

**Biggar Community Council**  
**Minutes of the meeting held at 7:00pm on 15/4/19**  
**in Biggar Library Meeting Room**

**Present:**

**Community Council**

Jerry Sumpster (Chair), Thelma Ingram, Jan Currie (Secretary), Gil Dunn (Treasurer), Jimmy Ritchie, Laura Shirley, Janet Moxley, Lesley Craise (Minute Taker)

**Ex Officio**

Cllrs Ian McAllan and Alex Allison

**3 members of the public**

**2. Minutes of the meeting held on 18/3/19**

**2.1 Matters arising from minutes of meeting held on 18/3/19**

Regarding point 10.1 of this minute "Micro-grants: Internal process agreement", Lesley asked for clarification about whether members of the public attending BCC meetings would receive copies of documents being discussed in the future. Some community councillors feel that where such documents are internal process documents they do not need to be shared. It was agreed to seek clarification from Gordon Bow about this at the forthcoming training meeting.

Regarding the awards made at the Clydesdale Sports Awards 2018, in addition to those listed in the minute, Tammy Mitchell won the Volunteer of the Year award.

**2.2 Review of Action Points**

Councillor Allison reported that the dropped kerbs on Carwood Road will be moved away from the blind bend in the course of planned roadworks.

Contact was made with Biggar Online who appeared to be trying to sell us a website which we do not need.

Jerry proposed that our surplus laptop should be given to anyone that wants it. This was seconded by Thelma and agreed.

Gil made contact with Home Energy Scotland who are keen to participate in any public events we might hold.

The contact person in SLC regarding EV charging points is Stuart Laird.

Biggar Museum do not want the provost's chain.

A few actions are still to be completed and these are listed in the Actions Table at the end of this minute.

Adoption of the minutes was proposed by Jan, seconded by Jimmy and agreed.

**3. Minutes of the Meeting held on 18/2/19**

Adoption of these minutes was proposed by Jerry, seconded by Laura and agreed.

#### **4. Chair's opening remarks and monthly report**

Jerry feels that some progress has been made towards focusing on outcomes. His main areas of activity since the last meeting have been: handing over the accounts to Gil in preparation for year end; liaising with Amey over the planned High Street closure; beginning to conduct a GDPR audit of the personal data we hold; attending the meeting with Gladman.

Janet reported that there is still a lack of clarity about whether we need to pay the £40 GDPR registration fee.

#### **5. Secretary's Report**

Jan had received thank you letters from the Indoor Bowling Club and Biggar and Upper Clydesdale Museum.

#### **6. Specific Matters brought to meeting by public**

The issue of speeding traffic was raised again.

#### **7. Treasurer's Report**

Gil is preparing Year End figures. There are some minor differences between SLC's format and ours, which will need to be resolved, in particular SLC's format does not take account of cheques issued but not cashed at year end. There were a few of these which, if not taken account of, will give an unrealistic picture of our finances at Year End.

Balance figures given are correct at 15/4/19.

The business account has a balance of £219.12. The insurance premium for the Bonfire has been paid.

The Clyde Windfarm Account has a balance of £3963.50.

The Incentive account has a balance of £1978.65, £1019.12 of this relates to the Glenkerie Windfarm money and £959.43 to the Incentive Fund.

Gil has set up online banking so we are now able to consider making BACS payments. Gil proposed that any such payments should be authorised by two signatures from the the three designated signatories, using a voucher to do this. There was broad agreement with this, and some misgivings, one being that Biggar Community Council constitution 14.(c) refers only to cheques being signed and an amendment to the constitution may be required. Gil will check out with Gordon Bow whether this arrangement would be acceptable.

#### **8. Digital Correspondence**

Gil provided a summary of digital correspondence received since the last meeting. A copy of this is available on our website <https://biggarcc.weebly.com>, or at the Library.

## **9. SLC Councillors reports**

Amey is due to publish a report on the safety on the A702.

The Roads Department will continue to monitor the recurring large pothole in Station Road.

Cllr Allison has contacted our MSPs with respect to the closure of the High Street for resurfacing as this will have a wide impact on local businesses.

The path beside the burn will be repaired as soon as possible. Cllr Allison noted that the safety barriers had been moved. It seems as if they might have prevented access to the school.

## **10. Agenda Items**

### **10.1 Consultation Paper relating to the BCC Incentive Fund**

Jerry presented a discussion paper, prepared in consultation with Lesley and Janet.

