



MINUTES OF STRATHBLANE COMMUNITY COUNCIL

**Monday 5th December in the school
Draft for Approval**

Members Present: - Margaret Vass, Alan Hutton, Richard Arnold, Julie Hutchison, Grace Edmonds, Rob Davies, Sue Rand, Marian Lever, Elspeth Neill, Avril Keen and Willie Oswald, John Gray

In attendance: Councillor Alistair Berrill, Ian Denvir + 80 residents.
(SC = Stirling Council. CC = Community Council. CDT= Community Development Trust * Denotes an action)

1. Welcome from the Chair and any apologies

Apologies – there were no apologies

MV opened the meeting and welcomed the members of the public who attended. She explained that there would only be one item on the agenda – the Gladman Development proposal. There was no Police report, but MV mentioned the graffiti at the Edmonstone Hall which is being investigated by the police.

MV also said that she had received email notification that all libraries, including Strathblane, will now be part of Start up Stirling and will be able to receive food donations.

2. Declaration of interests –

There were no declarations of interest.

3. Minutes of November meeting and matters arising

The minutes were approved by ML and seconded by RD

4. Consideration of the Gladman Development proposals.

MV introduced JG who gave an excellent presentation on the factual aspects of the proposal, particularly in relation to the LDP which goes to the Council for approval on Thursday 7th December. Current comments going to the council are clearly in favour of the LDP which in turn favours a cemetery only on this site. The LDP looks ahead 20 years. The Gladman proposal suggests that the field nearest to the Cala development should be used for housing while the second field is developed as a cemetery. The 70 houses are notional at this stage of the process. The current pre-application consultation concludes on December 12th.

MV mentioned that SC talks about controlled small-scale developments. The key thing that Gladman is focusing on is SC is not allocating enough land for housing. The report going to the council rigorously defends current plans to the Scottish Government. If a planning application is submitted and goes to appeal the focus would be on the land allocation within the SC area.

AK reminded those present that the community was involved in the LDP when local planners held consultations here and in Killearn. Gladman is trying to undermine what the community has already said to the planners. Our campaign is aimed at supporting SC and the LDP because SC has carried out a lot of consultation on these issues and listened to comments.

A member of the public asked what makes Gladman believe that they can succeed with a huge development on this site when smaller ones have already been rejected. MV said that they are focusing on the availability of housing land in the SC area and riding roughshod over previous agreements with the community. JG pointed out that Gladman has nothing to lose by proposing this development.

There was some discussion regarding local amenities and whether these will be able to cope with extra capacity. MV said that the school will not be able to and it is unlikely that there is sufficient sewage capacity either.

It was pointed out that Gladman's questionnaire was designed to gather data about what they can use to influence the community to agree to their plans. They can promise to deliver all kinds of benefits to the community, but cannot actually do so as they do not yet know who the developer will be.

AK emphasized that at this stage we are considering a pre-planning consultation before any application is made.

At this point in the discussion Simon Dean and Catherine Wood from Gladman Development joined the meeting.

SD stated that they had nothing to add to their exhibition. Over 120 people attended the exhibition and they have had 90 completed questionnaires. These show some support for housing in the area, but SD admitted that most respondents qualified this by saying they wanted affordable housing. He pointed out that SC does not have a local connections policy with their house allocation scheme and suggested feeding our desire to have local housing to SC. MV said that the council is not building in rural areas but that the local housing association does have a Local letting policy. Respondents also raised concerns about roads, schools, distance of the cemetery from the church.

AK raised the concern that the consultation period is a fait accompli as it was apparent to the meeting that Gladman intends to make an application regardless of local opinion.

C Wood claimed that insufficient land for housing is being allocated in the SC area. MV reminded her that the CC has consulted with SC on this and JG clarified that they are talking about the whole Stirling area and pointed out that if they are required to release more land it will not be here as the LDP clearly states that there should be no development here.

AK said that the proposed development will increase the population of the village by 10% and asked how Gladman sees the infrastructure supporting this. CW eventually said that they have scoped the issue of public transport with SC but

this work is not yet complete. They are waiting to speak to the Education Officer about funding for education provision in the area and current plans for this. Several members of the public asked questions about a variety of issues including Gladman's track record in winning planning applications, whether 70 homes will actually be the limit and whether Gladman intends to do further business with Connell estates. In all cases the two representatives were disinclined to answer, although CW did finally admit that their track record to date is 100%.

A member of the public suggested that our problem is actually with the landowner who is determined to have his land developed. We have a strong track record in fighting developers and support of the SC planners.

At this point MV thanked SD and CW for attending the meeting and they left.

MV then listed some action points for the way forward.

The CC should contact Charles Connell

We need to keep up the effort of ensuring that as many people as possible respond to Gladman via the petition, website, letters. Responses should be copied to the CC and to Ian Jeffries, senior planning officer.

The CC still hopes to stop Gladman from submitting a planning application in principle.

MV believes that it will be important for us that the LDP is passed at the Council meeting. AB does not believe that there will be any major changes to the LDP and that it will be passed as it stands.

5. Elected Member's Report - Cllr Berrill

The PBB process has been happening this month. ML and MV attended one of the sessions and thought the exercise was a waste of time. AB does not think it has been effective.

At the Council meeting this week the Local Transport Strategy will be discussed, but in general terms. AB thinks there is a need to look more carefully at the impact of the strategy on rural communities.

AB is asking SC to enter into talks with First Bus to see if a solution can be found to the issue of transport from after-school activities at BHS.

City Deal for Stirling - The local councillors are trying to ensure that all the money is not spent in the city.

16. Date of next meeting – Monday 9th January 2017 in the Primary School

