



Minutes of Meeting of Bridge of Allan Community Council

Held on Tuesday 21st November 2023 in the Allan Centre.

Present: Mike Watson (MW) *Chair*; Leslie Harkness (LH) *Secretary*; Alasdair Taylor (AT) *Treasurer*; Inga Bullen (IB); Amanda Coulthard (AC); Rosemary Dodds (RD); Bill Fortune (BF); Karen McGregor (KMcG); Jenny Smith (JS); Shumela Ahmed (SA); Graham Robertson (GR)

Apologies: Anna Doeser (AD) *Vice Chair and Communications Officer*; Linn Kleinman (LK) Member; Councillor Robin Kleinman; Councillor Ewan Dillon; Alexander Stewart (MSP); Alyn Smith (MP);

In attendance: Councillor Alasdair Tollemache; Graham Russell (*Chair, Friends of Bridge of Allan*); Douglas Neilson (*Secretary of Friends of BOA*); Isabel Steel (*Secretary Dr Welsh Trust*); Sheila MacGregor (*Dr Welsh Trust*); Douglas Ross (*Vice-Chair DBOA*); Gavin Drummond (GD) *Former Chair*; 25 other residents; PC Paul Gilliland; PC Ross Barclay; Brian Bullen *Minute Taker*;

Abbreviations:

Annual General Meeting (AGM), Bridge of Allan (BOA), Community Council (CC), Common Good Fund (CGF), Stirling Council (SC), Wallace Monument Stakeholder Advisory Group (WMSAG), Discover Bridge of Allan (DBOA), Residents Against Greenbelt Erosion (RAGE); Community Action Plan (CAP); Local Place Plan (LPP); Friends of Bridge of Allan (FBOA); Community Right to Buy (CRtB)

B 2260. Welcome, Apologies and Conflict of Interest

MW opened the meeting at 19.30, welcoming those present.

MW said that resident's who were primarily interested in the Sunnyslaw auction may leave after that agenda item if they wished to do so.

The apologies were noted as indicated above.

There were no expressions of conflict of interest.

B 2261. Approval of Minutes, Matters Arising and Action Log

IB proposed the October 2023 minutes be approved, Seconded by AC.

Matters Arising (LH)

In relation to **Item B2258** and the unwieldy lump of concrete on the Well Road pavement, Gavin Drummond reported that he had moved the lump back to its original location and had subsequently fragmented it.

Regarding **Item B2249** and the resignation of one of our members. As required by Stirling Council I wrote to the member to confirm that the CC had formally accepted his resignation and that the council had been informed. Stephen Bly has since confirmed that we now have two vacancies and that the CC should follow the co-option process laid down by the council.

In relation to **Item B2248** and the problem of cycling on the pavements, as the CC asked me to do, I wrote to the Community Police officers and, in their response, they indicated that they would keep an eye out for this problem when on patrol and would stop any cyclists found cycling on the pavement to provide them with appropriate advice. In addition, the officers indicated that they would be happy for the CC to pass their contact details to the resident who had the near miss. I have since written to the resident to provide her with the details of the police response.

In terms of **Item B2256** and residents' concerns about the parking outside the prison, Councillor Tollemache has subsequently facilitated a meeting between SC, Scottish Prisons and residents of Vale Grove and Forth Park to discuss not only parking concerns but also the disturbing effect of audible shouting and swearing coming from the prison.

Also in relation to **Item B2256** and the closure of Sunnyslaw Road, Councillor Kleinman has written to confirm that the road will remain closed until the wall is rebuilt and that it is not possible to give a timescale for this. The councillor has also indicated that some residents would be happy were the road to be permanently closed. Councillor Tollemache agrees but believes the majority would wish the road to be open and he has emphasized that closure would require a consultation process.

Action Log (MW)

MW noted that some members were still to submit a photo and resume for a CC Profiles poster. The other actions were addressed under their agenda items.

