

Fintry Community Council

Minutes of the meeting held on 8th September 2010

1. Present

C.Roy, J.Pearson, J.Skabara.
Cllr C.O'Brien, P.C.McNally, K.McIntyre (F.D.T.).

2. Apologies

W.Paterson, M.Duckworth, S.Kinnear, P.Campbell.

3. Approval of minutes from last meeting

The minutes from the June meeting were approved and signed by C.Roy (Chairperson).

4. Matters Arising

i. Actions Intimated

- ❖ Local Housing Strategy Housing Issues Report - J.Skabara (Secretary) had responded on behalf of FCC after requesting comments – copy attached. A reply had been received thanking FCC for their response.
- ❖ Delivery of information –
 - Fintry School Bus – J.Skabara had e-mailed Colin McMenemy (Planning & Performance Officer, Education Business Support Team) to ask if there were spaces on the mini-bus that could be filled by children currently being expected to walk the dangerous route to the Clachan end of Fintry. C. McMenemy had replied to say that he was unable to say if there would be any spaces but if there were, parents could apply for a concessionary space. **J.Skabara to inform relevant parents suggesting they apply for a concessionary space to see if there are actually any spaces. J.Skabara to also inform Julie McEachern (Chairperson, Balfour High School Parent Council) that P.C.McNally is willing to walk the route to establish its safety.**
 - Denny Road – J.Skabara had e-mailed Carron Valley Community Council to ask if we could combine our efforts to get the Denny Road gritted. A reply was received to say that they would help out but it was agreed that we should wait until the new Larbert hospital opens.
 - Road Budget – J.Skabara had e-mailed Les Goodfellow (Head of Transport & Open Spaces) to express FCC's disappointment in the removal of £1 million from the roads budget. A reply had been received from Jamie Wright (Roads Maintenance Manager) outlining the money that had been spent improving the roads in and around Fintry in the last year. Cllr O'Brien reported that pounds from roads resurfacing had gone to works at the former Killdean market site.
 - Minutes of Rural South West Area Community Planning Forum had been forwarded to M.Duckworth.
 - A poster advertising Stirling's Armed Forces Day had been displayed in the FCC notice board.
 - A Stirling Carers Connection leaflet had been given to J.Cuthbertson.

- ❖ Parking at the church – P.C.McNally will have a look at the problem and suggest safer ways to park and speak to Hugh Edmonds (church officer).

ii. **Fintry Bridge & Spout Burn bridge** – The footway on the Fintry Bridge has a section missing – J.Skabara to inform Ian Young (Team Leader, Bridge Maintenance & Flooding). There are rotten planks on Spout Burn Bridge which need replacing – C.Roy to contact Willie Hamil.

iii. **Fintry Sign**

The sign has been stolen! P.C.McNally to investigate and C.Roy to check if FCC insurance would cover its replacement. C.Roy also reported that the Culcreuch Avenue road sign had fallen off and that she had contacted the relevant person about it but received no reply. C.Roy to forward the information to Cllr O'Brien to follow up.

iv. **Sewage Works**

Still no reply from Scottish Water despite C.Roy re-sending the e-mail requesting answers to several questions. No update from Cllr Berrill about his request for information. C.Roy to e-mail the questions to Cllr O'Brien to follow up.

v. **Noticeboard**

FCC has a new notice board, box for suggestions and document holders in the Sports Centre provided by FDT. J.Skabara to write to thank FDT.

vi. **Consultations Update**

FCC did not respond to the Open Space Strategy document or the Strategic Environmental Assessment document but in addition to the LHS Housing Issues Report (see i above) did also respond to Stirling Development Plan with Appendix A – copy attached.

5. Police Report

On the night of 4th/5th July, “The Neuk” on the Crow Road was broken into and a quantity of scrap metal was stolen. On 27th July a shed on Main Street was broken into and a lawn mower stolen.

6. Councillor’s Report

Cllr O'Brien reported that things had been quiet over the summer. In preparation for the winter, Cllr O'Brien was hoping to persuade Stirling Council to place large quantities of grit in each village so that there was a ready supply for villagers to use and/or to restock the smaller grit bins. Cllr O'Brien wanted to make everyone aware that national budget and spending cuts will eventually work its way down to community councils and individuals. There could be £30 million worth of cuts for Stirling Council next year which could mean less funding available for community councils and community councils and may lead to an increase in Council Tax.

