

Meigle and Ardler Community Council

Approved Draft minutes of the Meigle and Ardler Community Council meeting held in the Kinloch Memorial Hall, Meigle on Monday 20th November 2023 at 7.00pm.

PRESENT.

Rae Taylor, Chairperson (RT), Barrie Starck (BS), Jacqueline Starck (JS), Tanja Waaser (TW), Edith Christie (EC). Karen Barton (KB). Steve Bailey (SB).

IN ATTENDANCE.

7 members of the public.
Councillor Hugh Anderson

APOLOGIES.

Kenneth Mitchell (KM)
Kenny Archer (KA)
PC Robbie Blackhall.

1) WELCOME, INTRODUCTIONS AND APOLOGIES.

RT welcomed the attendees and noted the apologies.

2) CO-OPTION. RT advised that following PKC advice a vote had been taken to elect one of the three candidates who had applied to be co-opted to our Community Council. The result was M Boyd 1 vote (TW). M Churches 4 votes (RT, KB, JS, BS). S Tattersall 1 vote (EC). M Churches was therefore co-opted on to Meigle and Ardler Community Council.

3) MINUTES OF THE PREVIOUS MEETING.

Minutes of the previous meeting were approved as a true record.

4) MATTERS ARISING. No matters arising that will not be covered within the meeting.

5) PERTH & KINROSS COUNCILLORS REPORT.

HA advised that flooding issues were taking up most of the time of PKC officers. Councillors had received a 50page inconclusive report. Compared to others, Meigle had minimal disruption. Alyth Burn was protected by sandbags. Only 20 out of 40 questions raised by the Chair of the sub committee had been responded to. He further reported that a resident who moved into a property in August had not received a Council Tax Bill indicating that more funds could be flowing into PKC.

6) PLANNING USER FORUM. RT advised that he had attended the Planning Users Forum which he felt was more of an advert for the Planning Team. Following this he

submitted an email to them to which he is awaiting a response. The record of the main points raised during the session is included as Appendix 3 to these minutes. Appendix 4 attached to these minutes is the email sent by RT following the Planning Users Forum.

7) SECRETARY'S REPORT.

BS advised that he had received 189 pieces of external correspondence during the month which had been shared with Community Council members as appropriate. He further updated member of the public on issues previously raised under AOCB:

- a) **Belmont Estate Directional Sign.** Sign still not replaced. Forestry team who are producing this were no doubt delayed due to the recent stormy weather. BS will chase.
- b) **Street Cleaning Meigle and Ardler.** Councillor Stewart not available for this meeting. Councillor Anderson to take this matter forward.
- c) **Demolished Bus Shelter Meigle.** Real time panel information now working.
- d) **Ardler Bin at the entrance to the Water Treatment Plant.** Edith to speak to resident.
- e) **Ardler Bus Service.** No advice to date from the village as to what they require.
- f) **Rat Infestation in Church Yard.** No response to date from Burials or Greenspace team. This has been hastened.
- g) **Spar Bins.** Not an issue at present.

8) TREASURER'S REPORT.

The Treasurer shared current expenditure in the previous period and a statement is attached as Appendix 1 of these minutes. RT noted that the ongoing cost of maintaining the defibrillators is far higher than we had been led to believe when they were installed and we also need to be conscious that in due course these machines will require replacement.

9) PLANNING ISSUES MEIGLE AND ARDLER.

Meigle: Application received for internal changes to Pine Grove.

Ardler: Application for alteration and extension to Welton Cottage for short term let accommodation.

Meigle: Approvals None.

Ardler: Approvals None.

10) POLICE REPORT.

Meigle and Ardler. No issues reported to the secretary from the Commander's weekly report.

A report received from PC Robbie Blackwell was read out to members of the public and is attached as Appendix 2 to these minutes.

11) FORFAR ROAD DEVELOPMENT.