B 2262. Police Report

PC Paul Gilliland presented the Police Report, which is reproduced here:

Introduction / synopsis of previous month:

This report should provide sufficient information of the police activity since the last community council meeting. If you have any further questions about the police report or any incidents that you are aware of that are not included in this report then please email us direct on the above email address and we will answer your questions.

If anyone has any information on any incidents that we have been unable to identify a suspect then please let us know by email, 101 or by contacting Crimestoppers.

The report encompasses all relevant crime and other matters which have occurred between the 16th October and 20th November inclusive.

Current Priorities:

Our current priorities in the Bridge of Allan area continue to be Anti-Social Behaviour, Road Safety and Community Engagement and Reassurance.

Main Report:

Between the 16th October and 20th November 2023 a total of 15 crimes occurred within the Bridge of Allan area. The crimes detailed below are those that are of relevance to the local community.

ANTISOCIAL BEHAVIOUR

On the 20th October a section of fencing surrounded the former Royal Hotel was damaged. This has been crimed as Vandalism and is under investigation at the time of submission.

Sometime between the 29th and 30th October a vehicle then parked within Allanvale Road was subject of a vandalism to the tyres and body work. This is crimed as Vandalism and following investigation is undetected.

DRUG MISUSE

On the 3rd of November a female was traced at the University in possession of controlled drugs. She has since been issued with a Recorded Police Warning for being found in possession of Herbal Cannabis.

VIOLENT CRIME

During the evening of 21st October an incident occurred within a communal close in Avenue Park which resulted in male being arrested for multiple offences including Assault, Assault to Injury, Threatening and Abusive Behaviour and Possession of an Offensive. The individual involved was held in custody with various conditions imposed upon him.

On the 17th of November a minor assault occurred at a property in Henderson Street. This is under investigation however will be detected in due course.

During the evening of 18th November a disturbance occurred within a restaurant in Henderson Street, Bridge of Allan resulting in a staff member being assaulted. This is crimed as Assault to Injury (non serious) with other charges being levelled due to the male suspect's conduct and behaviour whilst within the premises. The suspect is not believed to be local to the area and lines of enquiry are being progressed at the time of update.

HOUSEBREAKINGS/CRIMES OF DISHONESTY

On the 16th of November property was taken from an insecure locker located within one of the buildings at the University of Stirling. This is crimed as Theft and is under investigation at the time of update.

On the 30th of October a member of the public from the Bridge of Allan area fell victim to a Fraud after making a payment to a suspect advertising concert tickets via Facebook and thereafter failing to receive the tickets or a refund. This is under investigation at the time of update with lines of enquiry to be progressed.

ROAD SAFETY AND ROAD TRAFFIC RELATED CRIME

On the 21st of October at Henderson Street, Bridge of Allan a motorist was arrested for Drink Driving and will appear at a later date.

On the 31st of October a motorist whilst travelling in Aithrey Road towards Bridge of Allan drove in a careless manner too close to a cyclist then travelling in the same direction. Following investigation a motorist will be reported for consideration of Careless Driving.

OTHER CRIME

On the 27th of October police took a report of a dog running loose in a field in the Carse of Lecropt area occupied by livestock. Following enquiry a dog walker has been charged with Sheep Worrying.

CPT officers would remind all dog walkers that they should not walk their dogs off lead in and around any fields occupied by any form of livestock.

OTHER MATTERS

Between the 16th October and 20th November 2023 there has been a total of 99 calls to the Bridge of Allan area (this includes some calls to the University, Causewayhead and Cornton). A breakdown of some of the calls are as follows: 5 public nuisance calls, 4 drugs/substance misuse calls, 2 disturbance type calls, 1 damage call, 3 theft type calls, 3 assault calls, 2 fraud type calls, 7 concern for person calls, 1 missing person call and 10 road traffic related calls

Community engagement and reassurance:

Licensing checks carried out in Bridge of Allan area.
Attendance at Remembrance Parade
Crime Prevention leaflet drop

Activity for forthcoming month:

- Carry out patrols in areas where antisocial behaviour is reported.

