

Stanley and District Community Council meeting 24 June 2024

Community council: Neil Hardy, Ivan Carroll, Fiona Hepburn, John Graham, Joyce Jamieson, Katherine Rix, Suzanne Tattersall (minute taker), Jackie McLeod.

Councillors: Ian James.

The meeting was well attended by members of the community – over 20 attendees.

Neil introduced the community council members and explained that this is the first official meeting. He summarised the role of the CC.

1. Apologies:

Police, Claire McLaren (ward councillor), Grant Laing (ward councillor).

2. Minutes of Previous meeting

Joyce proposed minutes.

Suzanne seconded this.

3. Matters arising

Data controller to be nominated. Jackie to provide contact details to Suzanne who will pass this on to PKC so these can be registered with the Information Commissioner Office. GDPR information has been sent to community council members. Additional training can be arranged if required.

4. SDCC constitution & Standing Orders

Neil proposed this.

Suzanne Seconded this.

This will be signed by both at the end of the meeting.

5. Finance:

a. Treasurer update re: bank accounts

Financial year runs from 1 September – 31 August

KR advised that she is looking at Natwest for banking as there are no fees associated with this account. You can have up to 4 signatories on this – proposed that all four officer bearers should be signatories on the account (NH, KR, IC & ST). Office bearers will provide KR with the required details to set this up. Discussed that since the community council has no business address, the bank account should be set up with KR's address, with mail sent to her as Treasurer first then to ST as secretary.

The bank are asking for details in relation to cash flow. Acknowledged this will be limited as the annual allowance is a maximum of £700.

KR explained that you need to have an account with them already to open an account. She has a mortgage with Natwest and has been told this would be sufficient. However, the online application is asking for a sort code so KR will phone them to progress the application. There is no limit to the number transactions on this account.

All expense requests to go directly to KR.

The previous community council had an account with the Royal Bank of Scotland. It was discussed that we could do a signature transfer from old account, however these processes tend to be complicated and slow.

b. Committee member expenses

Room hire - PKC will pay this and deduct from our annual £700 allowance until the bank account is up and running.

c. Additional discussion about finances

The community council can apply for and hold funding to support community events. However, in Stanley we have various local groups including the Stanley Development Trust, Stanely in Bloom, Christmas group who undertake a lot of great work in the village. NH suggested that given the number of community groups, the community council should not hold funds. He asked the CC for a view. There were differing views, it was agreed that decisions would be made on a case by case basis. If there is an unmet need and other groups in the community are not able to take this on, we would discuss as a group. Agreed that the views of the community will shape the direction of the community council.

6. Ongoing issues

a. Ogilvie Development

Mill Brae is a development 81 homes. Work at the site have started. The first house is due to be completed by December 2024, allowing first purchasers to move in by January 2025.

Queries raised about whether they need a substation to get started.

It was discussed that there was minimal consultation about this development which was granted planning permission before the community council was up and running.

FH raised about HGVs blocking the road. She has been consulting with CMcL who advised that the site is under a Traffic Management Order and there is a 'watch' on the site. It is felt that this is not working and that there continue to be safety concerns.

Concerns include:

- HGVs with attachments - the vehicles are huge and are blocking the roads.
- A Road Sweeper is frequently parking outside the entrance to the site.
- The community council are worried about an accident occurring following observations of near misses within the village.
- Two children nearly got killed running in front of a HGV and a car.
- Trucks are speeding up Mill Street.

The building site should only be operating 7am -7pm Mon- Fri and Sat 8am-1pm. There should be no Sunday or Bank Holiday working.

FH continues to liaise with CMcL regarding this. CMcL has requested more information about the concerns. If anyone witnesses anything of concern, please share this with the community council. Useful information includes information about the nature of concerns including time, date, details of vehicles, companies, what happened. The community council will keep information and collate before sending to CMcL – NH will send this as chair of the CC.

NH requesting anyone witnessing poor parking or speeding vehicles to email stanleycommunitycouncil@hotmail.com

It is felt by the community council that the builders should be parking off road within the building site rather than on public roads. NH will ask when this will happen.

IJ noted that Oglivie Homes should have a transport plan as part of their application which can be used to hold them to account..

When they put in the planning application, they have to put in how they would contribute to infrastructure of the village. If there is not enough capacity within the school etc then they need to contribute to the development of this. There was some discussion about whether there would be any available funds from this available to contribute to a Community Fund which could be used towards the proposed Community Hub. Unfortunately, any money connected to this is held by Perth and Kinross council.

There are some rumours about whether Ogilvie and Deer pines development will continue. The Community Council and Ward Councillors have not had any information in relation to this.

b. Deer Pines Development

A community member asked 'Why was the bus stop put in the bend of the road?' and raised concerns about this causing ongoing traffic issue. It was noted that Councillors and one member of the public objected to this proposal but it was accepted. This highlights the importance of people expressing their views when the planning application is being considered. Unfortunately, we are unable to do anything about this retrospectively. It was discussed that there is a need for people to drive carefully to avoid an accident. This was a missed opportunity to straighten the road. There were supposed to be two entrances to the site initially. It was noted that objection would have been successful with one additional vote. Gerry Burke (local resident) was the only person who objected. It is felt that the Covid-19 pandemic was an opportunity to get this through the Planning Committee without much scrutiny.

c. West Tofts Railway bridge.