7. Finance

S.Kinnear (Treasurer) is continuing to chase up the problem with getting signatures changed on the account.

8. Planning

Nothing to report.

9. Correspondence

- i. A reply has been sent to N.McKnight’s letter of complaint about demolition of the ramp stating the matter is now closed. It was agreed that consideration needs to be given to establishing something else for the young people of Fintry. J.Skabara to e-mail Sarah Winstone (Youth Services Worker) to make enquiries about the mobile youth space.

- ii. Findings of Rural South West Transport Survey.
- iii. Flier about a company called Border Signs.
- iv. Rota for surgeries & community councils including information about which Councillors will be attending the FCC meetings.
- v. Consultation on Secondary Legislation that will enable the additional support needs tribunals for Scotland to hear disability claims cases in school education.
- vi. Invitation from the Rt. Hon. Anne McGuire M.P. to a Macmillan's coffee morning – **J.Skabara to put on new notice board.**
- vii. Information about Reducing Doorstep Crime Training - **J.Skabara to put on new notice board.**
- viii. Information about Design Training for the regeneration of open spaces.
- ix. A copy of the BBC Audience Council for Scotland's 2009/10 Annual Review and a Report on the year by the BBC Scotland Executive.
- x. The agenda for a Rural South West Area Forum meeting on Monday 13 September and the minutes from the May meeting.
- xi. A document detailing the proposed changes to polling places and polling districts.
- xii. A request from Bob Jack (Chief Executive) to meet with him. **J.Skabara to reply to say that FCC would like to meet.**
- xiii. An e-mail from Cllr O'Brien regarding the bus shelter repair. **J.Pearson to check if the repair has been done and inform Cllr O'Brien.**
- xiv. Final draft of the Allocations Policy from Tenant and Homelessness Services.
- xv. Letter from Bridge and Flood Maintenance asking for the dates of our forthcoming meetings as we may be asked to host a meeting to discuss the problems and options available to reduce the risks and damage caused by flooding. J.Skabara has provided the dates.
- xvi. A leaflet from NHS Forth Valley about the new Larbert Hospital - **J.Skabara to put on new notice board.**
- xvii. Rural Stirling Housing Association newsletter - **J.Skabara to put on new notice board.**
- xviii. A catalogue from J. Parker Dutch Bulbs – **J.Skabara to contact to request that no more catalogues be sent.**
- xix. Information from Strathfillan Community Council promoting a website called www.scottishdemocracy.com which has a section for local community councillors.
- xx. Invitation for nominations for an award for Best Practice in Community Regeneration – given to K. McIntyre (FDT).
- xxi. A reminder of the deadlines for applications for the Community Pride Fund for the financial year 2010/2011.

- xxii. Information about the Scottish Government's Development programme consultation.
- xxiii. An invitation to Rural Stirling Housing Association's Special and Annual General Meetings.
- xxiv. A request for comments on Stirling Licensing Board's Statement of Licensing Policy.

10. A.O.B.

- i. Ben Howell had designed a logo for FCC and had given two options – shaded and unshaded. It was decided that the unshaded one would be suitable for letter heads and the shaded one could be used on the FCC website. **J.Skabara to send a letter to B.Howell to thank him for his design work.**
- ii. J.Skabara had brought a copy of an article about a redundant BT phone box being fitted out with a heart defibrillator machine. It was agreed that if BT decided to stop operating the phone box in Fintry, this could be something to consider. C. Roy reported that the phone box was currently in a poor condition. **J. Skabara to check if BT still maintain/clean the box.**
- iii. J. Skabara requested permission to purchase a printer cartridge and notebook for FCC use. This was agreed by the FCC Councillors present.
- iv. K. McIntyre (FDT) explained that the Sports Club were keen to replace their heating system with an environmentally friendly wood pellet boiler and needed FCC backing to obtain enhanced grant funding. All FCC Councillors present agreed to this. **C. Roy to liaise with Chris Longley (Sports Centre Chairperson) about this.**
- v. J.Pearson reported that FDT were offering to act as intermediaries between the Earlsburn Extension developers and the local community councils. The FCC Councillors present agreed this was a good idea and accepted the offer.

