

Meigle and Ardler Community Council

Approved minutes of the Meigle and Ardler Community Council meeting held in the Kinloch Memorial Hall, Meigle on Monday 15th May 2023 at 6.30 pm.

PRESENT.

Rae Taylor Chairperson (RT), Peter Menzies Vice Chair (PM), Barrie Starck (BS), Jacqueline Starck (JS), Karen Barton (KB), Tanja Waaser (TW), Kenneth Mitchell (KM), Ruth Mutch (RM), Edith Christie (EC), Kenny Archer (KA).

IN ATTENDANCE.

8 members of the public.
Councillor Hugh Anderson (HA).

APOLOGIES.

Councillor Colin Stewart (CS).
PC Robbie Blackhall (RB).

1) WELCOME, INTRODUCTIONS AND APOLOGIES.

RT welcomed the attendees and noted the apologies. He referred to the previous minutes and recording of the Tripartite agreement suggested by MACDT. He explained that many practical and legal problems associated with shared ownership of the bowling club became very quickly apparent. It was clear that it was not the way to proceed. As the ownership has now changed, there is no point in exploring any alternative ownership arrangements.

2) MINUTES OF THE PREVIOUS MEETING.

Minutes of the previous meeting were read and approved.

3) MATTERS ARISING.

No matters arising that would not be covered during the meeting.

4) PERTH & KINROSS COUNCILLORS REPORT.

HA advised that not much is happening in PKC at present.

He is attending a Planning Committee meeting tomorrow where another community council issue is being raised.

At the Full Council Meeting of the 10th May 2023. A motion was passed to say where fireworks/pyrotechnics displays are held on Council owned property or land or are to be managed, sponsored or funded by the Council, these will be restricted to the following existing annual events:

Bonfire and Fireworks Event held on the South Inch, Perth in November, or such other venue as may be used for that purpose; Christmas Lights Switch On in Perth in November; Bonfire and Fireworks Event held in Pitlochry in November, Braemar Day Fireworks Event held in Blairgowrie on the Saturday of the Braemar Highland Games

Religious festivals such as the Chinese New Year and Diwali also take place within Perth and Kinross and are permitted to have fireworks/pyrotechnics display The use of fireworks is subject to a maximum of 30mins and the event must be well publicised with location , date and timings through the Council's social media in advance.

Council officers would investigate the costings etc of other forms of displays and forms of reduced noise formats.

This does not stop privately organised displays on non Council owned land but proper notice to neighbours must be given.

PKC has written to the Scottish Government raising concerns over the number of underage children who are purchasing single use Vape cigarettes. The temporary 20mph limits will become permanent and enforceable from the end of this month.

The additional 20mph requests, including ours are still being worked on.

5) SECRETARY'S REPORT.

BS advised that he had received 59 pieces of external communication which had been shared with Community Council members as appropriate. He updated members of the public on issues previously recorded under AOCB.

- a) Belmont Estate Directional Sign.** Still not replaced. BS has chased this and will chase Dundee City Council again.
- b) Benches.** We are still awaiting receipt of written confirmation that we do not require planning agreement or to pay a fee to site the benches that we have in our possession. KA suggested that we proceed to install these without permission. RT pointed out that this would not be advisable when we had received written advice to the contrary.
- c) Street Cleaning Meigle and Ardler.** Still no sign of the mechanised road sweeper. Councillor Hugh Anderson undertook to raise this issue with PKC.

d) Senior Vouchers redeemed as follows:

The Tav 35, the Joinery 23, Flour 9. Total of 67 vouchers redeemed.

Despite several visits to the Kinloch Arms Hotel, they have not given us their vouchers, which they think are 5. If we receive these vouchers, we will have an underspend of £80. When we have received the vouchers from the Kinloch Arms Hotel BS will submit a report to PKC and request that we be allowed to retain any underspend.

e) Cut out Dundee Road. Doris Scott reported that this has again been driven over and is damaged. BS will report to PKC.

f) Bus Shelter Lighting. Apparently not repaired. BS will check and chase.

6) TREASURER'S REPORT.

Please see appendix 2 attached to these minutes.

PM commented that the Speedwatch camera is required to be re-calibrated in June. There are insufficient funds currently allocated to Speedwatch to pay for this. It was agreed that funds be transferred from the general account to cover the cost for this year. RT expressed concerns over the costs incurred against the frequency of use of the camera and it was agreed that we review the funding for this next year. BS advised that a recent Speedwatch event had recorded 14 speeding vehicles out of 140 measured on the Dundee Road. Information had been relayed to Police Scotland and advice is awaited on any action they have taken. PM suggested that more volunteers were required to undergo training. KB agreed to advertise this on our Facebook page. PM invited any other CC member to take over the role of Speedwatch coordinator.

RT explained that he had been advised that the Meigle defibrillator may have been used. Although this was not the case, it was apparent that the battery required replacement and that the cost would be above the £100 limit that had been agreed by the CC for expenditure without prior approval of the CC. RT funded the replacement himself and it was agreed to refund the £165.60 expenditure to RT. It was also agreed that any consumables required for the defibrillators in future should be funded immediately and, should a defibrillator need replacing, that any available general funds should be used as an interim measure to minimise the period that a defibrillator would be unavailable in an emergency.

