

## KILSYTH COMMUNITY COUNCIL

Minute of meeting held on 21 May 2014 in Colzium House

**PRESENT: Scott Johnston, Margot MacMillan, Janet McKerral, John Freebairn, Jim Hutchinson, Jean Mclachlan, Bill Craik, Charles Coulthard, John Smithston**

**ALSO PRESENT: Councillor Alan Stevenson, Councillor Heather McVey, Jean Jones, Ged Hainey (Ryden), Brian Robertson (Crucible Alba), Graham Patrick NLC**

**Apologies: Katherine Thomson, Karen Claire Vos, George Barclay.**

1. **Police Report:** There was no Police report.
2. **Matters arising and General issues:** complaints have been received about fly tipping at Dumbreck – near the old sewage treatment plant. KCC will report this to NLC, but for reference the number to call for action and uplift is **01698 403110**.

**Action Janet McKerral**

### **Public Toilets**

The meeting was attended by Graham Patrick who gave NLCs position on the Public toilet situation in Kilsyth. A summary of the comments made and the rationale for closing the toilets is attached to the minutes.

There was a consensus that given historical usage (6 people per day) and the current economic climate that new facilities were unlikely to be forthcoming.

There had been no take up from the traders for a Perth and Kinross style scheme where traders make toilets available for a fee from NLC

It was agreed that ideally toilet facilities should be located at Colzium, the foot of the town, Burngreen and somewhere (one or two locations in the Main St). Some of the locations already have toilet facilities and it is better signage which is needed.

Graham Patrick to establish and action:

Improved signage

Situation re Burngreen toilets – can this be all year

Progress on toilets at Clock theatre

Bill Craik to pursue with traders and establish possible options for toilets in the Main St. If the Town is to be developed then it needs the backing of NLC on things like toilets.

## Action Bill Craik

### Registrar Facility

There were questions from the Public gallery and emails to the web site regarding the closure of the registrar's office in Kilsyth. There was now no facility to report Births deaths and Marriages or access information other than via Cumbernauld.

It was reported from Councillors Stevenson, Mcvey, and Jones that:

As part of the "Budget cut consultation programme" the closure of the Kilsyth Registrars Office was one of the options for cost reduction.

It was agreed last year by the Committee to introduce an appointments system at the three smaller offices, Chryston, Kilsyth and Shotts, where the number of appointments was less than 400 per year (338 in Kilsyth).

In 2013 the number of appointments was 192.

Workforce changes agreed earlier by the Council reduced staffing in the Area Registrar from 22.5 to 19 FTE.

This arrangement was brought into being in order to maintain the eight local offices in some capacity.

It was also agreed by committee that the Registrar General would be informed and the Council website updated and 'stakeholders advised of the changes'.

The registrar's office in Cumbernauld confirmed that the service is being used and there had been no previous complaints.

Margo had undertaken a 'mystery shop' and phoned 3 times on 3 different days and had no response and there was no facility to leave a message.

Jean Jones advised that this was an oversight and the telephone answering has been changed. Jeans department did a further mystery shop this week and the registrar returned the call within an acceptable time scale and offered appointments in Kilsyth, again in an appropriate timescale and at acceptable times, in Kilsyth.

It was also noted that negotiations are underway at the New Health centre to make space for such meetings. If this fails the one stop shop is another option.

There were mixed views as to whether this level of service was acceptable. Some members of the public thought it was the thin end of the wedge, with services moving out of the town to Cumbernauld. Others recognised that with such a small number of users, there was no financial justification for the service in the town. It was felt that as the problem with the appointment system had been rectified, this represented a suitable alternative.

3. **Approval of Meeting Minutes held on the 16 April 2014:** The minutes were approved, proposed by Jim Hutchinson and seconded by Bill Craik. Point 5 paragraphs 3 to be amended to "Friends of Kelvin Valley".

4. **Treasurers Report.**

The Administration account currently stands at £1007.32 The Project account is unchanged at £462.69.

The admin accounts have been audited by Feelys and are correct.

The project account requires audit and this will be done by Jim Hutchinson and Bill Craik. Charles will bring accounts to the next meeting.

**Action Charles Coulthard/Bill Craik/J Hutchinson**

The honoraria payments will be discussed at the AGM next month.

5. **Correspondence:**

Correspondence received and sent during the month was circulated prior to the meeting.

Incoming correspondence included notification from NHS that applications were open for local artists to apply to NHS for the opportunity to have their art commissioned in new Health centre.

A further letter should be sent to NHS confirming our original offer for community art FOC and confirming that we still hold the view that local art should be exhibited which reflects the heritage of the community – not "one size fits all".

6. **Planning:**

There was only one Planning application for consideration – 14/00784 conversion of an outbuilding at Blackmill into a habitable dwelling. No objection was raised.

