

CARR-BRIDGE & VICINITY COMMUNITY COUNCIL

AGENDA

Meeting on Thursday, 30th November 2006, in the Village Hall at 7.30pm

Apologies: KA

Lucy Fraser and Helen Cameron from Albyn Housing Association will be present to talk about the Ecclefechan site ie. 1-8 Hilditch Terrace, Main Road, and allocations

1. Concerns of Village Residents and AOCB

2. Minutes of Meeting 26th October 2006

3. Matters Arising

Pavement by Carr-Bridge Hotel Smiley face

Marquees Problem over size LC.

KA has looked at funding applications recently and three separate projects included hire of marquees (sizes not stated) for £2,000, £4,000 and £2,934. Should we re-think our decision about hiring out the new marquees? These could produced revenue of about £9,000, which would have allowed us to pay people to go out to look after them and get profit

Container for Village hall SB Garage for Fire Appliance

Dog Fouling – bins ?in situ

Christmas tree – putting it up who?

Matters Outstanding

Wind farm New environmental assessment

Christmas Lights sub-group SBruce

History of Carr-Bridge Community newsletter

Buses thro' Village Paid minutes secretary

Carr-Bridge Ahead Southern entrance to Village

Riverside Walk

4. Housing Carr Road development

5. Planning Applications New applications MG

6. Christmas Party

7. Porridge Competition LJolly

8. Promotion/marketing of 3 events in Carr-Bridge CN, SB and LJolly

8. Secretary's Report Police incidents

PostWatch Scotland

Paths for All Partnership newsletter

Items available for reading: Nil

10. HC Agendas and Minutes of Committees SBlack to report on items of interest

12. Date of next meeting: Thursday , 25th January 2007, in the Village Hall at 7.30pm

CARR-BRIDGE & VICINITY COMMUNITY COUNCIL

Minutes of meeting held on Thursday, 28th September, in the Village Hall at 8pm

Action Points in red

Present: Scott Bruce, Kate Adamson, Lara Campbell, Fiona McMullen, Carol Neely, David Ritchie,
In Attendance Iain Campbell, Dougie Edwards, Katrina Jennings, Linda Jolly, Mary Kinnaird, Barbara Kuwall,
Dick Langridge, Mary Langridge
Apologies: Mary Grant, Stuart Black, P.C. Ross Polworth
Lucy Fraser and Helen Cameron from Albyn Housing are stuck in Ullapool by flooding

Concerns of residents

BKuwall reported that there was a rumour that the 09.15 bus might be taken off. Used for hospital visits, shopping and particularly in bad weather so people do not have to drive themselves. **KA** to email SBlack

Minutes of meeting 28th September 2006

Have been displayed in PO. Accepted as correct records

Albyn Report on Ecclefechan site

Highland Council list:

Carr-Bridge 1st preference: 29 1st., 2nd., and 3rd. preferences: 123

Have to show a need to reside then may come up in the points. Eg at school already in Carr-Bridge, elderly parents and/or residing for employment

The properties are all rented and there are 8 in total. The mix is as follows:-

3 flats have 2 bedrooms and can accommodate 3 people and are on the ground floor

3 flats have 2 bedrooms and can accommodate 3 people and are on the 1st floor

2 villas have 2 bedrooms and can accommodate 4 people

Matters Arising

Pavement by Carr-Bridge Hotel Bad state at corner by triangle

Insurance on marquees KA reported that there would be no charge for remainder of this year

Marquees Final report for Lottery has been sent. Nothing yet done about missing side of 40x20 (received in error instead of 30x20 size). **LC to do with assistance of DEdwards**

Core Paths Network and Riverside Walk Forms for Consultation distributed, and all encouraged to fill them in including all known paths and tracks

Smiley face Still pending

Dog bins New bin said to be in place

Newsletter Will be out next week. Advert sales £255 for this edition. Increased pagination from 8-12 as it is Christmas edition. CN suggested that we should print more copies in future and put them into shops, hotels etc., cost of £1 for colour for one every 3 months. Could ask for donations towards the cost

Garage for Fire Appliance ?to go at far end of Car Park

Storage at Village Hall ICampbell stated that the Hall will not have space for storage for the Community Council. The proposed size of storage area cannot be increased because of the neighbours' boundaries. There will be no storage for old chairs and tables which are a village facility particularly for outside. New cannot be used as too valuable.