BS noted the result of the Planning Committee Meeting which passed the Forfar Road development. There is no right of appeal but suggested that we need to hold the developer to account for the conditions included in the written approval, which to date we have not sighted. Peter Menzies (PM) expressed his concerns that neither the Meigle History Society or MACDT were represented to speak at the Planning Committee Meeting. This despite the latter holding a public meeting with regard to the souterrain. RT said that as neither had registered an original objection they had no opportunity to voice an objection at the Planning Committee Meeting. Further discussion took place on the provision of a pathway from the development to Dundee Road and along the railway line which despite the developer saying would be provided is not included in the original approval recommendation from the Chief Planning Officer. We can only wait any decisions from the hall committee and MACDT on how they might address the developers needing access to their land for the path. Concern was also expressed that the play area originally included in the development had been excluded in favour of using Victory Park play area which will require children to cross over two main roads and be away from their homes. Discussion concluded with the agreement that BS write to the Chief Planning Officer to request a copy of the approval document for the development and register our concern that the issues above be included in this.

12) PARKING IN THE SQUARE AND GLEBEWAY.

Councillor Stewart advised the following:

Adoption of the Square. No cost centres received from PKC Officers to date. He will chase to receive these. His PA was chasing PKC Officers for a date for a meeting.

GlebeWAY Parking. Estate monies for this year have been allocated and our project had not been included. CS is to pursue this with the relevant team.

Council Stewart was unable to attend this meeting, so he has been requested to provide a written update for distribution to Community Council Members.

13) BENCHES IN MEIGLE.

BS advised that we now have written approval for the installation of the benches. An on-site meeting to agree siting of two of the benches on their land is being arranged with The Greenspace. team Insurance of the benches is recommended a cost for this is awaited. The involvement of non-Community Council members in the installation of our benches is covered under our Block Insurance Policy,

14) TRAFFIC CALMING MEASURES MEIGLE.

BS advised the missing speed cushion had been put back and the company had been requested to report to Frank Mills on the others including the bollard on the cut out at

the lower Dundee Road. The VAS sign in the Coupar Angus Road has still not been activated. BS will chase Frank Mills on these issues.

Steve Tattersall (ST) expressed the concerns of residents to speeding in the entrance to Dundee Road coming from Forfar Road, despite larger 20mph signs and 20mph decal being painted on the road. The junction at this corner still raises concern. BS will raise these issues with Frank Mills.

15) MACDT, No MACDT report received and no member in attendance.

16) CROSS TAY ROAD LINK. BS had shared with Community Council members the section of Daryl McKeown's report to PKC Councillors covering Meigle which included recommend remedial works as part of the CTRL project. A link to his document will be placed on our Facebook page to allow residents to comment on the content. It should be noted that much of the content was requested by the now disbanded Meigle Road Safety Group.

17) MEIGLE BURN FLOODING. A Meigle resident had written to express concern at future Meigle Burn flooding and repair to existing banks and overhead railway bridge following the recent heavy rainfall. BS has contacted PKC Flood team to ask their advice and arrange an on-site meeting. TW asked for the contact details of Peter Grewar so that she could send a costing she had obtained for remedial works to the bank. RT agreed to ask Peter Grewar if he was willing for his details to be shared.

18) AOCB.

- a) TW raised the issue of disintegrating hessian bags at the MACDT storage points. PM suggested these need to be replaced with nylon-based bags. RT agreed to raise the issue with MACDT.
- b) TW expressed concern at the condition of the wall along Ardler Road from Glebe Way. BS undertook to report this to Willie Mahoney as PKC have a long-standing request from us to upgrade the foot path along this wall.
- c) TW queried the use of the CC noticeboard to advertise a Charitable event. BS advised that this had happened over the last 7 years along with other village events. RT proposed that the notice board could be used for this purpose provided it did not restrict the display of CC notices. This was approved.
- d) TW expressed concern that the verge outside of Broomend Cottage had stones place upon it to deter vehicles. It is understood that this is private ground.
- e) BS reminded Community Councillors that we had suggested a Litter Pick for next weekend. There were no takers to organise this.
- f) BS advised that he had previously reported issues on the gullies on Forfar and Dundee Roads and was awaiting an update from PKC. A Resident expressed

concern at the effect on his and other adjacent properties. BS will walk the course with him and report this to PKC.