<https://scotland.police.uk/yourviewcounts>

Community Police Email Address: DunblaneBridgeofAllanCPT@scotland.pnn.police.uk

B2263. Sunnyslaw Auction (IB)

MW opened the discussion reporting that though SC have been cutting the grass they do not own the land which is now due to be sold at auction on Dec 7 {¹}

MW had attended a meeting of residents (including IB, GD, and Councillors Kleinman and Tollemache) hosted by May Johnstone, last Friday morning and had subsequently emailed the seller's agent asking if they would withdraw the land from auction and also asking if they would be prepared to gift the land to the community through a community ownership agreement.

MW then asked IB to report:

Report from IB**Current Situation with Land at Sunnyslaw**

Comprises roughly 2.4 hectares. Excludes the core path along western edge. Currently public amenity land which has been maintained with grass cutting by Stirling Council, until this year, stopping from now due to council cut backs.

Planning constraints:

Currently the land is designated as public amenity space. The next Local Development Plan (2028) will need to reconsider this. There is a strong argument to retain it as public amenity green space, but developers will also argue that it should be developed for housing. The Council will have to take into account the Local Place Plan, which is a opportunity for us to make a strong argument to retain it as greenspace.

Action taken:

A letter was sent on Friday to the vendor asking them to withdraw it from the auction and gift it to the community. A follow up today asking to negotiate a community ownership agreement.

Possible further action:

She had been in touch with DBOA and also the Community Land Scotland {²} charity and two possibilities were:

1. Offer from Discover Bridge of Allan to try to arrange a private fixed price deal with transfer to the Bridge of Allan Development Trust when it is fully constituted in approx 6 months.
2. Work towards registering a Community Right to Buy on the land. This requires :-
 - An eligible community organisation (not a community council) eg a Community Development Trust or charity
 - A plan for improvement of the land eg for amenity/play space/biodiversity
 - Support from the community
 - Potential funding from Bridge of Allan Common Good Fund (Administered by Stirling Council Civic Panel), and/or The Scottish Land Fund (administered by the National Lottery), or a philanthropic local? Bridge of Allan Civic Trust ?

CRtB will mean that if the owner wants to sell the land they must give the community first refusal. The price will be based on an independent valuation. Community Land Scotland provide advice and assistance with this. Also Scottish Government guidance. A CRtB lasts for 5 years and can be renewed for another 5 years.

Floor Discussion

MW opened the discussion with residents. First answering a question from GD to say he has not yet heard back from the auctioneers.

AT raised a concern that other public spaces may be privately owned and that CC should check with SC.

A representative of the Bridge of Allan Scout Group spoke about their search for a suitable location for a Scout Hut. The Sunnyslaw land would be a good location, particularly for their activities in Minewoods and other open land nearby. The Scout Group is a registered charity {³} and qualify as an organisation for CRtB.

The Scout Hut would enhance the land and they would look to tackling diversity and recognize there is a lot of husbandry required (of the trees on the land).

If the Scouts are able to pursue the land, they would look to retain all but an enclosure around the proposed hut, the remainder being a public amenity.

They have written a letter to both the vendor and seller asking for a postponement. They need to establish with SC Planning that the Scout Hut would be a suitable development.

In subsequent discussion Cllr Tollemache volunteered to approach SC on this topic.

ACTION: Cllr Tollemache to approach SC Planning regarding Scout Hut proposal on Sunnyslaw

GD mentioned that the BOA Civic Trust (of which he is a Director) may be in a position to help with purchasing the land. He will check the charitable status. {⁴}

ACTION: GD to check if the BOA Civic Trust is a charity

Cllr Tollemache outline three funding possible funding options

- a rich person buys the land and donates to the community/retains it as amenity
- crowdfunding
- CGF – with the next council meeting on Dec 7th a special meeting would need to be convened

A resident commented that the land is a community asset and that a Scout Hut would be definitely valuable.

Douglas Ross (DBOA) queried what if Shepherd do not respond to either MW or the Scouts .

The Scout representative reiterated they had only asked for a postponement.

LH queried the timescales. AC confirmed it was about 2 weeks until the auction, insufficient time to register a CRtB ahead of the auction, but CC could get into a position to register CRtB with the next owner.