There have been ongoing issues over the past 18 months with drivers ripping the side wall of their tyres. JJ noted that this happened to 6 vehicles in one weekend. Perth and Kinross Council agreed to look at this and advised that the bridge is on a patching schedule. JJ is of the opinion that the bridge needs more work than this. The kerb has moved and has a sharp edge. The Roads Department and National Rail are both aware of the issue but keep assigning responsibility to the other party, neither are taking responsibility for this. Ideally there is a need for a new bridge. There is no money for traffic lights on the bridge. This is an ongoing issue. JJ has a reference number for PKC. JJ will follow up re: site visit.

There have been instances where HGV/buses have become jammed on the bridge. There was a consensus within the room that this bridge is dangerous and it is a matter of time before there is a serious accident. Some ideas were proposed by attendees from the community including a priority sign and cutting down plant growth on both sides to improve visibility. It was discussed that bank growth is the railway's responsibility. It was acknowledged that the community council 10-15 years ago were discussing the same issue which has never been resolved.

There is a concrete duct with water and electric running through it. If this is damaged, it could have significant impact.

d. Clock mechanism from the church

JJ explained that the mechanism within the clock is unique. It was one of a pair and is believed to be the only one remaining. It was allegedly removed from the church. JJ has been investigating this to try and find out what happened to the clock mechanism.

When church was put up for sale, the mechanism in the clock should have been removed by this was declined by PKC. It is believed that the mechanism is still in the clock. The current owners have apparently been approached to sell the clock mechanism. There was discussion about this and the fact the church is a B listed building and that they would need permission to remove the clock because

of this. Apparently, the Cumbria Clock company has offered to remove and restore this. Stanley Men Shed were previously approached to ask about the doing some work on this but they advised that this was too big a job. The Cumbria Clock company advised that it would need to be dismantled to remove it.

IJ advised that he thought there may be a preservation order on the clock and suggested that it would be worthwhile speaking to Werner Reiche (previous CC chair).

The Church is currently on the market for £57000. Discussion about the ongoing concerns regarding vandalism within the church.

7. Road and Traffic Safety

Concerns noted in relation to vehicles speeding (connected to building sites between Stanley and Luncarty).

Concerns raised about parking near junctions and general issues in relation to traffic within the village. It is felt that having double yellow lines at the junctions at King Street/Mill Street and Percy Street/Mill Street would be advantageous.

Discussion about the difficulties dropping children off at school, noting that some parents are unable to walk to the school if they live too far away or have work commitments which do not allow this. Drop off and pick up zone at the school could be helpful. Another proposal was approaching the school to suggest teaching staff having a designated parking area within the playground to free up parking spaces for parents dropping children off at school.

Neil Hardy raised that a lot of people are getting parking fines when they park out with the parking bays by the school. There seems to be increased presence from Traffic Enforcement Officers when there are events on in the village. NH highlighted that there are 5-6 less parking bays since the parking area was repainted. It is not clear that you cannot park across from the marked bays. There is a sign but no double yellow lines. People have parking there for years without issue so do not expect to get a parking fine.

Matthew Welsh - PKC (Traffic and Network Management) has been contacted. The plan is for someone from traffic and road safety team to meet with members of the Community Council to discuss concerns.

Some young people at the school have taken on the role of road safety officers. It was agreed that it would be good to give council officials feedback from the children's point of view.

Ongoing concerns about the speed of vehicles including buses and other large vehicles within the village. Concerns noted about some young people showing off and driving too fast.

Concerns raised about people parking over dropped kerbs, which prevents people using wheelchairs, mobility scooters or with prams using these. This is against highway code.

Manse Crescent/James Street/Margaret Street – Hedging here is overgrown which makes it difficult to see onto the main road. A resident contacted council and were told that they cannot do anything because it is private property. It was noted that some hedges within the village are hanging 9-10 inches over the pavement.

It was also discussed that the Cherry Tree at the Airtully junction is large and reducing visibility. Concerns that this could cause an accident.

Agreed that social media could be used to discourage people from parking on dropped Kerbs and to ask people to keep hedges short.

It was discussed that there is no longer a lollypop lady at the school making it more risky for kids. It was understood that this was because there is a crossing outside the school. However, Methven have a crossing patroller and pedestrian crossing. CMcL is looking into this.

8. Police

Commander report – we receive a report.

Police attended an incident at the Church (not officially reported).

Local police officers PC Mark Pebbles and PC Andy Beattie will try to attend future meetings if they can but it is appreciated that they are very busy. The community council have contact details and can liaise with them if there are any community issues which would warrant collaboration with police. Any concerns about crime/anti-social behaviour should be reported directly to police via 101 or 999.