12. Date of next meeting

6th October 2010

Minutes submitted by: Jo Skabara (Secretary)

Minutes approved by: Cicely Roy (Chairperson)

1. Housing Needs & Demand

Proposed Outcome : A good range and choice of housing, including affordable housing

Housing need	<p>1.1 How do we prioritise amongst the range of housing needs that exist?</p> <p>It seems clear that more low cost housing is needed and Council houses. The increasing number of people aged 65+ and the increase in single person households indicates a need for small, affordable houses.</p> <p>1.2 How do we identify and secure appropriate housing sites?</p> <p>It would be good to expand some of the smaller villages but a good infrastructure of public transport, shops and health facilities would have to be ensured.</p> <p>1.3 How do we secure the infrastructure required to develop housing sites?</p> <p>Ensure that existing services continue. Maybe make it a condition for developers to put money into improving the local infrastructure.</p> <p>1.4 How do we ensure that new homes meet the needs of an ageing population?</p> <p>Small affordable houses with small, easily maintained gardens as well as easy access to shops, health services and public transport. The housing needs to be big enough for a carer if/when that became necessary. More sheltered housing or co-housing.</p> <p>1.5 How do we create a more ‘balanced housing market’ ie more choice between sectors, stable prices and housing supply which is better matched to existing needs & demands.</p> <p>Keep up the rate of building if not actually increase it. Make sites attractive to housing developers.</p>
Affordable housing	<p>1.6 How can the supply of affordable housing be increased; is there a role for low cost home ownership?</p> <p>There is definitely a role for low cost home ownership and shared purchase options.</p> <p>1.7 There is a need for more supported accommodation for vulnerable households.</p> <p>Co-housing could be an option.</p>

Private rented sector	<p>1.8 How do we improve conditions in the private rented sector?</p> <p style="text-align: center;">Clamping down on unlawful premiums. Give landlords some protection from problems which may arise from having DSS tenants.</p> <p>1.9 How should the access of low income households to the private rented sector be improved?</p> <p style="text-align: center;">As above.</p> <p>1.10 Is there a role for houses at Mid Market rents?</p> <p>Yes, it's important to have all types of housing available.</p>
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2. House Condition

Proposed Outcomes : A high quality environments, both built and natural; A commitment to sustainable development in our communities and across partner activities; Maximised income & minimised poverty (including fuel poverty).

Climate change & energy efficiency	<p>2.1 How can new house building be managed to reduce greenhouse gas emissions?</p> <p>Planning conditions MUST NOT allow houses to be built that use fossil fuels. The use of ground/air source heat systems, solar panels, photo-voltaic panels and wood fuelled systems MUST be encouraged.</p> <p>2.2 Should the Council's houses achieve a higher NHER rating than required by SHQS?</p> <p>Yes.</p> <p>2.3 How can the energy efficiency of the private sector housing stock be improved?</p> <p>Grants, loans, incentives for home-owners to switch to environmentally friendly heating systems/electricity production.</p> <p>2.4 Should we target the least energy efficient houses and tackle fuel poverty?</p> <p>Yes.</p>
Sustainability	<p>2.5 Should developers be encouraged to use more modern construction methods?</p> <p>Yes, providing these are environmentally friendly methods.</p>
Private sector house condition	<p>2.6 How do we improve the private sector to meet Scottish Housing Quality Standard?</p> <p>Grants, loans, incentives. Encourage people to see the bigger, long-term picture.</p>

Private rented sector	<p>2.7 How should the Council use its powers to improve conditions in private sector? Lead by example. Again, providing incentives for people to improve conditions.</p> <p>2.8 Is a landlord accreditation scheme needed to further raise standards in the private rented sector? It can only help if this can be organised efficiently at no great cost.</p>
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3. Viable and Sustainable Communities
Proposed Outcome : Viable and sustainable communities.

