

Balloch Community Liaison Group

Meeting 22nd December 2021

Minutes:

In attendance: Catherine Bunn, Ian Williams, Trish Roberston, Karen Ross, John McHardy, Helen Cameron

1. Actions from Previous Meeting – covered in agenda items
2. Helen welcomed Trish to the group and advised that her potential role on the Planning Committee would prevent her making comment on the Planning Application at this stage
3. Housing Project Update

Planning – Helen advised that the consultation process for planning was well underway with the aim to get the Housing project to the February Committee.

Proposed orbital path around suds – this is being incorporated although the definitive route is under discussion

Helen advised that the provision of side by side carparking for all plots could not be achieved due to the slope of the site. Catherine remains concerned that this will lead to parking congestion on the roads.

Helen updated the group on the issue of PV. An energy consultant has now been appointed and the requirement/or not for PV will come out of that process. The properties will meet a standard beyond the building regs in terms of energy efficiency. Given the variety of orientation of the buildings, the provision of PV could not be delivered throughout the site. John also highlighted the fact that given the energy efficiency of the buildings the cost benefit to tenants of PV can be minimal. Helen will report back once the heating strategy for the units has been finalised. Trish commented that she felt PV should be provided where electric heating is being provided. Officers will be guided by the outcomes of the heating design and energy ratings to assess the cost/benefits of PV.

4. Enabling works update

Helen advised the group that Planning Consent had been received for the Culloden Academy Junction. The enabling works including the junctions to the 2 sites and the works to Barnchurch Road have been tendered with the submissions due back on the 21st December. The aim is to have the project on site by the end of February – it will be a 16 week contract. Helen advised that she would keep Karen informed of exact dates to ensure that she could reinforce to the school children the need for safety around building sites.

Helen advised that the route for construction traffic will likely be from Cherry Park (small access from Barnchurch Road). The assessment being that the successful contractor will be able to work from the inside of the site out minimising the disruption to Barnchurch Road and the footpath. The final decision on this will be made in consultation with the successful contractor. Helen will report back.

5. Woodland Update

Jamie McImpsey of the Council met with the Mr Maylin of the Village trust to discuss the potential of a Community Asset transfer. Initial advice was the meeting was positive. Helen will obtain additional feedback before the next liaison group meeting

Ian has received a copy of a report completed by the owner of 31 Underwood Place. It would appear that a failed culvert is the major cause of this flooding. This culvert has been compromised by the building of a garage in a neighbouring property along with garden extensions which have gone over the culvert. The recommended solution would be to improve drainage using the adjacent the wooded area – the owners would require consent of the landowner currently Crown estate (Highland Council is progressing to buy). Catherine is of the view that the lack of management of the wooded area has also exacerbated the situation, however the issue of the compromised culvert requires to be addressed.

6. School land Update

The Group wished it to be raised that they were frustrated at the lack of progress with regard to the school site as they felt this was part of the whole picture to the development in the area. As well as the school requiring capacity for future expansion, they are looking for an improved playground. The hall is also looking to expand and there is a need to address parking issues. Karen advised that a meeting with Education was awaited as previous diarised meetings had had to be cancelled due to staff availability. Helen would be passing the minutes of this meeting to Jane Day in the Property team

7. AOCB

There was no further business

8. Date of Next Meeting

1st February 2022