

Dunblane Community Council

Rachael Muir
Secretary

Anna Jarchow-MacDonald
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Minutes of the Dunblane Community Council held on Wednesday, 1 October, 2025, at 7 p.m. in the Library, Dunblane. This is a “blended” meeting, with some attendees joining by Zoom.

Present: Anna Jarchow-MacDonald (Chair), Alan Booth, Anthony Delleur, Karen Jenkins, Stewart Corbett (Treasurer), Calum Thomson, Rachael Muir (Secretary). By Zoom: Rachel Nelson, Peter Swindon.

In attendance: Bridget Clark, Councillors Alasdair Tollemache and David Wilson, Margaret Bragg (Minutes Secretary). By Zoom: Peter Hill, Amanda Surgenor and Laura Gajree.

1. Apologies

Apologies have been received from Councillors Thomas Heald and Robin Kleinman, Annelise Bakri, Fiona Plumtree, Caroline McArthur and Jonathan Failes.

2. Conflicts of interest and Chairman’s remarks

Councillor Tollemache intimated that he will remain for the discussions over planning but will not take part, as he is a member of the Planning Panel.

3. Adoption of minutes of 3 September and matters arising

These were approved, proposed by Calum Thomson and seconded by Anthony Delleur.

4. Residents Forum and current topics

Cycle routes Calum Thomson highlighted the delay in seeing the design for the proposed cycle route between Dunblane and Bridge of Allan. (See Minutes April 2025.) There was dissatisfaction that opportunities were being missed to allow people to suggest improvements at an earlier draft stage. Until Transport Scotland has approved the design, the Council is reluctant to share it, but Calum Thomson agreed to follow this up. Councillor Tollemache will also ask for more information which he will share with the community council. **Action: Calum Thomson and Councillor**

Tollemache. The Chair stressed the importance of having a discussion with the community even before an agreement in principle with landowners has been reached. Councillor Wilson reminded the meeting of past flooding on the south carriageway of the B8033 on the dip between M&S and the Keir roundabout; the field drain has been replaced. Rachael Muir confirmed that this section of footway has been included in the Council's list for deep cleaning.

The Chair commented that she was asked not to include the cycle lane route into the proposed Local Place Plan (LPP) as this is already undergoing consultation by Stirling Council, but felt the need for a safe crossing at Marks & Spencer should be dealt with as a priority. Councillor Tollemache agreed to pursue this. **Action: Councillor Tollemache.**

The Chair proposed that Active Travel be added as an agenda item, and this would also cover issues at Glassingall and the slip roads at the Queen Victoria school.

5. Reports

Police Report: See attached.

Councillor Tollemache gave a brief update on Speedwatch (see previous Minutes). Applications are going through the lengthy vetting process at the moment and updates are provided in the Police Report.

Bridget Clark reported on an accident on the Glen Road involving a cyclist and the discussion widened out to include the prospect of construction traffic using this route for the new windfarm. It is also used as an alternative route when the A9 is closed. It was suggested that the police should include in their report information about when the A9 is closed and traffic is going through Dunblane. The Chair agreed that the speed limit should be lowered on Glen Road and Sheriffmuir Road, especially as it is a popular route with cyclists. Councillor Tollemache will request that Sheriffmuir Road have 'cycle friendly' signs erected. **Action: Councillor Tollemache.**

Alan Booth also pointed out that with increased traffic on Stirling Council roads when traffic is diverted off the A9, extra wear and damage should be covered by the party responsible for funding the A9. The Chair agreed this should be a discussion topic for surrounding community councils as well. Pointing out the difference between the closure of the A9 because of accidents and planned road works, Councillor Tollemache has tabled an agenda item for the next Council meeting on the coordination between the Council and Amey when the A9 is closed.

Planning report: See attached.

Gatehouse at Hydro This building is in a state of disrepair and its refurbishment was welcomed.

Ledcameroch The community council's objection has been submitted.

Firs of Kinbuck New documents are on the Council's website. Transport Scotland had not commented on the application until an audit of road safety was carried out. They state that the slip roads are compliant and do not support the addition of a zebra crossing.

Glassingall As the Glassingall estate is up for sale, Calum Thomson suggested this would be a good opportunity to approach the sellers and landowner to request the closure of two gaps in the central reservation of the A9, with access being restricted to through the estate only.

The Chair commended the use of PowerPoint slides at meetings but proposed that, in addition, an overview of the list of planning applications referring to Dunblane be provided.

Operations report: See attached.

The Chair thanked Terence O'Byrne for producing his report and his overview of issues with gullies and drainage.