**14/00158/FUL Beltmoss Quarry Application to infill and landscape- response from NLC**

I refer to your letter, which was received on 6th March 2014 in relation to the above application for Planning Permission.

At Committee on 16 April, a resolution to grant the application was made, but planning permission will not be issued until the developer has entered into a Section 75 Agreement with the Planning Authority to enable a restoration bond to be secured to cover the costs of restoring the entire quarry area to recreational or public open space use, together with aftercare. The legal agreement will also require provision for site monitoring during the development.

To see how the Council arrived at this decision, the Decision Notice, Report on Handling, Plans and any other associated documents can be viewed at <https://eplanning.northlan.gov.uk/online-applications/> by entering the application number 14/00158/FUL.

In instances where the decision is contrary to the committee report recommendation, the reasoned justification provides the grounds for the decision and the minutes of the Planning & Transportation Committee will be published in due course, however, should you require any further clarification, please contact the case officer.

#### **Development of the Main Street Gap site**

The “hoarding” had been erected in the gap site next to the Co operative and the general view was one of approval.

Martin Dickson the case officer apologised for not being present at the meeting but will attend the next meeting.

**Action Alan Stevenson**

#### **Brown Field Vacant sites (update)**

##### **Wilson and Garden site (Church St/Westport St)**

Original permission was not implemented and lapsed. The and most recent application was from Barratt for 35 Houses (ref 12/01254/FUL) but this was withdrawn when the company was unable to make the development work in economic terms. There has been no further contact with the planning service regarding this site however a residential development of either flats or houses on the site would be appropriate in planning terms

##### **Ballmalloch Road site at the Roundabout (Westfield/Northfield)**

05/01103/FUL Planning permission for 6 houses remains live. Since the original permission was granted the developer has contacted the Council on several occasions to explore the possibility of amending the scheme however there has been no recent contact – last contact being early 2012

##### **Site opposite the Post Office in the Main Street**

11/01175/FUL – planning permission for mix of flats above retail units remains live.

##### **Vacant property in Arden Grove (vacant/ unfinished for 40 years)**

This matter comes up every few years or so and is being looked at afresh by the Enforcement Team within the Planning Service. However, it is noted that previously it has been concluded that the planning service cannot act in this case.

St Patrick's old School site

In respect of the new build site at St Patricks/Fisher Avenue, it is estimated that the site start date is May/June 2014. The site start date is dependent upon the contractor receiving road construction consent, which is in the final stage of approval.

The building contract period is 36 weeks which will result in an estimated completion date of February/March 2015.

It was also decided at the meeting that part of the issue was the length of time allowed for the development of brown field sites – allowing developers 5 years was too long, for town centre sites. It was agreed that the MSP should be invited to the next Community Council Meeting. Photos of the problem areas to be taken by Amy Davidson who is doing the work for TCA group (Bill Craik to approach her).

It was noted that J Hepburn has provisionally agreed to attend the June meeting.

**Action Bill Craik**

Heather McVey was asked to clarify the position on the Old health Centre once the new one opens. There is concern that this will result in another derelict building in the Town.

An update was also requested on the old social work building in the Burngreen. (Carried forward)

**Action Heather McVey**

**OLD POLICE STATION SITE**

Ged Hainey (Ryden) and Brian Roberson (Crucible Alba) made a special attendance at the meeting to consult on possible options for the development of the site at Parkfoot. A previous planning application for retail development had been submitted by the Crucible, But had been rejected, appealed and rejected again. At the time of the initial planning application the community council had been involved in opposing the plans. There were a number of reasons for the objection, but one main was that the area was designated as residential in the local area plan for housing use. The developers had reconsidered their plans for the site, taking this view into account and had developed a proposal to build social apartments on the site.

The site will be developed in partnership with Clyde Valley housing and will accommodate around 30 houses. The developers were seeking KCC views before going forward with detailed plans.

In Principal, the Community Council is keen to have the site developed with urgency due to its prominence on the main route through the town. The proposal to demolish and build a new residential development was fully supported by the council providing the plans for the new build are of suitable and sympathetic design with the character of the town, as it is close (but not in) the conservation area.

The council would be looking for the use of traditional materials that would age and weather acceptably with little maintenance. Pitched roof, natural slate, mullioned windows with sash effect frames and an exterior elevation in wet / dry cast with stone reveals were all discussed as possibilities.

On height – the council was prepared to accept 3 or 4 storey construction or 3.5 or 4.5 storey with the roof having dormers to accommodate upper duplex apartments. An architectural feature was also discussed at the corner of north and west elevations (or increased height in this area).

The council would also accept the existing road layout with improved sight lines. Although moving the bus stop was an attractive aspect of the previous plans, it will not be a showstopper in the new proposal.

It was agreed by Ged that the elevation proposals would be available if possible prior to the June meeting.

