***Beechwood & Wheatcroft Residents Association***

*Minutes of meeting held 7/12/2023*

*Loch Lomond Rugby Club*

**In Attendance:**

**Committee members:**  T. Neufeld, M. Reid, D. Bole, J. Coulthard, H. Scammell, L. Patterson

**Apologies**: R. Goodall, R. Stibbs, J. McGarva, A. McGarva, K. Smith

**Guests/Councillors**: J Bollan,

**Residents**: G Coulthard J Szpringier, C. Patterson, L. Stewart

**Community Police:** None

1. *Welcome and Introduction*- Tom Neufeld (Chair) opened the meeting and extended a warm welcome to everyone.
2. *Minutes* - Proposed Harry Scammell Seconded Margaret Reid.
3. *Matters arising from last month’s minutes*: None.
4. *Park PM Update*:

J Coulthard, Secretary, reported on behalf of Park PM that a total of 408 payments had been collected to date, in percentage terms 91.28%. 1 account remained on temporary hold, 17 accounts on legal actions, 21 accounts remain outstanding. Payment made to BWRA: £16,728. Payment made to Park PM: £9,792.00.

1. *Councillor Update/Questions*:

J Bollan stated that with regard to the works outstanding on the pavements he has been given an assurance that the work will be done. Timescales very much depend on the council budgets and available resources. He also advised that a report has been sent to the contractor about their unsatisfactory work. The final payment due to the contractor will not be made until that work has been corrected.

1. *Questions from Residents*:

A resident reported that there is a problem with the pavements being icy and slippery. JB stated that the council policy is to keep the bus routes gritted but not the pavements.

There was general concern expressed with regard to the ongoing problem of water running down Beechwood Drive. TN stated that Scottish Water had carried out an inspection and had checked and sounded the water main and there was no noise of a leak on the main. Scottish Water are of the opinion that the issue is with rain water and insufficient drains that is causing flooding resulting in dangerous icy driving conditions. Scottish Water stated they would report their findings to the local authority. JB stated he would liaise with I Dickson with regard to the council meeting their responsibilities to solve the water problem at Beechwood Drive.

A resident asked if two more bins could be provided at the cul-de-sacs off Beechwood Drive, in particular Area 23 car park which may assist with the litter problem. Another resident stated that the path at side of Highdykes is in a shocking state, overgrown with moss and litter. JB stated he would ask Greenspace for additional bins and ask if the Highdykes path could be cleared. However, the council will not do anything with regard to the litter problem.

A resident expressed concerns about the state of their car park. She queried why the responsibility for the car park is not in their title deeds. TN stated that there are several car parks affected and the BWRA unfortunately does not have the funds to upkeep the car parks, nor is it their responsibility to do so. JB stated that the council owns and maintains the road until it meets the heel of the pavement, beyond which is the responsibility of the residents.

1. *Chair report:*

TN confirmed that he had purchased the sweeties for Santa’s walkabout on Sunday 17 December. D. Bole reported the Santa outfit needed replaced. TN stated the association would purchase a replacement.

1. *Secretary report:*

JC reported Barratt was unable to provide BWRA with drainage plans. Their policy, when an estate is completed, is to send the drainage plans to the respective local authority. JC confirmed she had given JB a copy of the Scottish Water report.

1. *Treasurer report:*

J. McGarva was unable to attend the meeting. TN stated that it would be acceptable for JM to provide a report for the minutes.

JM subsequently reported that there is a payment due to come out of Social Fund Account for £146.24 to cover the purchases of Selection Boxes and Santa suit but this will not be show up until January 24*.*

The current balances in the accounts are:

General Maintenance £27,823.54

Reserve account £21,612.12

Social Fund account £483.04

Total £49,918.70

1. *Contact Co-Ordinator report*:

TN reported, on behalf of Rob Goodall, that there was very little to report, no action from Sorbus and no success with arranging for a tree survey.

1. *Social Convenor report:*

D. Bole, Social Convenor stated that there was nothing to report.

1. *AOB* :

The meeting was made aware that Harris Smith had until 19 December 23 to lodge an appeal, on legal grounds only, to the Scottish Government. That is, his appeal against the requirement to re-instate the ground back to the condition it was before he started work. JB explained that HS most recent submission to planning is on hold. It was discussed from the floor that there were 57 objections to HS recent planning application. JC stated that an objection had been submitted on behalf of BWRA.

There was a general discussion with regard to Vale of Leven Wind Farm and the adverse effects to BWRA as our estate is the closest at 2.5 kms. Concern was expressed to noise disturbance. The decision whether the proposed Wind Farm would go ahead is reserved for Scottish Government, not local planners.

There was a more detailed discussion as to how communities would benefit from the fund planned for local communities, i.e. a trust fund. TN suggested that we could hold further discussions at BWRA future meetings to explore how our estate could benefit from the proposed funds.

1. *Next meeting:* is on Thursday 6 February 2024.

Action Points

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| Meeting Date | Action | Responsibility | Update |
| 2/2/22 | Address Water at Murroch Cres (i.e. The corner of Murroch and Beechwood) | R Goodall/I Dickson with R Welsh | Ongoing |
| 2/3/22 | Investigate water through Communal Carpark at top of Beechwood | R Goodall | Ongoing |
| 1/6/23 | Tree Survey re TPO | R Goodall | Ongoing |
| 3/8/23 | Collect designs for Estate Entrance | R Goodall | Ongoing |
| 5/10/23 | Replace bin next to bus stop | I Dickson | Ongoing |