Dunblane to Doune After concerns were raised by pedestrians walking along this road, and in view of the cycle track crossing it, Councillor Tollemache requested that the speed limit be reduced. This has been rejected. A speed survey was undertaken on the road and no justification for reducing the limit was found. Although signage would make drivers more aware of cyclists crossing the road, it was also suggested that speed restrictions be put in place for a section on either side of the crossing. Councillor Tollemache agreed to request this. **Action: Councillor Tollemache.**

Kinbuck speed reduction Councillor Tollemache reported that, after being rejected twice, a 40 mph limit has now been implemented.

Speed survey on Perth Road Alan Booth suggested that the speed measurement equipment has not been placed in the most suitable position.

White lines outside M&S These have now worn off, and Councillor Tollemache agreed to follow this up. **Action: Councillor Tollemache.**

Elected members

Councillor Wilson reported that the Council is looking at which community councils are raising issues directly rather than via elected members. In the past there were concerns that community councils did not think they were being listened to. The Chair reported that the community council regularly contacts the Council directly. Councillor Tollemache clarified that he represents individuals and residents who approach him directly. He does provide feedback to the community council.

The Chair, Anthony Delleur, Peter Swindon and Jonthan Failes attended the Gathering of Stirling Community Councils on 24 September, and commented on how useful it had been to learn from other councils. Dunblane

community council led the discussion on Partnership Working and some community councils have since followed their example by putting together a Local Place Plan.

The Chair reported that Dunblane is going to be included as a fringe festival to next year's Stirling Science Festival. Alan Booth reported that a new Nature Restoration Officer has been appointed by the Council and she is going to come to the Laighhills to see the community orchard. The Chair is keen to contact her to discuss biodiversity.

The Chair reported that the Council is interested in setting up a 'buddy' system for new community council officers. She noted that community councils have not formed over all the Council area.

Councillor Wilson reported that there is a new strategy covering mental health in the Forth Valley area. He expressed concern over the lack of funding for children and adults with autism and ADHD and the length of time it takes to get an assessment. He stressed that delayed assessments can lead to more serious problems in society later on. At present adults in Forth Valley can not get a diagnosis of autism or ADHD, and the dedicated autism school in Clackmannanshire is due to close.

The Chair raised the issue of food security in the light of the Trussell Trust Hunger in Scotland report which stated that 75% of those accessing food banks have some sort of disability. Councillor Tollemache commented that the concept of a food bank for Dunblane should be explored and would require coordination, all of which he would be keen to be part of. The Chair stressed the need for finding out more about the difficulties people face, for example accessibility, and how important it is to bring together all the groups who could help. This would include expertise and support from the Trussell Trust, Start Up Stirling, the Council and the Cathedral which already operates a café and has recently started a weekly lunch. To access Start Up Scotland, people must have a referral, but anyone can go to a food bank. The High School is looking to set up a hub to provide information and help, for example in filling in forms, as part of its programme of community engagement.

Community

Local Place Plan (LPP) The final draft of the LPP has been circulated to the four elected members and to surrounding communities. The Doune and Kilmadock community council have asked to work closely with the Dunblane community council in the future.

Western arc development (See Minutes August 2025.) Amanda Surgenor reported on the change of emphasis of the campaign group from objecting to a housing development, as proposed by Dandara, to examining how the land can be used within the community. Referencing the Council's 'call for ideas' for the upcoming Local Development Plan, Peter Hill is leading the group in formulating an approach. He asked that this be included in the LPP,

as advised by the Council planning department. He has met with Charlotte Brown and Sharon Marklow from the Council's planning department and wants to build a case which would avoid the need for this discussion to be repeated every time a developer submits an application. He stated that they are concentrating on three main elements: context and background, research, and ideas on how to move forward. There is a lot of support within the community for ideas around nature and climate, to foster diversity and support eco-tourism.

Four main sections for the paper have been identified:

- (a) Feasibility. What can be done with the land? Plans must be able to be delivered; environmental surveys, among others, will provide evidence.
- (b) Planning. What is viable? Contact will be made with other interested parties. For example, the fencing along the western arc needs repaired to reduce the number of deer crossing the A9. Access gates, information boards, footpath restoration, and wetland planning are being looked at. SEPA (Scottish Environment Protection Agency) has not conducted a survey in the area for many years.
- (c) Execution. For example, the management of footpaths, eco-areas, allotments, etc, can be formulated by bringing together available financial and legal expertise.
- (d) Evolution. The surveys that have been done can be used to provide evidence in future planning cycles. The emphasis is on longevity.