We considered whether to restrict the total amount available from the Incentive Fund each year, or whether just to use the money for any appropriate application.

Janet proposed limiting the amount of money available in any one year to £300 and this was seconded by Thelma. However the meeting voted 5-2 in favour of using the money for any appropriate application.

We agreed that point 4 of the proposed guidelines “Applications need to show how they will use the money to benefit the people in Biggar.” should be amended to include sponsorship.

These draft guidelines have been approved by SLC as long as we ask for an application form to be completed for all awards, including the annual school prize.

We agreed not to exclude applications for capital items, food, and drink. However, we would still exclude the purchase of alcohol.

We agreed that if grants are made to individuals these individuals should reside within the BCC area.

Jerry proposed that he present a final draft of the guidelines to the next meeting. This was seconded by Jimmy.

### **10.2 Clyde Extension Windfarm Fund:delegates**

Jerry and Lesley have agreed to take on this role. Within the terms of the grant fund, delegates are not accountable to the Community Council.

### **10.3 Micro-grant Application Decisions**

#### **10.3.1 Individual application for help to compete in the World Baton Twirling Federation International Competition**

Jerry proposed that the full amount of £500 should be granted. This was seconded by Thelma. The councillors congratulated the applicant on her achievement in competing at world level.

### **10.3 Micro-grant Application Decisions (cont.)**

#### **10.3.2 Gardening Club**

Thelma declared an interest and left the room for this item.

Application for £290 for coach hire for trip. Concern expressed about level of unrestricted reserves held by group. Jerry proposed a grant of £150. This was seconded by Lesley and agreed.

#### **10.3.3 Application from 4 pupils going on Himalayas Trip**

Jerry proposed that, rather than deal with applications from individuals for this trip we invite the pupils to apply as a group. This was seconded by Thelma and agreed by majority, with some members having misgivings about whether there would be any benefits for Biggar in pupils taking part on this trip. It was suggested that this could be covered by asking the group to make a presentation at a public event on their return. Janet will contact the teacher responsible, Mr. Telfer, to advise him of our decision and Jan will write to the applicant.

### **10.4 Meetings with other organisations**

#### **10.4.1 Meeting with Biggar High School Pupils re Climate Change**

Laura, Janet and Lesley met with four senior High School pupils and the Head Teacher on 15/4/19 for an interesting and informative discussion. The pupils were clear that they wanted to focus on things they felt they could change and had been thinking about the amount of plastic and packaging used within the school, for instance in the canteen, and the purchase of bottles of water from the vending machines. The amount of food waste was also discussed. It is possible BCC could have a role when the pupils are clearer what they want to do, for instance in asking SLC if they could supply recycling bins for pupils to use at lunchtime, possibly in the Burn Braes and/or the High Street. The pupils said they would get back to us when they had met as a group and were clearer about what they want to do.

#### **10.4.2 Feedback from local access forum meeting**

Janet attended this meeting on 27/3/19 and presented a briefing paper to the meeting. A copy of this is available on our website <https://biggarcc.weebly.com>, or at the Library.

The main issues discussed affecting Biggar were:

- burn side path
- Biggar and District Community Heritage (BDCH) are working with SLC on a project to improve the local path network around Biggar
- "Beware of the Bull" signs around Hillridge remain on display even when there are no bulls in the fields
- SLC have required the removal of signs requesting that dogs to be kept on leads on paths at Biggar Common and Carmichael because no reason is given on the signage for keeping dogs on leads

### **10.4.3 Feedback from Gladman meeting**

Members of BCC met with Gladman on Tuesday 2<sup>nd</sup> April for an information sharing session. It seems likely that Gladman will apply for planning permission late April or early May. Gladman will make available to BCC all documents related to the planning application to ensure we have access to all information. BCC is planning a public meeting about the proposed development when all the relevant information will be made available to the public (see 10.5). The notes from the meeting with Gladman are appended to this minute.

### **10.4.4. Forthcoming Youth Project Board Meeting**

The next meeting of the Youth Project Board is on 24<sup>th</sup> April. Janet asked people to let her know if there were any issues they would like to raise.

### **10.5 Arrangements for Public Meeting re Gladman application**

We decided to hold the public meeting once the planning application has been submitted to SLC. The venue is still to be decided. Gil proposed authorising up to £50 to cover the costs of the meeting. This was seconded by Jerry and agreed.