<p>Social inclusion</p> <p>Ageing population</p> <p>Sustainability</p> <p>Housing services</p>	<p>3.1 How do we support healthy lifestyles, social inclusion and mixed communities? Co-housing encourages mixed communities and social inclusion. Healthy lifestyles need to start when children are very young so it becomes the norm. Therefore, lots of information to parents via health workers, nursery providers. Then good information to children and young people throughout the whole of their education.</p> <p>3.2 To what extent is anti social behaviour a major issue? Not at all in Fintry.</p> <p>3.3 How can we meet the housing needs of an ageing population (preferably in their own homes) and ensure access to key services? See answer for question 1.4</p> <p>3.4 How can new housing development be promoted in more sustainable locations? Financial incentives.</p> <p>3.5 What are service users’ priorities for improving Housing Services? House repairs, nice living environment.</p> <p>3.6 Could more be done to involve tenants and residents in their local communities? It’s often difficult to engage tenants and residents in their local communities but more involvement would certainly help to improve local communities.</p>
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4. Homelessness
Proposed Outcome : Improved life chances for children, young people and families at risk

Prevention	<p>4.1 What other ways are there to prevent homelessness? Dealing with issues that lead to homelessness before they reach crisis point.</p>
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Advice	4.2 How do we improve the way in which advice and information is provided? Make sure the advice and information is available to as broad a population as possible so that people who suddenly find themselves in a potentially homeless situation know where to turn before the possibility becomes reality.
2012 target	4.3 What will be the impact of the 2012 target on waiting list applicants? 100% security.
Temporary accommodation	4.4 How to improve the range of temporary accommodation for homeless people? The hostel seems like a good idea. Maybe other hostels too i.e. not just for clients with high support needs.
Chaotic clients	4.5 Are we offering the right longer term options for vulnerable & chaotic clients? Yes, if the clients do not become homeless again.
Private rented sector	4.6 Could the private rented sector be used more to meet the needs of homeless people? Yes.

5. Particular Needs

Proposed Outcome : Improved care and support for those in need

All particular needs groups	5.1 Have we assessed housing & support needs correctly; are those needs being met? It would seem your own statistics would be able to answer this.
	5.2 Should we review Council policies on the awarding of medical points? Not sure what this means.
Older people	5.3 How do we meet the housing needs of an ageing population while ensuring access to services? See answer to question 1.4
Learning disability	5.4 Increases in life expectancy, mean that service users will continue to require housing support for longer. Then more funding will need to go into housing support.
Physical disability	5.5 Are we meeting the need for major adaptations to people's homes? See answer to question 5.1
Mental health	5.6 Are housing & support services adequate for people with mental health issues? See answer to question 5.1
Gypsy Travellers	5.7 How do we develop services for Gypsy Travellers? Your report suggests that there are no issues that need to be addressed for Gypsy Travellers.

Response to Main Issues Report

On the whole we agree with the Preferred Approaches to the challenges addressed rather than the Alternatives Approaches as set out in the Main Issues Report. We are restricting our response to consideration of Spatial Strategy agreeing with the overall approach as set out on pages p71 and p82. Of the '3 issues under consideration for the rural villages' (p68): issue 1/2 - we support widening the choice not restricting the housing type, though the need for affordable and small houses, being in short supply and particularly suited to the young and old, is undoubtedly a priority. Issue 3 - small-scale business in the rural area is often achievable from home reducing the need to assign areas for business premises

Comments on Appendix A – Fintry

Under 'Settlement Assessment - Character and Identity' it should be noted that the Endrick is not simply SSSI but is also designated as a Special Area of Conservation.

The rest of the assessment including the pros and cons under 'Suitability for development' are fairly assessed, but we would like to stress our continuing concern in respect of the capacity of the Fintry WWTW while suggesting that septic tank systems may offer a solution.

We are not in favour of the Council's adopted policy of adding houses to very small Building Groups as defined in H10A which could lead to many scattered groups of houses in the countryside but prefer development within Small Settlements as listed in appendix A, Clachan of Fintry among them. In reality how available land is within the Small Settlements (as defined in Appendix A) may affect the usefulness of this alternative but appears a better way of allowing at least some development in the countryside.

MIR reference FINT.A and FINT.B (both FINT02 and FINT03): There are members of the Community Council and almost certainly many others who will not be in favour of these areas being accepted for future building but the document's assessment comments under all headings seems fair, and it is accepted that finding alternatives for some housing development is problematic.

Under Supplementary Guidance we would also like to emphasise the importance we attach to effective control of design for buildings and landscape, and of tree protection in developments 'in the countryside' (or in what until now has been so designated), and note your explanation of possibilities on page 83.