

KILLEARN COMMUNITY COUNCIL

UNADOPTED MINUTES OF THE SPECIAL MEETING HELD ON 17 AUGUST 2011

Present: I. Beaton; J. Duncan; M. Harrison; N. Kelly; C. Macintosh; B. Pell (*Chair*); P. Rea; D. Stuart E. Smith; P. Wilks; H. Wright.

In Attendance: J. MacMillan; J McGrory; and 28 members of the public.

Apologies: M. Burdon; Councillor A. Berrill; Councillor G. Lambie; Councillor C O'Brien; PC D. McNally.

SM5 *Introduction*

The Chair stated that this was a special meeting of the Council to consider the revised plans for the erection of 3 pairs of semi-detached bungalows (6 units) at land north east of telephone exchange and 22 Birch Road. The meeting would also consider the future of the remainder of the land known locally as the turnip field and the proposed nomination of the park for the *Queen Elizabeth Fields Challenge*. The Chair then introduced John MacMillan and Jim McGrory from the Housing Department of Stirling Council who would describe and answer questions on the proposed revised planning application.

SM6 *Revised Application*

John MacMillan said that the application for planning for the bungalows had received a number of objections, as well as a petition from three primary aged children. The objections mainly centred on the deviation of the footpath and the view down the park which would look very built up with the fencing to the rear of the properties. There were also problems with the depth of soil at the upper end of the site, the rock head, which was only 1.5m below the surface, making the provision of services difficult and expensive. Taking account of the objections and the geology, the bungalows were turned through 180° so that the properties now faced on to the park, giving a more open appearance and reducing their footprint. The path could also be in approximately the same position as the existing path. The revised layout also had the advantage of having a smaller impact on the field. The houses were of the same design, but with a roof pitch of 25° instead of 35° giving a significantly lower roof height. As before, there were 3 pairs of semi-detached units. Each bungalow was 4-person (2 bedroom) unit designed for the elderly (60+) and amenity use (e.g. wheelchair users). Under the points system, persons with a local connection would have priority. Because this was a new application, the full planning process would have to be gone through; therefore final approval could not come before November at the earliest. This meant that construction would probably be scheduled for the spring, with approximately 30 weeks on site.

There then followed questions. A number of speakers questioned the position of the turning area on the roadway sited between the block nearest the telephone exchange and the middle block. It was felt that the narrow road opposite the end pair of houses would make backing out difficult and could pose a hazard to pedestrians. John said the proposed scheme had been devised in consultation with the roads department. The road was two-car width to the turning area and then single-car width, therefore the turning area was the effective road end. When asked if the frontage would be fenced, John gave a categorical 'no' as the idea was to give an open aspect. A number of people feared that the road would be used by parents dropping children off at school. It was stated that this was not a planning matter, but double yellow lines could form part of the planning application. He stated that the road would have standard lighting as in Birch Road. When asked if making the houses with an upper-bedroom and relocating them the on the other side of the field with access from The Square would reduce the footprint further and reduce the amount of tarmac, John said the houses could not then be designated elderly/amenity and would then be open to any applicant, and would not have a significantly smaller footprint. The road had to be to a given standard otherwise it could not be adopted by Stirling Council; a smaller road would then be a charge on the housing budget for maintenance.

The Chair thanked John for a clear and concise explanation of the proposed development. She said that the meeting was a consultation exercise, as a formal planning application had not yet been lodged and thus the meeting would not come to a formal decision. However an informal show of hands would indicate the feeling of the meeting. The meeting overwhelmingly supported the proposal.

SM7 *Nomination for consideration for the Queen Elizabeth Field Challenge*

2012 would mark Her Majesty The Queen's Diamond Jubilee. *The Queen Elizabeth II Fields Challenge*, operated by Fields in Trust, is a new campaign to protect outdoor recreational spaces in communities all across the country as a permanent living legacy of this great event. The Challenge would give communities an opportunity to vote for an outdoor space in their area to become part of the scheme and be permanently protected as a tribute to the Diamond Jubilee. Seventy places had been allocated for the whole of Scotland, and ten would be nominated by Stirling Council. Stirling Council was proposing to include Killearn Park in these nominations and asked the approval of the Council. Currently the remainder of the turnip field was not included in the application and it was not immediately clear how it could be included. On a show of hands, the meeting unanimously agreed that Stirling Council should enter Killearn Park in the Challenge. If successful, the park would remain public open space in perpetuity with an obligation for the local council to maintain it. For our bid to succeed it was imperative that all villagers vote.

SM8 *Future of the 'Turnip Field'*

It was agreed in the initial discussions on the development of the 'turnip field' that the six bungalows would be the sole development on the site and that the remainder of the field would be protected as public open space. Stirling Council has signified its agreement and intention to secure this aim. John MacMillan said that the option to transfer it to Killearn Community Council or other local body would confer an obligation to insure and maintain it, which would be a significant on-going financial burden. The preferred option was to transfer the land from the housing account to Stirling Council's General Fund, which would make it part of the parks portfolio and thus would be maintained by Stirling Council. This option was fully supported by the meeting. Investigations are ongoing to determine how this might be achieved.

SM9 *AOCB*

Ian Beaton Ian had been an excellent youth member of the Council and would be a loss to the Council as he proceeded to the next stage of his career. The Council congratulated him on achieving five A-grade passes at Higher Level and admission to Glasgow University to read Aerospace Systems Engineering. He had also passed his driving test.

Meetings Notice was given of the next Forum Meeting on 19th September and the offer of Zero Waste Training for members in Glasgow.

Guest Speakers Proposed guest speakers for the next session included the Banks Group on the proposed wind farm, David Riggle or David Hopper from Stirling Council to talk on Waste Collection and Management, and Hilary Kennedy, the new Trees Officer.

Draft Plan Members were reminded that the draft Local Plan was due to be published in October and would require consideration by the Council.

SM10 *Date of Next Meeting*

The next ordinary meeting would take place in the Primary School on Wednesday, 21 September 2011 at 8.00 pm.

The meeting closed at 9.30 pm.