### **10.6 Discarded and Uneaten Food in closes after school lunchtime**

This was raised when we met with the school pupils and the Head Teacher.

### **10.7 Langvout Square**

Thelma presented a short report on this area of the town to the meeting, based on the views of around a dozen tenants. The full report is available at <https://biggarccc.weebly.com>, or from the Library. Issues raised included:

- unevenness of paths and deterioration of edging
- lack of car parking, no disabled spaces
- recurring faults with street lights which take a long time to address
- the general unkempt, “unloved” look of the grass areas
- use of weedkiller leading to increasing earth margins on grassy areas.

The tenants of these houses would like to meet with ourselves, the SLC councillors and any relevant SLC departments to see what can be done about the various issues they have raised, with no success to date. The tenants feel they are not being listened to. Cllr Allison will organise a meeting with them and Thelma.

### **10.8 Update on community consultation on health, social care and transport**

Lesley and Janet met to discuss this. Proposed date is 22<sup>nd</sup> June, in the Gillespie Centre. We have asked the Gillespie Centre for a free let and free tea or coffee for people who take part in the consultation.

The format will be simple, consisting of three basic questions; what do you like about existing provision, what do you not like and what would you like to change?

### **10.8 Update on community consultation on health, social care and transport (cont.)**

Lesley has obtained permission from Bield Housing and Care to run the survey in their Retirement Housing in addition to the event in the Gillespie. Bield have also given permission for the tenants in Langvout Square to take part at this venue. The survey could also be taken to other community groups and settings. We could take the opportunity to ask people to sign up for a regular newsletter. Jerry proposed authorisation of up to £50 to cover the cost of these events. This was seconded by Thelma and agreed.

### **10.9 Update on bus shelter at Edinburgh Road**

No progress

### **10.10 Update on Phase 2 Story Homes site**

Work has started on phase two which will involve building houses between North Back Road and Carwood Road. Either social housing or “affordable housing” will be included in phase 2. Unclear which. Thelma is planning to contact SLC about the lack of hazard signage on the fence around the building site. A car park and footpath, both connecting to North Back Road, are to be completed this summer.

### **10.11 Procedure for filling BCC vacancies**

Laura, Thelma, Jerry and Janet agreed to meet to generate ideas for discussion. There was some debate about whether this meeting should be open to the public but this was felt not to be necessary given that any decisions will be made at a public meeting.

### **10.12 Policy for unrestricted reserves for micro-grant applications**

Lesley will produce a short briefing paper for the next meeting.

## **11. AOCB**

Gordon Cunningham's resignation from BCC was noted. A card had been sent thanking him for his contribution over the years.

Gil proposed we produce another newsletter to distribute to every house in the town. This was agreed. Gil will email people asking for contributions.

A member of the public had contacted BCC asking if we would consider providing funding for CCTV cameras in the town. We do not have sufficient funds to consider this.

## **12. Date of Next Meeting 20<sup>th</sup> May 2019**

### ACTIONS TABLE 15/4/19

Let Gala Day committee know Gala Queen can switch on Xmas Tree lights	<b>Jimmy Ritchie</b>
<u>Carwood Road</u> Collate contributing risks and email to Colin Parks	<b>Janet Moxley</b>
Ask Morag Renwick (ex secretary of BCC) if she knows the whereabouts of the photocopier belonging to BCC listed in our fixed assets list as being at 18 High Street.	<b>Jimmy Ritchie</b>
Clarify with Gordon Bow which papers should be available for members of public attending BCC meetings	<b>Jerry Sumpster</b>
Check out proposal for online payments with Gordon Bow	<b>Gil Dunn</b>
Prepare final draft of guidelines for Incentive Fund	<b>Jerry Sumpster</b>
Contact Mr Telfer about Himalayas Trip	<b>Janet Moxley</b>
Write to applicants for micro-grants advising them of our decision	<b>Jan Currie</b>
Organise meeting with Langvout Square Tenants	<b>Cllr Allison Thelma Ingram</b>
Planning Gladman Public Meeting	<b>Janet Moxley Gil Dunn</b>
Email BCC members asking for contributions for newsletter	<b>Gil Dunn</b>
Write briefing paper for issues around unrestricted reserves	<b>Lesley Craise</b>

## **Appendix 1 Gladman Meeting**

### **Minutes of a Meeting with Biggar Community Council and Gladman Developments**

#### **Tuesday 2nd April in the Biggar Library Reading Room**

##### **Present:**

BCC: Jerry Sumpster, Jan Currie, Gil Dunn, Janet Moxley, Laura Shirley, Thelma Ingram  
Gladman: Chris Wright, Gerard McHenry

##### **Introduction:**

BCC advised that the purpose of the meeting was to gather information for a possible public meeting or other means of canvassing opinion.

