of the election had not been set yet.

14. AOCB

- SD noted that a new planting scheme had been proposed by Tilhill, for Arndean. When this is put on Scottish Forestry's public register, there will be 28 days for interested parties to respond. SD will draft comments by MCC to this proposal. **ACTION: SD**

15. Date of Next Meeting

The next MCC Meeting will be held on Wednesday 25th March 2020, at 7:30pm, in the Coronation Hall.

The meeting closed at 9:35pm