

Draft minutes Meeting 138 Cambusbarron Community Council held Tuesday 19 October 2021

Members and office bearers

Marion MacAllister, Chair (MMacA) Janice Paterson, Vice Chair, (JP)*
Ann Finlayson, Secretary (AF) Keith Ratcliffe (KR)

Melissa Nelson, Treasurer (MN) Jennifer Macleod, Planning (JM) *
Cathie Graham (CG) * Douglas Campbell (DC) *

Richard Blore (RB) Scott Farmer (SF) elected rep*
Christine Simpson, elected rep (CS)* Neil Benny (NB) elected rep*
Ross Barclay, police (PK) * Mark Hill, Headteacher (MH)
Helen Bang, minute clerk (HB)

1.Introductions and Welcome (MMacA)

1. The Chair welcomed everyone to the meeting via Zoom. MN chair.
2. *Apologies were received from Marion, Richard Janice Jennifer Mark Hill, Cathie Graham, Keith Ratcliffe.

2.Minutes of previous meeting

1. The minutes of the September 137 Zoom meeting were approved with the following amendments:

Proposed MN, Seconded AF. ACTION HB to AF for Stirling Council.

2. Conflicts of interest declared

AF on CCDT Board, MN Walled Garden Group, RB on Management Group.
HB also
clerk for Carron Valley & District Community Council. MN Save Gillies Hill.

AOB – carry forward links with community councils.

5.1 Keep Scotland Beautiful advice MN

6.1 Contact DC re AMEY contact MMacA

11.2 Support North Kersebonny Residents Housing Association's objection
MMacA

3. Matters arising

1. Playpark improvements

Replacement top for see-saw has arrived. Hoping work will be done late October.

Metal picnic tables – carry forward to next meeting. Please see Appendix I

2. Kersebonny speed changes and verges

Concern was expressed about continued deterioration. No Councillor has attended

a meeting recently. Chair's comment: These are deteriorating further by the day. It

would be good to have some response from SC as to their intention. If it is to leave

a permanent repair until after the Mill development is complete we would look for

some temporary remedial work before there is an accident. Can our councillors

please mediate?

ACTION AF write to all councillors.

3. Persimmons adoption (MMacA)

No further communication. Carry forward.

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4. Seven Sisters (AF)

A meeting with Barry Cunning is to be arranged. The roundabout is supposed to be done first. Carry forward.

3.6 Meeting with Carlyn Fraser

Roads issues were raised in June. Also, road closures didn't happen as advised in August even though signs etc. were out. CC would like to be updated if work is not going to happen so they can advise residents. ACTION AF to chase.

1. Footpath Project
On hold.
2. Burnside Bridge (RB)
Carry forward.
3. Quarry Road

Finally got a response from Stirling Council on 8th October regarding the hazard of the slip at the bottom of Quarry Rd.

“I acknowledge this issue relates to an embankment slip into the burn. I have asked one of our officers to source a contractor to install a post and rail fence to deter pedestrians from walking along here. Our team will continue to monitor the burn/embankment, as at present it has no effect on the kerb or carriageway.”

DC went there on 18 October, there was a squad erecting posts on the road up to the bridge. Some work is underway but it has not been inspected yet.

4. Bins/Litter/Dog Waste

MN keeping in contact with Stephen and Ewan. Bin on Brae is still broken, awaiting replacement.

Spray – stencils. During winter months Carry forward.

5. Burnside Orchard
Carry forward.

6. Fleming Trust (AF)

Met with Laura. They have found a space to put different cabinet for the book. Keep flat one behind it for prints etc. Will then look for a joiner.

MN – could someone locally do the work? AF may buy a ready-made one. Waiting for Laura to confirm all is okay.

7. Child First Aid courses (MN)

Lindsey from Edinburgh – MN to contact. She can come to the village. Works with group of 12 at £20 per head. Communication will continue, hopefully this will take place before Christmas. ACTION MN to get dates, AF can then put on Facebook page to assess interest.

8. Touch Road benches

Ongoing. Weather has been too wet recently. Will replace damaged benches. £1500 budget for benches.

9. North Kersebonny objection

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Distillery. We have not had any response so far. Below is the link to the objection.
Also See Appendix II.

