

# Holmehill Ltd

## Minutes Open Meeting of Board in Braeport Centre Monday 23 January 2012

### 1 In Attendance:

Chris Spray, Steve Mason, Claire Watt, Dave Topliff, Phill Tebbutt, Rosemary Bland, Lorraine Darwen, Malcolm Wilson, Libby Hughes, Richard Bland, Tim Hughes, Gillian Osborn, Geoffrey Osborn, Edwin Carter, Andrea Peters, Anthony Birch, Mick Stewart, Ian Adam, Diana Davies, Martin Davies, Lorna Ogilvy, Jonathan Padmore, Pat Kissock, Kate Fawcett, Gavin Macdonald, Sue Richardson, Graham Whitaker, Maud Crawford, Guy Crawford, Alan Booth, Jean Marie Stassin, Jessica Lintoff, Bill Stewart, Sue Harley, Callum Campbell

### 2 Apologies:

Caroline Crawford, David Prescott, Alison Brown, Akri Jones, Paul Jones, Alastair McCulloch, Veronica Hansmann

Chris Spray noted the excellent attendance. He thanked everyone for coming, and asked them to introduce themselves.

### 3 Planning Application 11/00788/FUL:

It was decided that the meeting should deal primarily with this issue. An application has been lodged, on behalf of Allanwater Developments Ltd, to build 19no 2 and 3 bedroomed houses on the meadowland behind the Braeport Centre, currently owned by Allanwater Developments. Access would be onto the Braeport through land owned by (*redacted*), Mr Petrie, and a strip owned by Stirling Council.

### 4 Planning Process:

Mick Stewart explained and answered questions on the Planning Process. Callum Campbell explained the need for affordable housing in Dunblane. There was open discussion among all present, and the following points emerged

- Anyone may comment on a Planning Application
- 1999 Local Plan is still valid, though now quite dated
- 2011 Local Development Plan has been approved for consultation
- Holmehill is designated as public open space in the conservation area in both these documents, with no housing on any of the land of Holmehill currently owned by Allanwater Developments Ltd.
- LDP does not propose any further housing, other than small number affordable houses, in central Dunblane
- No affordable housing is included in this application.
- Section 75 agreement between Stirling Council and Stakis 1987 is still valid and binding on future owners. Holmehill 'shall never be used except as public pedestrian areas and public open space'.
- The value of trees [protected in conservation area, as if they had TPOs] will be considered at planning application stage.
- New housing on this site would be a scar on the landscape, particularly to the views from the Cathedral.
- The cumulative impact of lots of small developments on Holmehill would decimate it. The environmental and landscape features of the hill would lose their integrity. Any development may be 'the thin edge of the wedge'.

- Planning permission can be granted even if access is over private land which the landowners wish to retain. Stirling Council may need to notify/seek consent from Scottish Government if it sells its strip of land to property developer.
- Access to and from the site is difficult, off the very narrow Braeport on a blind corner.
- The impact of traffic from construction, service and emergency vehicles and 19 additional houses would be detrimental to central Dunblane.
- Additional traffic flows would be dangerous to pedestrians, especially children using the Braeport as a 'safe route to school' and those using the Braeport Centre.
- An immediate neighbour to site, has contacted a large number of local interested and environmental groups for advice and to comment on the application.

### 5 Response to Planning Department:

Chris Spray led discussion on the response of the Holmehill Board and individuals. It was agreed

- The more responses the better, particularly from individuals
- Individuals would be encouraged to 'tell a story' of how they use the land and what they value about Holmehill. The human, emotional, cultural and ecclesiastical aspects are all important. They may also wish to draw on some of the points above, in particular the impact of traffic, and on the landscape and ecology.
- The Holmehill Community Buyout will respond highlighting points of law [section 75] and policy [Local Plan 1999, LDP 2011], environmental impact and the need for nature conservation. We will emphasise the potential for Holmehill to be developed as a thriving natural environment for all the community, in line with Open Spaces strategy and the LDP.
- People may respond to the Planning Department by letter, email or online.
- We should encourage responses from users of the Braeport Centre and Braeport residents
- [www.holmehillblog.org](http://www.holmehillblog.org) will endeavour to keep up to date with events, and links as to how to respond.
- We should consider leafleting neighbours encouraging them to respond.
- A Press Release has been sent to Stirling Observer and Allanwater Herald.
- LATER DEVELOPMENTS. Since the meeting, the application was declared invalid by the Council because it misstated the ownership of part of the land. It is likely that the application will be resubmitted once this has been corrected. We would encourage everyone still to respond, now, while the issues are fresh in their minds.

### AOCB

- DDT Environment Group may wish to use and develop the map/artwork done by Heather Christie for 'Green Walks in Central Dunblane' leaflet. This was approved.
- Rosslyn Mills of Community Woodlands Association will be invited to attend a future meeting.
- Adopt-a-Path report for winter to be submitted by 31 January – LH to do.

## Next Meeting

Tuesday 20 March 7.30pm Braeport Centre. All are welcome. Members will be notified if it is necessary to call a meeting sooner.

(Minutes revised by RB 29<sup>th</sup> September 2016, for data protection reasons.)