Main Hall: flashings on the roof have holes, causing a serious leakage problem

It was emphasised that more consultation had to be seen to take place and the question has to be asked: Is the Village Hall development correct for what is required for the village. Iain pointed out that Historic Scotland know of it as a listed building and it will have to be maintained even if it is not enlarged

Container for Village hall Still looking for one to buy which can be put in Car Park for now.

Housing Carr Road development

Andrew Tait from CNPA will meet us soon when he has information (see attached proposed letter resulting from meeting with him on 08/11/06)

Planning Applications – new

The Gathering

Date for next year 1st September 2007

Porridge Competition

Accounts

Police incidents

32 logged; includes firearms enquiries

Speeding offences: 15. Majority on Grantown Road, most was 60mph leaving Carr-Bridge

Public indecency to 2 ladies in art studio (unrelated to Landmark incident). Culprit had mental health issues and was detained for public safety

Youths have been caught throwing stones at cars. P.C.Ross has investigated and has a few names; all about 12 years old

Secretary's Report

Reidhaven Estate – Christmas tree To go on triangle as chance of vandalism by Car Park

Christmas decorations for tree **KA to contact**

ACCC – IT training If anyone wants particular modules KA has information

Military Flying of helicopters on 15 October. Letter arrived 18 oct!!

Planning for Christmas party Colin Watt would like to hold it if we can move to the week before

Any Other Business

LC asked about the School Christmas Party money – there are 56 pupils

Date of next meeting Thursday, 30th November 2006, in the Village Hall at 7.30pm

Points to be included in a letter to CNPA arising out of Extraordinary CCC meeting on 08-11-06

Carr-bridge Community Council request clarification over the provision of services for Phase 1 on the Plans: are they provided from the Main Road or do they run under the road through the development. **Gavin – can you answer this?**

The bogland area forms a special habitat for flora and fauna. In order to ensure preservation of the wetland area, a fence should be erected round it prior to any work being done on site. Gates would be required to ensure continuation of paths through the area.

We would also advocate that all workers on the site receive a manual specifying the risk of encroachment on the bogland area

The Community Council do not see that there could be any reason to remove the trees between the new houses at the back of Rowan Park and the wetland area. The maximum number of trees both outwith and within the building area should be retained. We would like to ensure that this is included as a condition for development

Our understanding is that maintenance of the amenity and play areas will be through a Private Factoring Contract. We would like to be sure that maintenance of these areas of the development will be in perpetuity, and that in the event of a financial disaster overtaking the chosen contractor that this would be covered.

Our Community Council would like to have input into the design of the play areas. We still have a concern that the play area in the affordable housing is shown as being considerably smaller than the two areas in the private housing.

We have repeatedly stated concern about the possibility of water accumulation in bad weather, together with the removal of the trees which take up water and transpire particularly in spring and summer. We may reluctantly have to accept the Hydrology report and that of SEPA, but there should be a condition that the Area will be continuously monitored. **Any accidental puncture of the clay level would jeopardise the existence of the wetland area (Should we be pointing out this idea as a chance to get more building land in the future) Gavin – what do you think?**

Affordable Housing. The Community were involved in the first Outline Application and have always taken the view that there must be phasing of Affordable Housing

?include here after Andrew Tait's legal questions have been answered: The HC Committee report suggested more than 24 houses, as per the Council policy of 25% affordable in a large development. The Reporter stated that he thought that more houses would be advisable, but he had no knowledge of the Council's policy. The Reporter also had no knowledge of the Carr-Bridge Housing Survey, nor of the Ecclefechan development, and he therefore did not see the need for Phasing.