- g) Contamination of rainwater flowing off the fields through the garage on Forfar Road was reported to PKC by RT and BS. No response to date received. BS will chase.
- h) For Information BS advised that we had received advice that a planning application had been submitted to Scottish Ministers to install a Battery Farm at the new Alyth Substation. PM provided details of this and confirmed that SSEN will be off site in the new year with planting taking place in April next year, the intensive lighting will be reduced shortly.
- i) Marianne Kaufman asked whether earlier discussion on Community Councils working together had come to fruition. It was advised that this was predominantly for CTRLR issues and there appears to have been little enthusiasm for this from other Community Councils.

The next meeting will be held in the Kinloch Memorial Hall in Meigle on Monday 11th December 2023 at 19.00 hrs.

The meeting closed at 21.10 hrs.

Appendix 1. Treasurers Report 9.10.2023-20.11.2023-

Date	PAYEE	ADMIN	GENERAL	AED	COST OF LIV	SPEEDWATCH	BALANCE
09.10.23	Opening Balance	£109.40	£822.76	£1357.80	£130.00	£200.16	£2620.12
23.10.23	Paediatric Pads			-£118.62			
1.11.23	Car Park Planning Meeting	-£5.80					
7.11.23	PKC Admin Grant	£622.70					
18.11.23	Bench Siting Materials		-£203.81				
20.11.23	Closing Balance	£726.30	£618.95	£1239.18	£130.00	£200.16	£2914.59

Appendix 2. PC Robbie Blackhall Police Report



Community Council Meeting

Meigle & Ardler, Perth and Kinross

October 2023

We do apologise for not being able to attend in person, however, please see a list of local incidents which are worthy of note and their results since the last meeting.

Should you have any questions, or any issues, you wish to address please feel free to contact us by calling 101 and asking for Constable Robbie Blackhall D1648 and we will endeavour to get back to you as soon as possible.

Crimes of note in the last month

DATE	OFFENCE	RESULT

Road Policing

Roads Policing (RPU) officers carry out regular patrols in the Meigle/Ardler (and surrounding) areas and where possible will carry out speeding checks. There have been no specific incidents of speeding reported to Police Scotland since the last month.

Officer Comments

In the month of October there were 14 calls to Police Scotland from the Meigle/Ardler area and no crimes recorded on Police systems.

Unfortunately my shifts don't allow me to be at this meeting however I have some updates for you. I held a Coffee with a Cop at the church hall on Sunday 19th November 2023. This was a very positive couple of hours with people raising minor issues that I was able to offer advice to at the time. The Community Speed Watch was discussed. I am going to look into this and work with the volunteers to hopefully have a positive impact on reducing speeding in the area. As well as the volunteers going out with the speed gun I am going to set aside time to go out with the speed gun also which will again hopefully reduce speeding in the area.

I will be holding an event in Meigle where anyone is welcome and it will focus on personal/online safety, home security, scams/frauds and general safety advice. Once a date is agreed I will communicate this through Barrie and Tayside Police social media.

I have been out on foot patrol in the area with a Community Warden from Perth and Kinross Council and I plan to do this regularly. If you see me out and about on foot don't panic. Give me a wave or stop for a chat as I would like to get back to old school community policing where you see your local Community Police officer regularly.

Finally, I would like to make you all aware of the Neighbourhood Watch Scheme. I am sure you are all aware of what the neighbourhood watch is or the intended concept of it however there is a more modern version of it which I think would benefit the community greatly. You can sign up for alerts which are posted by various agencies, Police Scotland being one of them. The alerts come through as emails and you can reply directly to them. The North Perthshire Community Policing Team, which I am part of, regularly post updates on what we have been doing along with witness appeals and they are only shared to the area they are relevant to. You can sign up yourself via the following link - [Neighbourhood Watch Scotland | Keep Your Community Safe with Neighbourhood Watch Scotland](https://neighbourhoodwatchscotland.co.uk) or via <https://neighbourhoodwatchscotland.co.uk>

If there is anything you wish to discuss prior to the next meeting please feel free to contact myself. If you have been the victim of a crime and require an urgent Police response call 999 however if it is not urgent please call 101. Any community related issues don't hesitate to contact myself. Thanks, Robbie.

