



MILNGAVIE COMMUNITY COUNCIL

MINUTES OF THE MEETING OF MILNGAVIE COMMUNITY COUNCIL
Held on Wednesday 6th November 2013 within the Fraser Centre at 7.00 p.m.

1. Present

Community Councillors – Callum Christie, Caroline Diaz, Elizabeth Crombie, Norman Peacock, Michael Millerick, Jean Pentland, Marianne Prentice, Susan Lavrie, Rona Hooper, Rona Miller, Donald Hamilton, Glen Johnston, Lon Edwards, Wilson Blakey, Lynn McCreadie

In Attendance

Cllr Jim Gibbons, Cllr Maureen Henry, Police Community Officer Stewart Kerrigan, Elaine Grace, Ricardo Rea, Elizabeth Coleman, Duncan Sooman, Eleanor Adie. (George Buchanan & Jenny Ryan Ellson Buchanan Architects), (Graham Kerr- Architectural Manager – Bellway Homes).

2. Apologies

Cllr Eric Gotts, Alison Bain.

3. Convenor's Opening Remarks

The Convenor opened meeting and welcomed everyone to the meeting including new members-

Glen Johnston, proposed by Caroline Diaz and seconded by Michael Millerick also Alison Bain, proposed by Elizabeth Crombie and seconded by Jean Pentland.

4. Presentation by Bellway Homes and Ellson Buchanan Architects.

A. This proposed development on Craighdu Rd next to the Fire Station would have 45 units, 12 Terraced or Semi Detached and 25 x 3 & 4 bed and 8 x 5 bed Detached homes. There is a 25% requirement for affordable homes.

B. The entry is to be halfway between Hunter Rd roundabout and Drumcarn Dr.

C The plan is for 4 divided zones with open grassed and play areas, a child friendly environment. An arrival square for traffic calming and plenty of turning points.

D. There is provision for storage of recycling bins although there is no legal requirement for this.

E. There is no direct access to Prestonfield and therefore Craigdhu Primary due to land ownership across the burn which divides the two areas.

F. This is a new planning application with no relation to the existing planning consent granted in 2009.

Points raised by MCC regarding the current application.

Q.Perhaps it would be better if the affordable housing was spread throughout the development rather than in one area?

A. Developer will look into this.

Q. Disruption to area during construction?

A.Parking and vehicle access during construction has been considered. Bellway will comply with all rules and have taken this into consideration.

Q.Security during build should be considered for site.

Q.There was concern for intended boundaries with existing neighbouring housing esp. on E boundary.

A.There will be about 10m between properties in this area as well as a green buffer zone.

Q.Flooding with more new build was a worry especially with the burn alongside this site.

A.Flood studies have been commissioned and we were informed new build sites have tanks which retain excess rainwater and slow release it back into drainage systems. If Craigdhu burn should overflow these storage tanks should minimise and prevent excess flooding.

Q.Have neighbourhood houses been consulted?

A.All properties surrounding the proposed site have been informed of new plans also notice in local paper. A public meeting is to be held in Fraser Centre on 13th Nov.

Q.If there is only one access point on Craigdhu Rd for pedestrian and vehicular access this does not provide direct routes to schools or Town Centre etc. This could create dangerous short cuts being taken e.g. across burn.

A.Permission would be required from owner of Prestonfield land for a bridge to open up the site to the other side.

Q.Traffic problems were discussed with the creation of all the extra cars belonging to new properties would our already very busy roads cope with extra cars?

A. This site would have adequate parking provision it was stated. Each home having a garage and parking spaces per home, two spaces with larger detached properties and also substantial visitor spaces.

Q. Would there be provision for Play areas would have equipment suitable for all stages and abilities, with safety surfaces and be fenced off from traffic.

A. The play area would be fenced off to keep dogs out. This area would probably be best suited to young children.

Convenor thanked Bellway and Architects representatives for attending and it was confirmed we could attend public meeting next week if any further queries arose.