C:\Users\annfi\OneDrive\Public\Community Council\Minutes etc\2021\October 2021\NKRHA draft submission to Stirling Council Planning re distillery 17 Sept 2021[1].docx

10. Motorway Bridge Torbrex

DC reported to Bear Scotland [Contact Tommy Deans Network manager] the community concerns on the suicide risk at Torbrex Bridge and received this reply on 1st October:

Just to let you know that we will let know Transport Scotland know about your email and will arrange for a member of our Bridges staff to meet with the Police on site to consider what we can do at this location. It might be useful for someone from Stirling Council to be there too. I'll discuss further with the Bridges Team, we'll get the meeting set up and we'll keep in touch with you.

DC suggested that a representative of the community council attend this meeting as an observer but to date no response. Carry forward.

11. Fly Tipping (MMAcA)

Increase in dumping. MN contacted Keep Scotland Beautiful re particular hotspots, perhaps SC can work closely with CC to deal with this. MMAcA suggests we advertise the methodology of reporting this to SC by means of a Facebook post and posters. These might also be put at the 'hotspots' on Polmaise Road etc. She is happy to do this if agreed.

DECISION Agreed. ACTION MMAcA

12. Christmas in Cambusbarron (AF)

Unfortunately there was a hold up in funding – the date was changed. Could possibly get in application for 5 December. It would be good to formulate a timetable which can be produced asap. We will need volunteers to distribute these round the community. Carry forward.

13. Shelloch Windfarm (AF)

Long discussion, they have sent through documents. Five turbines planned. Divide same as Kingsburn – money will be divided equally between six areas. There is an option to buy-in to one of the turbines, paperwork hasn't been studied yet. Carry forward. Other option is £20K per annum for 30 years. ACTION AF to circulate information.

14. Roundup of CC activities for noticeboard (MMAcA)

A synopsis of CC activities was posted.

15. DC could draft minutes go to the library? Facebook could advise residents it is available there. DECISION – agreed. ACTION AF.

4.Reports

1. Police Report

No police report was received by the date of the meeting.

2.School Report [HT] Attached as Appendix II

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3.Murrayshall and ROMP [DC] Attached as Appendix III

ROMP process is not yet finished. Meeting with Councillors – further meeting with planners and councillors still hasn't been arranged. Letter to Patersons from Councillors, asking them to give a sympathetic ear to any approach from Save Gillies Hill.

DC - we need a group in Gilles Hill to focus on this and keep in touch with Patersons as quarry reopening progresses. ACTION DC to email elected representatives – asking to be advised once letter is sent.

4. Sequoia Group (Save Gillies Hill) (MN)

1. [The Treasurer of the group is doing a lot of work, keeping people in the loop. Janice and Rosie. Email <http://savegillieshill@outlook.com>](#)
2. AF received an email from Andy Kavanagh. Discussions regarding tree protection requirements are ongoing between consultants and the Council.

5. Planning [JP]

Stables Birkhill House want a 2 storey extension.

6. Greener Cambusbarron [MMacA]

MMacA would like to thank all the volunteers who helped with watering etc. during the season. A couple more tubs have been left until the first frosts. The hanging baskets were taken down last Thursday (7th October) and are now stored at Homesteads. We also wish to thank Land Services and Stephen Robertson's team for making life so easy by giving us bags and for collecting these so promptly. As the tubs are looking so good we are holding off winterizing these for a few weeks.

7. CCDT/CVN [AF]

1. CCDT Nothing major. Walled garden – needs clearing.
2. CVN – plans – costing exercise. There should be more information available soon.

8. Treasurer's report [MN] Attached as Appendix IV

£91.25 for ink and paper. Admin grant. Email from Stephen Bly apologising that this took so long. No changes in sums held in trust. £3039.25.

Reminder to CC members to submit expenses to Treasurer. ACTION DC to submit claim.

Main agenda

1. Triangle at Citizen Jaffray

1. MMacA has written to Duncan Ogilvy formally asking if can buy or lease this land.
Waiting for response.
2. AGM planning. No communication. Date is January 18 2022. Can now have face to face meetings but not clear if can use the school. ACTION AF to approach school.
Approach Community Centre if not available.

2. Correspondence

1. Email from Carron Valley & District CC re closer relationship. Carry forward.

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3. AOB

1. Community Pride deadline changes. Asking us to check website! We receive emails from SC on matters not of much importance, but not for important things like this.