Gladman advised that following the public exhibition, they have some feedback.

##### **Gladman Objectives:**

Gladman brought copies of the information boards used at the public meeting. They stated they were keen to find out if there are specific needs from the community they are unaware of and any wider concerns. They are very keen to gather information from the community.

BCC advised that no canvassing of the community has been undertaken yet.

Gladman advised that their application for outline planning permission was not yet etched in stone. The layout as shown on the diagrams is purely indicative and any permission granted by SLC would be "conditioned". A framework plan is to be submitted.

JM asked about the proposed open space and how this is to be managed Gladman advised that this is for discussion with SLC and can be done in different ways: the land could be gifted to SLC; the land could be gifted to the builder; a factor arrangement with the builders or another arrangement.

Gladman advised that they work together with the landowner, architects, flooding experts and transport experts, amongst others.

##### **Houses**

Gladman advised the plan is for 100 units, of which 25% are to be affordable. This may be social housing but could be on a "Golden Share" arrangement with first time buyers (Unable to sell at full market value), or discounted for rent. A Housing Association will work in conjunction with the builder. There is a strong onus on the developer to build affordable housing. Gladman would support the building of these affordable homes "onsite"

but SLC may consider it more appropriate to develop them at a different site.

The style of the houses will depend on the builder. The builder may have standard plans, and the fabric of the buildings should be similar to other houses in the area.

There is a desire from the community for homes for the elderly and first time buyers.

##### **Flood Risk**

Gladman will submit a full flood risk assessment, based on 200 years + climate change. This is assessed by SEPA and SLC.

JM expressed concerns about flood risk from rainfall. Gladman advised they will develop a drainage strategy, engineers will do a plan showing the run-off from the site. Those must achieve "betterment", i.e. it must be at least as good or better than at present.

Gladman advised. There is ongoing dialogue and if SEPA objects, then the development stalls, unless and until the issues can be addressed.



## **Previous Application**

During the previous process, Gladman decided not to submit a planning application. They decided to wait as the local development plan was out for consultation. Gladman had identified the need for additional housing, but SLC had not identified any sites within Clydesdale.

JM acknowledged the need for more housing, but questioned whether this was the right land for it.

## **Transport**

Transport Scotland has identified 2 problem areas: the junction at Station Road/ A702 and the junction Market Road/ Station Road.

There will be a full transport assessment. Counts will be taken at times dictated by SLC.

JM asked why not have access from the site direct onto the A702. Gladman advised that the master planners have advised that access is better from Boghall Road Access to A702 is still a consideration, but there is no obvious solution. The SLC planning officer who was originally involved has now left SLC and Gladman are keen to raise the question again with SLC roads department.

SLC Roads department could object (or not recommend to approve).

## **Common Concerns on the Feedback Form**

50 forms have been submitted (120 attended the exhibition)

Q1: Most responders found the exhibition useful.

Q2: The majority of responders were not supportive of the proposal

Q3: Positive/ beneficial aspects: Addresses population growth, additional spending, support for local shops and services, community facility (possibly a Scout Hut?, might be land safeguarded for community use. Need to establish local need), affordable housing and the construction of a footpath to the Rugby Club.

Q4 Suggestions: Open space, homes for elderly and first time buyers, access concerns, infrastructure, schools, medical facilities and flood risk.

Q5: Majority supported the construction of a footpath. Gladman explained that this would not encroach on the road. The footpath would be built on land to the side. JM asked if this might be a cycle path and Gladman suggested they would favour this.

Q6: Support for Community uses and facilities was an even split yes/no. Suggestions for use of spaces: open space, landscaped area, cycle or walking route, dog walking park, play area, community facility, sports pitch.

## **Socio Economic Benefits**

Online spending is factored into the retail assessment. A standard model is used as used by supermarkets when planning to move to an area. Namely an assessment of spending locally, online, and outwit the area.

A socio-economic report will be submitted by Gladman.

Reports will be submitted relating to: Ecology, Noise, Air Quality, Transport, Archaeology and Landscaping Impact

## **Timescale:**

End April/ Early May: Application for PPP (Planning Permission in Principle)