The Community Council would like to suggest that 12 of the houses should be developed by a Housing Association as 'Affordable' fulfilling the 'need' criteria of applicants. We would like to see the CNPA negotiate with the developer over the other 12 houses to make them available as low cost homes; the minimum build size could be reduced from 85sq.m to 67 sq.m making them less expensive to build. The requirement for 'all abilities' housing would be covered by the Housing Association houses as the larger footprint is required for the Communities Scotland subsidy

CARR-BRIDGE & VICINITY COMMUNITY COUNCIL

Minutes of AGM held in the Village Hall

Thursday 26th October 2006 at 7.30pm

Present: Scott Bruce (in the chair), Kate Adamson, Lara Campbell, Fiona McMullen, Carol Neely, David Ritchie
Iain Campbell, Dougie Edwards, Katrina Jennings, Linda Jolly, Mary Kinnaird, Barbara Kuwall, Dick
Langridge, Mary Langridge

Apologies: Mary Grant, Stuart Black

Minutes of AGM October 2005 have been circulated and displayed in the Post Office both after the meeting and again last week. Acceptance of the Minutes proposed by Fiona McMullen, seconded by Carol Neely, agreed unanimously.

Matters Arising: None

Chairman's Report

This has been another busy year for the members of your community council. Our year always starts with the Christmas Party which was enjoyed by all those who participated. Thanks are due to the members and ex-members who were involved in making it such a success and we are again looking forward to the 2006 party.

At Easter, Carol Neely took on the editorship of the community newsletter and with her input the publication has grown immensely and with her efforts in selling advertising space has increased revenue covering the extra costs involved. The Council is delighted with the growth that she has built.

The housing development at the former Ecclefechan Restaurant is almost complete and various issues have come up over the construction. Your Council has been involved in monitoring the work and ensuring that planning conditions have been adhered to. The ongoing housing development plans of Aviemore & Highland Developments are still being considered by the National Park planning department and again your council, being a statutory consultee, is involved in the process. We are trying to ensure once more that we get the best deal for the village from this development. During this time we have been lucky to have the services of a Civil Engineer, Gavin Gerrard who is a Council Member and has been able to steer us through the complexities of the development and the conditions applying.

During the course of the year the Council acquired two new marquees with funding from the Lottery Commission and these have already been put to a lot of use and have brought in income for us.

The Duck race raised over £700 for this year's Christmas Party. It has been agreed that prizes will be increased for next year and that tickets will go on sale earlier.

The Carrbridge Gathering was extremely successful with a profit for the village of over £2000. This money is earmarked for the Village Hall Fund to improve the facilities there. Thanks are due to all those who were involved in what is a considerable amount of work.

The Porridge Championships attracted a large audience and much publicity. Bill Kendrew our original and long serving Chairman of Judges was unable to attend but we are grateful to Colin Bussey Executive Chef at Gleneagles Hotel who took over the role. The Porridge Championships got great national press coverage for the village and the Council is indebted to all those involved and especially Linda Jolly who put in a considerable amount of her own time to ensure the success of the event.

This year the Council has had regular visits from PC Ross Polworth, our Community Police Officer, to keep members apprised of problems arising in the village. We are pleased to learn that the village is still relatively crime free although there are sporadic incidences of pointless vandalism and occasional speeding offences.

The Council wishes to thank Mr Gavin Gerrard who is on the move again and has reluctantly resigned from the Community Council. Gavin has been a hard working member of the team using his engineering professionalism to help with the major housing application and his management skills in organising this year's Gathering. Gavin will be sorely missed and we will hopefully tempt him back on the Council at some point in the future as he is maintaining his house in the village.

Once more we find ourselves in need of new members and we hope that other public spirited villagers will be interested in joining us to help secure the future of the village and maintain its enviable reputation.

Scott Bruce

Treasurer's Report

LC presented the accounts for 2005/6.

Gillian Gordon kindly audits our accounts. Acceptance of the accounts proposed by David Ritchie , seconded by carol Neely and agreed unanimously.

Election of Office Bearers:

Chairman	Scott Bruce	Proposer:	FMcM	Secunder	CN	Unanimous acceptance
Vice Chairman	David Ritchie	Proposer	KA	Secunder:	FMcM	“ “
Treasurer	Fiona McMullen	Proposer	CN	Secunder:	KA	“ “
Secretary	Kate Adamson	Proposer	SB	Secunder	LC	“ “
Planning Representative	Mary Grant	Proposer:	SB	Secunder:	DR	“ “

Any other Competent Business

It was agreed that in future there would be Notes to the Accounts, and that a sheet should be produced regularly showing our committed funds

Meeting finished at 8pm