- 8 Date of next meeting
- 8.1 This will be held on Tuesday 16 November at 7pm via Zoom.
- Decisions taken at this meeting
- 9 Draft minutes to library.
- 10 Decisions taken
- 3.18 Flytipping posters
- 3.22 Draft and approved CC minutes to the library
- 11 Actions
- 2.1 Approved September 137 minutes to AF for Stirling Council HB
- 3.2 Kersebonny verges AF
- 3.6 Road closure updates AF
- 3.14 Child First Aid Course possible dates MN
- 3.18 Flytipping/litter - reporting posters at hotspots MMacA
- 3.20 Shelloch windfarm information to be circulated AF
- 3.22 Approved and Draft CC minutes to the library AF
- 4.3 Contact elected representatives re Paterson's letter DC
- 4.8 DC to submit expense claim for stationery etc. DC

- 5.2 AGM approach school / community centre for availability AF

12 The Meeting closed at 8:30pm

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Appendices

Appendix I - Park Improvements

Please see email below from Donna Mills

The replacement top for the see saw arrived weeks ago, however it required new fixings which weren't sent at the same time and are due to be delivered late October. As soon as we take delivery of the parts, we will get the see saw reinstated.

I previously sent the following details regarding metal picnic tables. Please could you confirm what style of seating you would like to progress with e.g full metal or metal frame with wooden slats? I can then obtain an up to date quote:

Also, I looked at the picnic table suppliers that Ann sent through, unfortunately we are unable to purchase from these suppliers due to our Procurement rules. Also, we have had some bad experience with recycled plastic benches which have been set on fire at other sites, or have been melted by disposable barbeques. As an alternative I have obtained a price for metal picnic tables, which are powder coated black, and from the same supplier that manufactures the existing benches located in the park. Details can be found here: <https://www.davidogilvie.com/mb-picnic-set>

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The cost to supply 3 x picnic tables, fixings, and delivery to our depot in Springkerse Depot would be £2188.00. Please let me know how you would like me to proceed.

We are looking to have a teams meeting with her after the 5th November and will have more to report at the November meeting.

Appendix II Distillery
Cambusbarron Community Council

cambusbarroncommunitycouncil@gmail.com
24th September 2021

Planning & Building Standards Service Manager
Planning Services

Stirling Council
Teith House
Kerse Road
Stirling

FK7 7QA

Regarding

**21/00552/FUL | Erection of distillery and
visitor centre for the production of whisky**

and other spirits, still house, workshop, enclosed yard, distillery shop, events space, cafe, restaurant, kitchen (licenced), service spaces, plant rooms, and associated visitor/staff car parking, coach parking, soft landscaping and infrastructure including new access road | Land 465M South Of Craigforth Stirling

Cambusbarron Community Council is making this objection. We represent all residents in the community council areas but particularly, in this application, the interests of the 10 owners at North Kersebonny Steading.

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Objections are as follows access; flood risk; water supply; heritage, landscape and visual impact; noise, light pollution and odour pollution; the potential for the use to discolour buildings; and fire risk.

It is regrettable that these residents were not contacted as part of the Pre-application Consultation exercise, despite being close neighbours, and directly impacted by the proposed development.

North Kersebonny Steading is located c. 430m north of the A811 (Dumbarton Road) and comprises 10 houses that were developed on the site of the former North Kersebonny Farm. They all take access from Kersebonny Road, which is a private road that connects with the A811 to the south, and also provides access to Kaimes Farm and Craigforth estate. The road is privately owned, and only the residents are permitted to use it for vehicular access. Cyclists and walkers accessing Craigforth otherwise use it, albeit it is not yet part of the Stirling core path network.

Whilst appreciating that multiple Planning Applications can be submitted in relation to the same site, but in a situation like this where applications have been submitted by different applicants, and at different times. This muddies the waters and a clear and holistic approach that allows for decisions to be made with transparency.

Alternative Sites

We note from the Design Statement that the distillery was initially proposed elsewhere, and was only transferred to this site at the eleventh hour. This appears to have happened for commercial reasons only, and not for any technical reason that we can see from the Application submission.