AC emphasized how the LPP feeds into the SC LDP. A resident queried if designation as a public amenity space would actually prevent any development and that there was a need for professional advice.

AC suggested a plan with budget proposals was needed, and this would be part of the submission for CRtB.

A resident suggested alternatives for budget are needed:

- Scouts
- BOA Civic Trust
- CGF

AT commented that an organisation that can do CRtB is needed now.

Douglas Ross said DBOA is progressing through the process to become a Community Development Trust but it could take 6 to 9 months.

May Johnstone commented that for funding from the Scottish Land Fund towards a CRtB there needs to be an improvement of the land, and that a Scout Hut should qualify.

MW suggested a further meeting and it was agreed to book a room for 7pm on Thursday (23rd November) at the Allan Centre.

ACTION: CC to progress plan to secure Sunnyslaw open space as public amenity

B 2264. Residents' Voice

No issues were raised:

B2265. Vacancies and Recruitment (MW).

MW reported that two nomination forms had been received for the vacant member positions, from Graham Robertson (GR) and Shumela Ahmed (SA). On request from LH, each spoke briefly of their background and reasons for applying.

Both applications for co-option were approved unanimously on voting and welcomed to the CC.

B 2266. Local Place Plan (AC).

AC reported that she and IB are members of a steering group with DBOA regarding the community consultation funded by the CGF. This will be a single process for feeding into the CAP of DBOA and the LPP of CC.

IB and AC will participate with DBOA representatives in the appointment of a suitable candidate to undertake the community consultant, and also that the consultation gathers appropriate data for the LPP.

The LPP will need maps, so as CC can access the Parish Online service free for the 1st year it's proposed to proceed with a Parish Online subscription. Social media will be used to inform the community of the forthcoming consultation.

AT suggested a fund raising exercise (as with the Christmas Lights).

AC brought up the comments by Mark Everett at the September meeting about forming a funding group to work on funding applications and identification of possible funding streams for such projects as the LPP.

The issue of grass cutting was raised, as it's believed SC may be withdrawing grass cutting services from land it does not own (such as Sunnyslaw).

SA queried the need to obtain funding for the LPP preparation. LH explain that SC will only fund LPPs for priority communities – and not BOA.

B 2267. Christmas Lights (AT).

AT reported £3850 has been deposited in the bank account – KMcG said more was coming.

KMcG reported visiting 30 businesses (with RD).

AT reported that the SC license to use the Provost's Park was obtained.

Graham Russell said the tree would be placed on Nov 30th.

The switch on event will be Sat Dec 2nd starting at 3pm with Christmas music over the PA, then two schools with sing for 15 mins each between 3.30 and 4pm, with the lights switched on at 4pm by a young person, with MSP Alexander Stewart to be asked to be master of ceremonies.

AD was arranging printing of plaques for streetposts.

Some social media posts have been made (<https://www.facebook.com/ccbridgeofallan>).

B2268. Tennis Courts/MUGA (MW)

MW reported that the work on the tennis court was just about finished. It was not clear how access would be managed and is inviting a representative from SC to the January meeting to explain this.

MW outlined detail on the agreed specification for funding application following meeting with Cllr Dodds and GD.

i.e. Cleaning of the membrane surface; Replacement of soccer backboards with steel supports and increased height by 40cm; Courts re-marked for basketball, soccer and tennis.

Recommendation that portable tennis net be removed from the MUGA and stored in the tennis court arena.

A resident queried why access to the tennis court would require payment, rather than free access as before. MW explained that the LTA (Lawn Tennis Association) had funded the work and managed access was a condition. It was anticipated that access would be via an app, but SC have yet to explain this.

ACTION: GD and RK to facilitate meeting with Stirling Council regarding proposed access and management of CESET funding and progressing the work.

B2269. ATM Provision (KMcG)

KMcG drew attention to the fact that there was only the one ATM cash dispenser in BOA (outside the Co-Op on Fountain Rd). With no banks or Post Office, if this is out of order there is no where to withdraw cash (with possible exception of cash back at the till service offered by the Co-Op), and the sole ATM has no facility to pay in money. LH asked KMcG if she could explore the installation of a second ATM, which she agreed to do in the New Year.

