

Balloch Community Liaison Group

Minutes of meeting 9th November 2021

In attendance Ian Williams, Catherine Bunn, Andrew Lilley, Helen Cameron

Apologies: Karen Ross, Melanie Smith, Morven Reid

1. Actions from Previous Meeting

Drainage query – Ian had asked whether the site would be impacted on by the water run off from the undeveloped land above given the second suds pond wasn't going in until a future phase. The Engineer has confirmed that this would not be the case as Phase 1 had been designed to take the necessary capacity. The site sheds in 2 directions and this has been designed in.

Woodland update – see at point 3

2. Housing Project Update

- Planning – the planning application has been submitted and we are working through feedback.

Catherine advised that she had shared the proposals with the Community Council and was asking about the constraints for EV charging if cars were sitting front and rear on a drive. We have maximised the use of side by side parking but have extended the bays to run up to property walls to reduce tripping hazards over cable run. The Planners advice is that 1 charging point is what is expected and if an individual occupier wants to install a further point then that would be acceptable. There is also the infrastructure being installed to connect in future communal charging facilities.

Helen confirmed that the heating would be Air Source Heat Pumps

Solar PV – the requirement for solar PV is tied into the energy efficiency of the buildings and is assessed through the SAP calculation process. Not all properties will have the correct orientation. The Council goes beyond the basis requirements for energy efficiency by meeting Silver Standard 1&2. The final energy solution will be advised through the heating design process for warrant and we haven't reached that stage yet

Catherine asked if a footpath route could be delivered round the SUDS pond to make an attractive active circular route for adults and children. This was deemed a very sensible idea and the Architect is now actively looking at this in consultation with the Engineer.

- Enabling works

The School junction goes to Planning in December. The enabling works which include the 2 junctions along with the works to Barn Church Road are due to go out to tender at the end of November with the aim of a start on site in February 2022

3. Woodland Update

The Councils' legal team is assessing the 'simple warrandice' that is being offered by the Crown – this is usual when the Crown takes land as a result of bankruptcy and sell it on as they won't confirm title. This is deemed minimal risk as the land is landlocked from a development perspective and therefore doesn't carry significant value.

There is now a conversation between the Councils Jamie McJimspey and Ewan MacIntosh and Stephen Maylin of the Balloch Village Trust. A meeting to be arranged

4. School land Update

Karen wasn't in attendance so this was left to be carried forward

5. AOCB