#### **Action Ged Hainey/Brian Robertson**

It was also agreed that John Turnbull of Clyde Valley Housing should be invited to attend the next meeting to discuss the proposal. Also some members expressed concern about materials and maintenance on some of the existing Clyde Valley Properties.

## **Action Jean Jones**

### **8. History and Heritage:**

#### **“QR Code” Project**

Bill provided an update on the use of QR codes for the Walk around Colzium. The web site needs to be upgraded to allow QR codes to be used effectively. Bill is met with Robert Pender on 20 Feb to agree changes to the current web site (it can cope with Colzium in its present format). A further meeting is planned for 4 June to finalise details. Bill to ensure Robert raises an invoice for payment.

NLC have been provided with the details of the locations for the QR codes and John Whittaker and Bill Craik are now ready to finalise the locations. Pictures had been provided by Joanne Freebairn.

#### **Action Bill Craik**

It was also suggested that consideration should be given to approaching the Rotary Club for a donation. (Carried forward).

#### **Clock Theatre**

The Clock theatre building is rapidly becoming derelict and in need of some “TLC”. Heather McVey provided an update on the situation –

The Clock Theatre is a vacant asset of NLC Learning and Leisure Service. It is in a state of disrepair and unsafe for public use.

Councillors Jones and McVey have spoken and met with local people who have an interest in the use for the Clock Theatre building for the purposes of accessing photographic and historic artefacts for oral history and reminiscence projects, amongst other projects.

The interested Parties have accessed the previous comprehensive design, consultation, options and costs etc undertaken in 2011/12.

A meeting was convened with a NLC Regeneration Officer and Head of Culture NL to generate a Stage 1 Regeneration Funding application to a Scottish Government Fund on 12th May.

It is one of two NLC applications to be submitted but this is the NLC preferred application. The best possible outcome is that the application will progress to stage 2 with a potential gain of £900,000.

The application has been linked to appropriate Government policy as well as local and North Lanarkshire strategies and potential employment outcomes highlighted.

The criteria for access to the Scottish Government regeneration fund of approximately £18million available, is broad, so there is no definite assurance that the Scottish Government will find the application attractive. However NLC have a reasonable track record in securing funding.

There is a need to secure approximately another £400,000 approx and discussions have been held to explore the potential for match funding sources.

A building conditions survey will take place in the next month, which will more accurately determine total costs of the project

The key objective of the proposal is to restore the Clock Theatre as a visitor and interpretation facility, building on the community support for this project and its location to develop a high quality centre with café and public toilets. This will enable Colzium Estate to achieve its full potential as a key outdoor leisure resource and visitor attraction for Kilsyth and the Kelvin Valley;

It will also a bespoke tourism provision which will link in with other regionally and nationally important attractions accessible from the Colzium Estate (particularly the Antonine Wall and John Muir Way).

By engaging wider visitor markets, it will ensure that Kilsyth and surrounding areas can benefit economically from investment being made in these 'tourism' assets.

### **Next steps**

Work will continue to identify potential match funding sources. It is anticipated that at the next stage of development will see the reach out to community groups and individuals to explore how best to utilise resources and support the support future securing of funds.

Future updates will be provided on progress

**Action Heather McVey**

Alan Stevenson advised that NL culture should have been checking on the building on weekly basis, in line with policy, but because it was unsafe and boarded up the checks stopped.

### **9. Reports from other Organisations:**

The Town twinning association is currently hosting its annual event.

**10. Environment:** As the growing season has started action will be needed on the shrub beds. Bill Craik to liaise with NLC. (Carried forward)

**Action Bill Craik**

**12. Website:** There were 511 visits in April, 1407 pages were viewed. 87% of the visits to the site were new users. The main topics were Colzium, landmarks, shops, civic week and history. Most visitors were from the UK, then US and Brazil (again).

### **13. A.O.C.B.**

It was raised in the public gallery that there were numerous issues with potholes and poor road surface on the Stirling Road from Shawend farm into the town – especially where resurfacing work had been done. There are also deep potholes in the road around the Post Office. A letter has been sent to the Roads dept; John Ashcroft had responded is planning to inspect the affected areas and report back.

**Action Janet Mckerral**

A full proposal to reopen the road from Airdrie Road car park through to Market Street was circulated to members and has been sent to NLC. Response awaited.

**Action Scott Johnston/Janet Mckerral**

Communication strategy to be reviewed at the next meeting and will include;

- development of web site to allow sign up for updates/ extract of minutes
- Creation of press release for Chronicle

Bill Craik to let Robert Pender know our early thoughts as he is developing the web site.

Karen Claire agreed that she would coordinate the Press releases etc. Carried forward to the next meeting.

**Action Karen Claire Vos**

**Date of next meeting 18 June 2014 at 7pm in Burngreen Hall, Kilsyth**