ACTION: KMcG to explore possible second ATM for the community.

B 2270. University to Dunblane Cycle Lane (AD)

In AD's absence, AT reported that AD had formed a small group of interested people to discuss with SC on a proposed Active Travel cycle route between the University and Dunblane. AT thought the discussions were forthcoming.

B 2271. SC Responsibility for Pavement and Tree Maintenance (JS)

JS reported on a site meeting at Alexander Drive with three officials from SC.

- Pavements:
Leaf blowing is performed periodically around a circuit of the area, so there are times when leaves have accumulated before clearance. Though SC did have a moss removal machine they do not currently and they are looking at possible measures.
- Trees:
Trees are also periodically checked. The woodlands (Mid Wood) by Alexander Drive are SC land. The tall conifers were considered healthy. Some shorter damaged trees will be removed, and there will be a follow up inspection.

B 2272. Planning Report (BF)

BF reported no significant applications of concern to the community.

Applications during the recent period were:

- 22 Kenilworth Road. Reduction in tree canopy by 50%
- Car Park Charlton Road. Reduce Elm trees by 30%
- 190a Henderson Street. Remove beech trees
- 38 Forth Park. Rear extension with balcony above
- 29 Cawdor Road. Porch extension to the rear
- 8a Kenilworth Road. Electric charging point
- Bawbee, 24 Henderson Street. Alteration & extension of rear terrace
- 94 Henderson Street. Single story side extension to ground floor flat.

B 2273. Chair's Report (MW)

MW reported writing to the recently resigned Cllr Dodds to express thanks for his significant contribution to the community.

B 2274. Secretary's Report (LH)**Communications from Councillors**

Councillor Tollemache communicated on two items:

- complaints from residents that the McGills bus service No 54 buses are not always stopping at the bus stops in Bridge of Allan;
- the ownership of the Sunnyslaw land which is currently for sale, with SC confirming in its response that the council does not have an interest in the land with the last recorded owner, in 2014, being Craig Developments Ltd.

Communications from Residents

Via the CC's social media, one resident has expressed concern about the absence of effective grass-cutting in public spaces in the town, particularly with regard to the Memorial Park, while another resident has drawn attention to instances of dangerous parking in the town, including parking on double yellow lines, on a blind bend, and outside a playpark entrance/egress gate.

Gavin Drummond, in the context of the recent flooding, sent the CC a number of historic SC flood alleviation documents dating from 2014.

Communications from Stirling Council

The CC has received the following communications from SC:

- a copy of the Local Place Plan presentation which should have been given on October 19, a presentation that includes a number of helpful links;
- details of three webinars for community councils held in October and November, one of which had Local Place Plans as its focus;
- a request for any feedback on the application by the RoundTable to hold its annual sale of Christmas trees in the Provost's Park;
- notification of the launch of the council's "The Big Conversation" survey on a range of budget savings proposals with details of a number of related drop-in events throughout November and, almost simultaneously, from a member of the public, a document with detailed budget cut options for 2023.

General Communications

- the October issue of the Scottish Rural Affairs Newsletter'
- the November newsletter from Alexander Stewart our MSP
- a communication from a filmmaker who wishes to establish the ownership of the Darn Walk to seek permission to film at that location;
- an invitation from Callander Flood Group for the CC to send a representative to a joint meeting of Callander and Aberfoyle flood groups at 1.30 pm on December 7th.

B 2275. Treasurer's Report (AT)

The detailed report is at Appendix 1. Total bank balance stands at £15,955.21
An additional £265.00 in cash awaits paying in. Lack of a local bank noted.

B 2276. CGF Application.