The emphasis is now on a community-led, ecology-driven plan on how to develop the green belt land. According to Peter Hill, the Council has asked that the Western Arc group by name be included in the LPP and Peter Hill agreed to send the group's paper to the Chair for review. Sharon Marklow is willing to arrange a meeting to help to bring these two documents together; they would remain as two separate documents but they would be mutually supportive. The Chair asked to be copied into any discussions and suggested they look at Community Right to Buy, which Peter Hill confirmed they were already examining. With reference to the fences needing repaired, landowners have the ultimate responsibility. However, as a last resort, Peter Hill stated that this could be circumvented on the grounds of neglect. Bridget Clark pointed out the need to carefully assess paths for accessibility for everyone including those in wheelchairs or pushing baby buggies, and Peter Hill confirmed the feasibility study will look at this.

The name 'Western Arc' was first used by Dandara but it is not an established or known name for that area., which covers Hillside, Baxter's Loan, Wanderwrang, and Anchorscross. Peter Hill said they were looking for a new name and confirmed that the different zones will be referred to by name in their document. Alan Booth suggested it be called the Western Green Belt (to be mirrored by the Eastern Green Belt) and Peter Hill agreed to adopt this. The Chair said that Kinbuck and Ashfield were keen to be included and that there was strong opposition to building on the Green Belt. A slide in the proposed LPP illustrates the Green Belt in Dunblane, but the Chair is willing to discuss any changes or additions the group would like to

make. The final LPP will only be submitted after the feedback and notification period has closed.

Community Action Plan (CAP) The Chair's plan to hold focussed meetings with specific topics is progressing. Peter Swindon has agreed to support discussions on playparks, Terence O'Byrne is providing an overview of operations and maintenance, while Annelise Bakri is focusing on gardens and the growing of food. Stirling Council is reviewing sports next year and Karen Jenkins agreed to consider giving input when available. The Chair suggested another group would look at food security and access to food.

An approach has been made to the community council by the Ian George Mitchell Dalgeish 1991 Trust, whose trustees are the owners of part of Kippendavie Wood, with a view to transferring ownership to the community council. This led to a discussion over the viability of building some social housing units, using the money generated to maintain the woodland. Councillor Wilson suggested this might be difficult unless the area is designated as Council land. A new ecology report on the trees is necessary, to find out which trees need to be taken down as dangerous. The Chair said that a group within the community working with the community council and the Dunblane Development Trust (DDT) needed to be established to discuss the feasibility of taking this on.

The Chair widened the discussion to the need for social housing within Dunblane and suggested a focus group could look at this. Stewart Corbett, who is also on the Board of the Dunblane Development Trust (DDT) said that the DDT would be interested as a group to work in partnership with the community council.

Schools The teacher supporting the Rights Respecting Schools team at the High School has contacted the community council to work together on projects.

Community facilities Calum Thomson is looking to co-ordinate a group of representatives from each of Dunblane's fifteen main community facilities to avoid competing and overlapping events. The Chair suggested asking the representatives what outcomes they would like from a meeting. Calum Thomson agreed to progress this. **Action: Calum Thomson.**

Environment/Sustainability

Apple Day The Chair reported on the success of the first Apple Day on 12 September when pupils from the primary and secondary schools, along with members of the public, enjoyed pressing apples. An application is going to be made for a small grant from the DDT to support the school garden and potentially also to buy an apple press. Alan Booth reported that more labels are required for some of the apple trees, and the Chair noted the importance of finding volunteers for the maintenance tasks at the orchard.

Internal

Correspondence, communication The Secretary and Jonathan Failes are looking at how to store documents.

Treasurer's Report: See attached.

6. AOCB

Councillor Wilson reminded the meeting that new wheelie bins for recycling glass will be delivered to households shortly. Questions were asked about the space needed for five recycling bins and the difficulties of those living in flats or at a distance from the road.

Councillor Tollemache was contacted by a concerned resident who had seen children playing in the river at the Laighhills. The responsibility lies with parents but he agreed to find out about installing life-saving equipment and let the community council know. **Action: Councillor Tollemache.**

Stewart Corbett reported that the DDT is looking into options to raise funds for the Laighhills while Alan Booth reported on the paddling pool in the Laighhills.

With reference to the Laighhills pavilion, Anthony Delleur reported on the need to draw up a business plan on how it could succeed in future. (See Minutes, August 2025.) However, questions were asked about its condition and it was felt that the Council should take responsibility for bringing it back into a viable state before it was transferred as a common good asset.

7. Date, time and place of next meeting

The next meeting of the Dunblane community council will be held on Wednesday, 5 November, 2025, at 7 p.m. in the Library, Dunblane.

The meeting ended at 9.40 p.m.

This is a true representation of the meeting.

Anna Jarchow-MacDonald
...30/10/2025
Chair



Date

Rachael Muir
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Secretary

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Date