9. Planning applications:

24/00678/PNT Airtully Phone mast – This has now been approved!

24/00637/ADV P5 Strathtay Display of Notice Board at St Columba's Episcopal Church, 19 Perth Road, Stanley, PH1 4NQ

It was discussed that the Manse is for sale without the land. Underground water manifested itself through a neighbouring garden. The application is in principle, there are no plans at this time.

24/00708/IPL P5 Strathtay Erection of dwellinghouse (in principle) at Land 40 metres North East of 22 King Street, Stanley, PH1 4ND – There was no discussion about this other than making attendees aware that there is a planning permission application in process.

10. Correspondence

a. Surface water from combined sewer back up and flood water from farmland (Perth Road/Margaret Street/Manse Crescent/James Street – Martin Jeffery

Martin Jeffery spoke to the concerns he raised via email in relation to flooding. He reported that there are damaged field drains that haven't been repaired/replaced which he reports is contributing to ongoing issues with flooding. This has been raised with the estate and land owners.

Three different people from Scottish water have informed residents that the drains are at capacity. The drains are backing up all the gullies along the Perth Road.

A neighbour to Martin Jeffery expressed concern that the continuous flooding could erode the concrete plinth. He expressed that water pipe alongside the bridge is not big enough for demand. Increased water in the burn is increasing water in the field. They have asked the estate owner to get the right drainage in place/ replace the broken drains in the field.

Councillors haven't replied to early emails regarding this.

Residents report that the field drains have never been maintained and feel it would be simple for the landowners to put a drain in. Scottish Water have reported that they are not responsible for the flooding issues residents are experiencing.

NH requested that resident forward contact details for person from the estate who they are previously approached. It was agreed that NH could arrange a site visit. It was noted that the issues are only apparent when it has been raining.

It was discussed that there are wider issues with drainage in the village in general. There is not enough capacity and it is suspected that this will become a bigger problem with the two new building developments.

The top end of the field is getting worse. When it rains, it is like a river.

It would be useful to set up a group email for those involved. Any residents who want to be included in this should pass details on to the Community Council email address.

Atholl Drive and Mill Street at the railway bridge are also prone to flooding.

b. Proposed sale of Woodland area at Wildwood, Stanley.

Current consultation of sale of Woodland to Mark McDonald. Individuals can vote on PKC website in terms of their own views on the matter.

MMcD advised that there is a tree preservation order so there is little that can be done with the land. He advised that the council have neglected the woodland and that they ask him to cut the hedge which borders onto the pavement on Perth Road. He wants to enhance and manage the Woodland for himself and his family. He has had the tree preservation people from the council in explaining what ownership of the Woodland would entail. He explained that the Woodland boundaries his drive and garden. MMcD reported that there are some massive trees with broken limbs which raises safety concerns for his young children. He reported that the Council do not have funds to maintain the area and he wants to maintain the area for the benefit/safety of his family.

He advised that he felt it was a waste of time for other people trying to maintain this because the area cannot be used for recreational use. He advised that the area has been neglected for the last 50 years.

JG asked MMcD if he had been in bother for going in and doing work before he owned the land. MMcD advised that he was working on an area of land within his garden which he does own. The Tree Preservation officers did visit but were satisfied that he was not working on the protected area.

MMcD advised that he would hope to offer the school access to the school for educational/outdoor learning opportunities.

West Stormont Woodland Group (WSWG)

WSWG advised that they have also expressed an interest in taking ownership/management of the area. They reported managing and maintaining a similar area of Woodland in the Coupar Angus area.

They advised that the Rookery is valuable part of ecosystem. They advised that the area is a habitat HQ for Crows and Rooks. This area is a biodiverse/ significant habitat which can go on for 100 years or more. The ground is approximately 0.5 acres and is 80% mature broadleaf woodland.

They advised that a lease agreement could be an option which is being explored by WSWG and PKC.

The Woodland has right of way from the driveway of Wildwood for maintenance.

11. Emergency plan

IC is taking a lead in terms of reviewing the Emergency Planning document for the village which he summarised as a plan about 'What do you do before Emergency services arrive'. Ivan will update the plan with relevant/updated information. This will include information about various community groups who could assist in an emergency situation.

12. Report from Stanley Development Trust

Ann secretary of SDT advised that they continue to offer a befriending service, coffee mornings and walking clubs.

The planning permission for the proposed Community Hub has gone to appeal. There was local review board held on 13 May 2024. They have requested more information. SDT have until 23 July 2024 to submit further information. The appeal will not be heard by review board until September/October 2024.

The plan for a cycle path between Stanley and Luncarty is ongoing

They have appointed a new Care and wellbeing officer – Rachel Esdale.

13. A.O.C.B.

The issue raised by Mr and Mrs Burke at the EGM continues to be unresolved. Ward councillors are involved.

14. Date of next meeting: Monday 29 July 2024 at 7.30 pm in the Village Hall.