AT reported that the Dr Welsh Trust had submitted an application to the CC for funding from the CGF for the purpose of creating, set up and first year of maintenance of a website. The website will contain details of the Trust's collection of artefacts, books, photographs and documents relating to Bridge of Allan. It will also provide updates regarding projects, meetings and any other items of local historical interest. The plan is to digitise items for presentation. Isabel Steel (Secretary of the Dr Welsh Trust) enlarged on the proposed project. She indicated they would like to involve all generations of residents, and would like to recruit some younger volunteers.

A vote by members approved the application and tasked LH to write to the SC Civic Panel in support of the application.

ACTION: LH to write to SC Civic Panel in support of Dr Welsh Trust CGF application.

B 2277. AOCB

- A resident queried if the CC had looked into signage at the Cycle Hire point highlighting the need to avoid cycling on pavements (October meeting item B2248, Residents' Voice). It was felt that the Terms and Conditions displayed at the Cycle Hire could be supplemented with a clearer sign and Cllr Tollemache volunteered to progress with SC.

ACTION: Cllr Tollemache to progress No Cycling on Pavements signage at Cycle Hire Point.

MW closed the meeting at 21:25

B 2278. Date of Next Meeting

The next meeting is Tue 16^h January 2024, at the Allan Centre, 7.30pm.

Action Log Summary:

1. (from B2263) : GD to check if the BOA Civic Trust is a charity
2. (from B2263) : Cllr Tollemache to approach SC Planning regarding Scout Hut proposal on Sunnyslaw
3. (from B2263) : CC to progress plan to secure Sunnyslaw open space as public amenity
4. (from B2268) : GD and RK to facilitate meeting with Stirling Council regarding proposed access and management of CESET funding and progressing the work.
5. (from B2269) : KMcG to explore possible second ATM for the community.
6. (from B2276) : LH to write to SC Civic Panel in support of the Dr Welsh CGF application.
7. (from B2277) : Cllr Tollemache to progress 'No Cycling on Pavements' sign

Appendix 1 – Treasurer's Report November 2023

Bridge of Allan Community Council				
Treasurer's report November 2023				
Funds	Opening Balance	Income	Expenditure	Closing Balance
<u>1. Playparks Fund</u>	<u>£5.75</u>			
				<u>£5.75</u>
<u>2. SC Administration Fund</u>	<u>£1,727.08</u>			
Web hosting - November			£6.00	
				<u>£1,721.08</u>
<u>3. Unrestricted Fund</u>	<u>£2,391.81</u>			
				<u>£2,391.81</u>
<u>4. Larder Fund</u>	<u>£6,072.19</u>			
Cyrenians 103971			£199.80	
Cyrenians 104264			£199.80	
				<u>£5,672.59</u>
<u>5. Christmas Lights Fund</u>	<u>£2,618.98</u>			
Christmas Lights Donations / Sponsors		£3,850.00		
				<u>£6,468.98</u>
Total Available Funds				<u>£16,260.21</u>
Add unpresented cheques/payments:				
None				
Less outstanding receipts				
Cash to be paid into bank account		£265.00		
Cash in Hand (larder)				<u>£40.00</u>
Bank balance at 21st November 2023				<u>£15,955.21</u>
 Alasdair Taylor				
Treasurer				

NOTES – useful links to clarify items

- 1 Open land at Sunnyslaw for online auction by auctioneers Shepherd with guide price of £47,500.
(<https://www.shepherd.co.uk/property/sunnyslaw-bridge-of-allan/>),
<https://auctioneertemplates.eigroup.co.uk/guides.aspx?a=1141&c=shp> , details and legal pack:
<https://auctioneertemplates.eigroup.co.uk/LotDetails.aspx?LotID=1195016&a=1141&c=shp>
- 2 Community Land Scotland is a charity with a key objectives around community landownership
(<https://www.communitylandscotland.org.uk/>)
- 3 11th Bridge of Allan Scout Group, SC050457, Registered charity from 14 September 2020
- 4 Confirmation has been obtained that the Bridge of Allan Civic trust is both a public limited company (registration: SC356918) from <https://find-and-update.company-information.service.gov.uk/> and a charity (registration: SC040542) from <https://www.oscr.org.uk/about-charities/search-the-register/register-search/>