7) PLANNING ISSUES MEIGLE AND ARDLER.

Meigle – One Planning Application for extension to dwelling at Arnbog Farm, Meigle. Approval for the extension to The Old Manse on Dundee Road, Meigle.

Ardler – No Planning Applications or Approvals for Ardler.

8) POLICE REPORT.

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

PC Robbie Blackhall unable to attend tonight's meeting.

Report of fatal car accident on the Alyth Road on 29th April 2023.

9) FORFAR ROAD DEVELOPMENT.

BS confirmed that he had received advice from Champion Homes that Phase 2 Archaeological investigation on the site will be undertaken from 15th May 2023 and is expected to last 10 weeks. There will be engagement with local community and wider public as the works progress. BS has asked Champion Homes to share with us the first archaeological report which does not appear to have been posted on the PKC planning application portal.

10) PARKING IN THE SQUARE AND GLEBEWAY. WRITTEN PERMISSION TO SITE BENCHES.

Concern was raised at the lack of progress over issues being actioned by Councillor Stewart which had been ongoing for some months, BS had responded to his attendance apology email to request that he provide an update report. It was agreed that we ask CS to provide this within 7 days of the date of this meeting. BS will communicate this to CS.

11) MACDT UPDATE.

Please see the Appendix 1 to these minutes which includes information on the Bowling Club transfer to MACDT.

12) TRAFFIC CALMING MEASURES MEIGLE.

Outstanding issues remain:

- 1) Modify the VAS sign entering the village from the Newtyle side to record actual speeds and number of vehicles exceeding the 20mph limit.

- 2) Relocate VAS sign on the Coupar Angus side of the village.
- 3) Widen the pathway on the Dundee Road from the school up to the Kinloch Memorial Hall.
- 4) Install temporary speed measurement strips to evaluate any change following introduction of additional speed cushions.
- 5) Introduction of 20mph zone on the Coupar Angus to Forfar Road through the village.

BS reported that the above issues remain unresolved with the exception that a new post had been installed to re-site the VAS sign on the Coupar Angus Road. Unfortunately, this obscures the 30mph sign indicating the speed after that point.

A meeting on site with Frank Mills has finally been arranged for the afternoon of Friday 19th May. BS, PM, KM to attend.

13) AOCB.

a) Treeback. TW advised that she had received a costing from Tayside Contracts for repairs to the road surface of the Square up to the new Meigle cemetery which amounted to £36,492.52 (excluding VAT). She suggested PKC would be able to provide ownership details of those properties on this route and that owners could be invited to contribute to the cost of this work being completed. This would include PKC. Discussion concluded that this issue be held over to a subsequent meeting.

b) Suggestion box. BS confirmed that suggestion boxes had been installed in the Spar shop in Meigle and The Tav. in Ardler. No suggestions were forthcoming in Meigle and two requests from Ardler related to the provision of dog poo bins. As these are no longer provided by PKC, we will investigate the cost of MACC provision on the understanding that the local community will honour their commitment to empty them.

c) Public Notice Board. PM confirmed that a public noticeboard had been installed at the front of the community garden which had been well received by members of the public.

d) Resident Glebeway. KA has been approached by residents of Glebeway concerned about the erratic behaviour of one of their neighbours which is causing concern. This individual is known to the police and BS will raise the issue with PC Blackhall. HA agreed to follow up with the PKC housing team.

e) Community Council Equipment. It was agreed that a simple agreement be drawn up for when this is loaned to the community. PM

advised that we have a responsibility to protect these assets for the future. KA agreed to draft a simple loan document.

f) Glenluie Green Greenspace. RM advised that Glenluie Green residents were enhancing the greenspace at the bottom of their development and would welcome the donation of plants.

g) Spar Bins. Doris Scott advised that she had spoken to the manager of the Spar shop and evening staff had been instructed to empty the bins at the front of the shop daily.

h) Rats at rear entrance to Meigle Church. Doris Scott reported seeing many rats at the rear entrance to the Meigle Churchyard. BS will report this to PKC.

i) Dropped Pavements Glebeway to the Dundee Road. Doris Scott reported that there are no dropped pavements on the stretch of pavement from Glebeway to the Dundee Road. BS will raise this issue with the roads team at our meeting on Friday to determine what the criteria is for the introduction of these.

