

**Blairissan development - M&M Public Consultation Meeting  
27 September 2016 – KCC report on questions asked and answers given**

**Access to site from Station Road**

M&M met with SC Roads on site. Changed mini-roundabout to priority T junction which incorporates maximum visibility on both sides with 60m for vehicles turning right into site. Independent road safety audit to be carried out, commissioned by M&M, who agreed to share report with us.

**Houses**

M&M propose smaller units eg semi detached and terraced houses. In order to make site financially viable, number of units increased from 30 to 37. Site measures 8.87 acres with average of 4 units per acre. Classed as low density site.

12 affordable units for RSHA – 4 x 1 bed flats, 4 x 2 bed houses, 2 x 3 bed houses, 1 x 1 bed bungalow, 1 x 2 bed bungalow. Application forms for these houses available from KCC or from RSHA - details on RSHA website.

Remaining units are mixture of 3, 4 and 5 bed private houses. Some one and a half storey with bedroom downstairs.

Although Reporter to Scottish Government recommended 30 houses, there is no requirement to go back to the Reporter to increase this number if M&M can justify the increase and keep within allocated site. SC must also be convinced and agree to increase.

**Safe route to school**

M&M to build footpath from site onto upper Station Road with crossing point. Possibly narrow the road at the crossing and encourage children to use the main road to walk to primary school. M&M requested to look at a second crossing lower down Station Road to enable children to use Endrick Road and walk through park to school. Consider a pavement on Glebe side of Station Road.

**Building Programme**

Full site investigation carried out with boreholes with no issues revealed. M&M started initial enquiries with utility companies. Primary school capacity no problem but phasing of houses important. No comment made on Balfron HS. 2 – 2.5-year programme envisaged depending on market. Initially 12 RSHA units and 8 private units to be built in year 1.

M&M have no remit beyond red area on site plan. No phase 2 development envisaged. Hammerhead road end does not mean further development. Remaining area of site will be landscaped. Present layout subject to change as result of ongoing discussions with planners.

**Planning Application**

M&M hope to submit formal planning application at end of October, then 4-6 months processing agreement with SC. Hope to start building summer 2017. Residents will be able to see more details on planning application and scrutinize full engineering report. Can bring concerns to SC.

## **Landscaping of Site**

Planners consider unsupervised areas can cause problems with antisocial behaviour and crime escape routes. However, M&M agree to look at landscaping on boundary with existing properties. Policy is to retain mature landscaping where possible. They wish to retain existing trees bordering Station Road but are still to conduct tree survey looking at condition of mature trees. Tree survey and initial landscaping proposals will be available to public before planning application.

## **SUDS Pond and Drainage**

To be sited within red boundary area. Natural stream already drains elsewhere in field but outwith boundary of site. Investigation showed proposed SUDS Pond and drainage outlet pipes will be adequate to cope with a 1 in 200-year flood event. Pond to be up to 1 metre depth to drain down in 24-hour period. Fence and planting around for health and safety. M&M in discussion with Scottish Water. Foul water drainage to be taken along boundary and down Gartness Road. M&M still to obtain permission from land owner to lay pipe. (1.5m diameter pipe). More technical information will be available at planning application stage.

## **Conservation Area**

Site adjacent to conservation area. M&M not yet committed to materials but suggest Scottish rural vernacular style, white renders and dark roofs. M&M to pick up on key elements within the village and try to fit in.

## **Sloping Site**

Present site plans appear to make no provision for the sloping nature of the field. Sectional elevation plans have been requested and M&M agreed to submit these to KCC for examination.

## **M&M company ethos**

92-year old family business with proud heritage. Will deal with any concerns promptly. Considerate contractor employing all their own trades, thus giving them greater degree of control. Commitment to minimize disruption to village and site neighbours.

## **Outstanding issues for discussion between M & M and KCC Community Panel**

- House types, location of parking places, cross section of the site
- Number of houses should be finite and should not continue to increase
- Landscaping – reintroduce buffer zones between existing and new houses; dispense with proposed community field; fell conifers on Station Road and re-landscape entrance to site; confirm location of proposed footpath to Drumtian Road. Clarify who will maintain landscaped areas
- Roads and pavements – pedestrian movement to and from village not resolved; parking on Station Road, especially during construction period
- BT Openreach are currently offering developments of 30 or more houses free installation of FTTP (Fibre to the Premises) broadband. Will M & M apply for this for Blairessan site?