5. Minutes of the Meeting of 2nd October 2013

These were approved by NP seconded JP

6. Police Report

This is now received prior to the meeting by email. Community Police will continue to attend our meetings where possible and answer any questions.

32 crimes have been raised and 16 of those detected. 3 breaches of the peace, 9 thefts, 4 drug related crimes, 4 vandalisms, 5 assaults, 2 domestic related incidents, 5 road traffic offences.

7. Treasurers Report

Expenses this month were (contributions) £510

‘We like Milngavie’ have been wound up and have donated their remaining funds of £378.56 to MCC.

8a. LOCAL PLAN MAIN ISSUES REPORT

Thoughts on MIR have been received from CC Councillors and were debated.

It was suggested we all decide whether we agree with preferred options and then discuss alternative proposals. The deadline for responses is extended to 18th Nov.

Section 1 Where we live.

Points raised.

EDC preferred options are not meeting Scottish Government figures.

This present report will not be completed until 2016 therefore ultimately Council will have to look at alternative included Greenfield sites.

EDC are not providing high enough percentage of affordable housing, this figure is 25% of build at the moment. MCC felt this figure should be higher perhaps 40%.

If proposed sites are saved & refused planning by Council, this decision can be overturned by Scottish Reporter as has happened at Fire Station & Marchfield sites.

Developers do have input in Local Plan and plans are circulated for potential housing developments.

Affordable housing should be defined and should be considered outwith new build.

According to Council, definition of affordable housing is shared Equity or social housing.

It was felt the area requires more small private properties for elderly wishing to downsize and encourage young families to reside.

There is Council Policy for providing homes for needy families. This has a large waiting list and is operated on a points system.

Water drainage and traffic are major concerns in Milngavie. Traffic problems are partly due to parking issues for Station and neither will be helped by more housing.

Social backup is required also to cope with large scale housing developments e.g. schools, doctors, dentists etc.

It was proposed we support preferred options in all areas and extend proportions of affordable housing to no less than 40% and look at alternative options. This was agreed. It was also proposed some areas are set aside for affordable housing alone.

We should give EDC detailed responses on all alternative sites as detailed in notes by RH and enforce the point with The Council that MCC should be consulted on decisions.

Alternative sites as in notes mentioned above.

Hunter Road is a small site and there are traffic & tree preservation concerns.

Craigton Woods is an ancient woodland area.

North of Old Mains Farm is an important wildlife corridor.

We should comment on these sites in MIR report and also make our points on third tier sites mentioned in report.

Local Development Plan.

Milngavie is in much need of upgraded sports facilities. This must be given urgent attention.

Should we oppose Fracking throughout EDC area?

Parking is creating huge problems in Milngavie.

If we have particular issues as above with this report we should comment now. 2016 is a key date when all plans will be reset.

8b.Milngavie Hub

Cllr Maureen Henry stated no plans for this have been discussed and no decisions made. No deadlines have been set for decision on a Hub and nothing will happen in the next five years as there is no funding.

MCC were assured by Cllr M Henry that they would be consulted on this issue.

8c. Making the Most of Milngavie.

This committee would involve whole community on improvements and decisions for the Town. They had discussed the benefits and costs of involving a Consultant. This subject, it was decided needs more time for discussion.

Section 2. Where we earn our living.

Findings.

There has been no demand for large Industrial Units in 12 years.

No demand either for Small Industrial units.

Some demand for office space in Town Centre although there are empty units due to lack of or suitable parking.

9. MERA

This organisation asked for MCC support with their case against housing in Greenfield sites surrounding their Estate (MIR). Majority of CC agreed to support.

10. Retiring Community Councillors

It was agreed to send flowers with Best wishes and thanks to retiring councillors Anne Hunter & Joyce Kerr.

10. Next meetings

Additional meeting on November 2013 to continue discussions on MIR.