J) Coronation Party. Doris Scott reported that the Coronation Party had been extremely well received and was self-financing.

k) Planned Forfar Road Development. Walter Fraser registered concerns that following cabling works at this site and heavy rainfall, mud had been washed onto the Forfar Road, which could be a hazard. KM advised that the owner had the responsibility to remove this and place warning signs. BS will raise the issue with PKC.

l) A member of the Public. KM asked that we name individuals asking questions and not use the term "a member of the public" RT advised that we can only do this with the individuals' agreement and for future meetings we will ask them.

m) Christmas Tree Electric Box. Doris Scott advised that repairs to the brackets of the Christmas Tree electric box are in hand.

n) MACDT. Doris Scott asked why MACDT do not have open meetings, there is little knowledge in the village as to their function and why do they not complete projects prior to starting new ones.

o) National Lottery Covid 19 fund. TW asked a question regarding the £1250 which was reserved to be allocated to MACDT for the Manshed project. PM advised that as this project never materialised, agreement from the National Lottery was obtained to expend this in other projects which included sports equipment for Meigle Primary School, which was agreed collectively by the Community Council

The next meeting will be held in the Kinloch Memorial Hall in Meigle on Monday 26th June 2023 at 18.30. There is no planned meeting for July. The meeting closed at 20.10 hrs.

Appendix 1 Hi Barrie,

I have broken your extract from the provisional minutes down into bite sized chunks (these are in italics) so that I can respond to each point (these come after the identifier KS:).

A member of the public suggested that the bowling club and other land had been handed to the village in perpetuity and that in the interest of openness MACDT should share with the community the terms under which the title had been transferred to MACDT ...

KS: MACDT is essentially acting within the same remit as the bowling club trustees. As part of the legal transfer of ownership we agreed with the bowling club trustees that we would regenerate these areas of land to the benefit of the local community. This will include a programme of activity, over the next few years, where we will restore the pavilion, ensure that the Bowling Green is a suitable place for the local community to meet and exercise in and we will regenerate the area of land up at hospital corner. It was agreed with the bowling club trustees that we would not sell this land as we see it as having high value for our local area for exercise and recreational activities.

...what was included in the event that MACDT no longer continued to exist.

KS: I have attached the drawing of the land assigned to MACDT as part of the transfer of ownership. As you can see the Trust owns the bowling club, the land at hospital corner and also small envelopes of land from the Kinloch Memorial Hall down to the centre of the village. It is the intention of MACDT to engage with homeowners, other community groups (such as the hall committee) and the local Primary School to look at transferring ownership of these envelopes of land to the relevant parties.

Point 138 from the MACDT articles of association describes the process if the trust ceases activity. This is available on the smart-village but is copied below:

138. If, on the winding-up of the company, any property (including any land acquired by the company under Part 2 or Part 3A of the Land Reform (Scotland) Act 2003 or Part 5 of the Land Reform (Scotland) Act 2016)) remains after satisfaction of all the company's debts and liabilities, such property shall not be paid to or distributed among the members of the company; instead, that property shall (subject to articles 139 and 140) be transferred to such other community body or bodies, crofting community body or bodies or Part 3A community body or bodies as may be determined by the members (subject to the identity of the transferee body or bodies being approved by the Scottish Ministers).

PM explained that initial suggestions from MACDT was for a tripartite agreement between MACDT, the Community Council (CC) and Pride in Meigle 2015 (PIM2015). Both CC and PIM 2015 were unable to commit to part ownership and financial liability.

KS: There was many variations of this tripartite agreement. This agreement was initially conceived as the bowling club trustees were going to lease these areas of land to MACDT for a period of 10 to 15 years. Built into this lease was an annual review where the option to transfer the ownership of the land to MACDT would be discussed between both parties.

As MACDT wanted to act in a collaborative manner PIM2015 and the CC were invited to be part of this lease agreement. It was agreed that the CC wouldn't incur, any financial liability due to them being a community council. The option of PIM2015 to be on the lease was stated as a condition if we

were to apply for £150,000 funding from Greenspace. PIM2015 are the local Greenspace/Pride in Perthshire champion and it was stated to MACDT that they would need to be listed on the lease for this funding to be progressed. No formal funding application was ever progressed in this matter as, at the time, there was no clear timeline for the lease/ transfer of ownership taking place. Also no formal estimation of costs had been undertaken to ensure that this proposed amount of funding was appropriate for the work required to be undertaken on site.

When the option to formally transfer the ownership of these areas of land to MACDT was put forward by the bowling club trustees MACDT approached PIM2015 about partnering in this legal process but this never progressed as you have discussed at your meeting.

MACDT were in the best position to proceed due to their registered Charitable Status which made funding applications easier.

KS: As a development trust, we are able to hold titles for land and generate significant amounts of money to ensure that these redevelopment projects are undertaken to a high standard. A core element of the work activity of MACDT is to engage with those who live and work in our local area along with local community groups and associations to ensure that these projects meet local requirements. This is what we are presently undertaking in Ardler to redevelop the old Ardler hall site. Similar engagement activities will occur in relation to the planned redevelopment work at the bowling club over the next few years.

Thanks a lot,

Kevin

THIS IS THE PLAN REFERRED TO

DRAFT



LOCATION



Easting/Northing at Centre - 328943,744

Key	
	Area A (0.637 acres; 0.258 hectares)
	Area B (0.581 acres; 0.235 hectares)
	Area C (0.944 acres; 0.382 hectares)

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 Distances scaled from this plan may not match the distances between the same points on the ground

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Date:- 12/2022
 Scale:- 1:1250
 Paper Size:- A3
 Drawing Ref:- 85971/SN/v

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