The fact that the distillery seems, therefore, to be footloose begs the question as to why it couldn't be sited instead in one of the numerous available industrial sites in Stirling, or, indeed, within that part of Craigforth that already has detailed consent ref: 20/00427/FUL. That is if distilleries should be even sited in or near urban areas, which seems debatable. More suitable sites in the area are evident and have a lesser impact on the community and wildlife. We contend that this is not a suitable site on grounds of Sense of Place and that this complies with Stirling Council's Overarching Policies of LDA 2018 3.4. Is the scale of the development appropriate for the place? Has drainage and flood management been considered throughout the watercourse? Is there evidence of the use of renewables and does this comply with SC's ambitious aims? Has a two season EIA been undertaken?

Access

There is community concern, in relation to what may happen about the use of Kersebonny Road, which is included in the APPP ref: 20/00426/PPP proposals for use as an emergency vehicular access, and also as a walking/cycling route. The distillery proposals (and updated masterplan) show this alternative route as potentially still on the table as an option. We object to any use of the A811.

Flood risk

We have read the Flood Risk Assessment. As far as the Council's own flood map is concerned, the site is shown within the 1:200 year floodplain, as, indeed, is much of the area covered by APPP ref: 20/00426/PPP. It is felt that this proposed development, and that proposed by APPP ref: 20/00426/PPP, will significantly and irrevocably change the way the flood plain operates, and massively increases the chances of flooding and subsequent property damage.

This area is generally flat and, even subtle changes to levels, could significantly alter the way that a flood will affect the area and, therefore, in line with LDA 2018 4.1-6.1 PP4-6 we look for reassurance that active travel and flood management have been considered.

We object on grounds of flood uncertainty.

Water supply

Residents of North Kersebonny require reassurance that their water supply will not be compromised by this proposed development. We object until this is given.

Heritage

The Craigforth area is important to the setting of Stirling, the Old Town ridge, and the castle, with Craigforth House itself listed, and the wooded crag also an important local landmark. The proposed development will totally change the character of this area, and will seriously compromise the view of the carse from the Old Town ridge, and the castle, and with the crag itself disappearing within a sea of development. It should not, therefore, be permitted.

It is clear that in an attempt to generate 'kerb appeal' the building has been sited in the most conspicuous position possible, in relation to the M9. This cannot be a sound basis for siting such a building, and it cannot be considered that Sense of Place has been given any consideration. Any building should fit with the environment and reflect the historical setting. We therefore object to the lack of consideration to Sense of Place.

Landscape and visual impact

In similar vein, the landscape of the carse is notable for its lack of development, with the only built form tending to be small farm steadings, and a few houses set into a wide, flat and largely agricultural landscape.

The reason the Craigforth crag is so prominent and impressive in views from the Old Town ridge, the castle and the motorway, as well as local core paths and roads, is because it is seen from the south, east and west in almost splendid isolation. That will change for ever, if this development is allowed to proceed, with the crag being encapsulated by a new buildings. The entire character of the carse will be changed, as a result, and irrevocably damaged.

In addition, it should be stressed that the site for the distillery actually replaces the very planting that the Landscape and Visual Impact Assessment for APPP ref: 20/00426/PPP says will mitigate the impact of that development. So, not only will the distillery be additional development it negates the mitigation for the wider proposals. Councillors need to be made aware of this when they come to determine that Application ref: 20/00426/PPP.

We object on the grounds of lack of Sense of Place and a lack of sensitivity to the historical setting.

Noise pollution, light pollution and odour

The residents of Cambusbarron enjoy an almost light free, and quiet environment. This will be irrevocably altered by this change and we are unhappy regarding this change to our environment.

Noise will increase, as activity increases. This application should not be considered until a full Noise Impact Assessment has been taken place.

As odour is a constant problem for distilleries to control, and our community residents will have to bear that impact the most. There is no document that explains what will be done to control odour, and that is a serious omission. We object until a full assessment is undertaken on noise, light and odour and reassurances are forthcoming as to the health of all residents.

Discolouration of Buildings

Discolouration or blackening of buildings and trees is a common problem with distilleries, which is caused, we understand, by the release of ethanol during the maturation process, and which can cause the growth of what is often called the whisky fungus (*Baudoinia compniacensis*) (see https://en.wikipedia.org/wiki/Baudoinia_compniacensis).