Appendix 3 - PLANNING USERS' FORUM, Wednesday 25 October 2023

Main points raised during the session.

- Maps for LDP3 need to be accessible i.e. not too large or too much data.
- Request for user testing of LDP mapping with Community Councils.
- Local place plan webpage should have examples added.
- Request for NPF4 and LDP2 compatibility table to be compiled and shared.
- Request for useful links to be added to Community Council Planning Portal web pages.
- Concern raised that the title of The Big Place Conversation was open to interpretation with.
- Some seeing it as referring to Perth City rather than the whole Perth & Kinross Council area.
- Discussion around service and infrastructure provision and a desire expressed by Community.
- Councils for a meeting to be set up including them and infrastructure providers.
- Ability to flag planning applications to Community Councils where they have objected, and they are to be considered at a future meeting of the Planning and Placemaking Committee. This should be undertaken by case officers at the time the apps are known to be on a draft agenda, and would give the CC as much notice as possible to arrange attendance.
- Need for training event with DM and Community Councils on Development Management and Planning Considerations.

Appendix 4. Email from RT to PKC Planners reference the PLANNING USERS FORUM.

Following the Planning Users Forum on Wednesday 25 October, I said that I would forward to you a number of issues which arose from specific planning issues relating to the Meigle & Ardler area but have general implications which I hope you may be able to advise upon.

1. Capacity Ranges for Planning Areas in the LDP – The lack of any guidance on what “indicative” means is not helpful and seriously impacts on public confidence in the planning system. Although there may well be restrictions in other guidance relating to how far the “indicative” range for planning areas can be extended (e.g. for smaller residential units allowing an increased density of units within an area, the fact that the numbers are almost invariably above the maximum stated in the LDP, often by a very large percentage, I do not believe that the process is currently fit for purpose.
2. Forward Planning for Areas Not Currently included in the LDP – The developers for the (recently approved) Forfar Road Development in Meigle stated that they were instructed by P&K Council to include access roads from the new development into the other half of the field (which is not a designated development area in the LDP) in their proposal. This suggests that the Council have already decided that this part of the field will be developed for housing despite it not being discussed with the community or included within the existing LDP
3. Apparent Preference for Large over Small Scale Development – Whilst this may be understandable in terms of economies of scale and the administrative burden on the Council, small scale developments are more appropriate for rural areas such as much of Perth & Kinross.
4. Issues Arising Following the Consultation Period – This issue rose primarily from the archaeological finds on the site of the (recently approved) Forfar Road Development in Meigle. No objections were made during the consultation period relating to the archaeology as there was no knowledge of there being any significant structures on the site. Given that there were such significant finds (though the

report is still awaited), these issues could not be raised with the Planning Committee as they had not been raised during the consultation period. It seems unjust that there is no process to consider the community's view of the implication of any issues arising only after the consultation period is open.

5. No feedback Following Conditional Approval of Developments – The (now completed) Glenlui Green development was approved subject to sewerage arrangements being agreed to the satisfaction of SEPA. However, there was no feedback to the Meigle residents on what that arrangement was or for the community to respond in terms of how it may affect the rest of the village or future developments.

6. False Statements – Although I was not able to attend the recent planning committee (which approved the Forfar Road development), I was told that a number of false statements were made but those attending were not given any opportunity to challenge these statements. Surely, there should be a process to ensure that points of fact are verified.

7. Conditions which Cannot (at least currently) be Met – The plans for the Forfar Road development included the provision of public footpaths which are on land not owned by the developers and where it is believed to be very unlikely that the landowners will grant such permission. How can such issues be addressed, especially following the approval of a development?

I wish to emphasise that I am not asking about these specific local issues but the generality arising from them, so that such problems (whether in fact or in perception) can be avoided.

In addition, I should clarify that I am raising these issues with you on a personal basis rather than representing the Meigle & Ardlar Community Council in my role as Chair. However, I would expect to be able to report your advice to the other Community Council members unless you specifically ask me not to share any of your responses.

Thank you for your assistance

Rae Taylor

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Mr Rae Taylor
Secretary
Meigle and District History Societydevelop