There is an ongoing case in the Scottish Courts on this issue, and the defender in that case (Diageo Scotland Ltd) accepts the linkage, although the case continues as to other procedural matters.

There has also been other research on the issue, and a further article and a summary document of sources, is also being submitted with this letter, which highlights what happens with buildings, as well as trees, from a fungus infestation. You will note that the blackening of buildings and trees is unattractive, and the possibility that this will be the future of the trees on the crag seems reason enough to turn this Application down. We object until a report by a tree consultation has taken place with full reassurance by Stirling Council with regard to tree safety. We further object until full assurance is given that this fungus cannot cause harm to either humans or to farm animals in the area.

Fire risk

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Ethanol vapour is also highly flammable, and is one of the main fire and explosion hazards at distilleries. Ethanol can be released from leaks in tanks, casks, transfer pumps, pipes and flexible hoses. We object until such time that the safety and security of Cambusbarron residents full ensured.

On behalf of all residents of the Cambusbarron Community Council area we therefore object in the strongest terms to an application with does not give consideration to our residents and to the value of the special place this development is planned for.

For and on behalf on Cambusbarron Community Council

Marion MacAllister
Chair

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Appendix III Headteacher's Report

School Report – Community Council 19th Oct 2021

Mitigations

- Mitigations in schools are continuing to be more cautious than in wider society in general. We are still only permitting access to the school/nursery for essential visits only. However, we have been able to facilitate the following this term following strict mitigations.
 - School photographer (individual photos only)
 - Outdoor events e.g. Cross Country with the support of Active Stirling.

School Improvement Planning

- Our action plans have been completed (linked to our School Improvement Plan). Our main focuses are;
 - **raising attainment in writing**
 - Developing a school wide rich and positive reading culture
 - Continuing to embed Outdoor Learning both in our local area and by

developing our playground.

- Continue to embed play based approaches to learning in P1 and P2 but expand this through the school
- Continued focus on positive mental wellbeing for our children and staff

team

As part of developing our reading culture classes were challenged to develop their Classroom Libraries. All classes participated and worked to develop their ideas through discussion and teamwork.

Classroom libraries are now inviting spaces for children to explore the love of literature. Classes have been encouraged to appoint librarians, rotate reading stock and plan ERIC (Everyone Reading in Class) time. Classes have begun book reviews, book promotions and a real focus on promoting reading for pleasure. The buzz around classroom libraries has been fantastic to see.

We have asked the school community for the donation of any quality children's reading books.

School Grounds

- Continuing to await confirmation of who is responsible for repairs to Multicourt. Education team believe it is Land Services and the original contract is being sought.
- School Garden - Our green fingered compost team from P7 have been busy putting the compost we have made on our vegetable beds, turning the compost and starting a new heap. P5 class have harvested carrots, beetroot, potatoes, leeks, herbs and runner beans from our garden and made a delicious soup. We are very pleased with all that we have managed to grow. P7 also harvested the apples in our vegetable garden.

Appendix IV

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MURRAYSHALL QUARRY

REPORT FOR [VIRTUAL] MEETING 19th October 2021

TILlicOUNTRY QUARRIES /PATERSON QUARRIES ROMP APPLICATION 18/00137

The ROMP process for the determination of working conditions for Murrayshall Quarry has still not been completed

No progress on the suggested future meeting with CCC and elected members to discuss ROMP issues

A draft of a Councillor letter to Patersons in connection with the Gillies Hill sequoias was passed to the community council for comment, and our response was that the content was in line with what we had requested.

à

Douglas Campbell
17th October 2021

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Appendix V Treasurer's Report

Cambusbarron Community Council Main Account Of this the sum held in trust are

27/08/2021 Opening Balance	£15,329.54	Newsletter	£519.00
15/09/2021 CHQ 010659 Ink/paper	-£91.25	WWW1 Exhib	£315.00
18/09/2021 BACS S/C Admin Grant	£500.29	Quarry/Fpaths	£442.61
		Greener Cambs	£4,116.11
		Elephant I T Sky	£280.00
		Touch K/BSeats	£1,500.00
		Micro Grants	£3,676.29
		Covid-19 S/C	£289.36
		Covid-19 W/F	£80.96
		King GV P/Benc	£1,480.00
	£15,738.58		£12,699.33
Funds Available to CC	£3,039.25		

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