



STANLEY & DISTRICT COMMUNITY COUNCIL AGENDA

Stanley Village Hall on 24 February 2025 at 19:00.

Present: Neil Hardy, Ivan Carrol, Suzanne Tattersall, Fiona Hepburn, John Graham, Joyce Jamieson

1. Apologies: Claire McLaren, Grant Laing, Jackie McLeod, Katherine Rix
2. Pre-Meeting statement and amendment to Standing Order

Agreed

3. Minutes of previous meeting
4. Proposed JG
Seconded JJ
5. Matters arising from previous meeting/minutes

None

5. Finance:
 - a. Treasurer update

Top up grant has been paid into the account.
Some other money passed on from previous CC and further discussion to take place regarding what this money can be used for.

6. Ongoing matters
 - a. 'Old' Stanley Church disposal
 - Sold last month at considerably less than asking price.
 - New owners in possession from next Friday. JJ has left a message with auctioneer asking the new owners to contact CC re: concerns in relation to the condition/safety of the building. It was noted that the building is in such a state of disrepair that it is at risk of being subject to a dangerous building notice.
 - Change in land registration to accommodate access for the proposed bungalow.
 - Clock was included the sale – SDCC are hopeful that the clock will be restored for the benefit of the village
 - b. Manse Crescent flooding
CMcL provided the following update from Scottish Water:

Thank you for reaching out regarding the concerns raised following the Stanley Community Council meeting.

I have consulted with various internal teams, including our Flooding Investigation Team (FIT), to gather further information on this matter.

Our records indicate that this area has been subject to previous investigations due to similar queries in the past. The findings concluded that this location sits at the head of the combined sewer network, and there have been minimal customer reports regarding drainage issues, aside from a few isolated chokes.

We are aware that the resident at 56 Manse Crescent has reported two to three incidents since December 2023, primarily relating to flooding and surcharging drains. These issues have been attributed to a bund or drainage issue on neighbouring land, which is causing surface water flooding and, in turn, leading to sewer surcharges. It has been suggested that operatives attending the site recently are aware of the situation. However, I can confirm that FIT has not been directly involved in this matter.

The concerns raised appear to stem from a broken-field drain, which is contributing to flooding and water ingress at properties in Manse Crescent. As this relates to private drainage infrastructure, the matter falls under the responsibility of the property factor and the affected residents.

Scottish Water would not intervene in such disputes.”

NH is still trying to explore wider issues about drainage capacity in the village. Daniella Steel highlighted issues with field drainage all the way to Airtully.

7. Community matters/community groups

Stanley Development Trust – Sue Burke (Trustee SDT)

The Hub

- Received funding from PKC and Arnold Clark – soup club, family food and fun, lunch club all free of charge. Funding in place until March 2025.
- Care and Well-being project co-ordinator – currently trying to recruit for this post. Currently being run by volunteers until someone is in place.
- Community hub – The decision to reject planning permission was over-ruled in August 2024. The Hub has been recognised as a good initiative. Ongoing discussions are taking place with the church in relation to the hall which needs demolished.
- SSEN Community resilience fund – application was unsuccessful. The next big push is raising the funds for the project. The trust is looking for volunteers to support fundraising efforts.
- They need to demonstrate interest from the wider village.
- SDT are looking for people to join as a member or trustee. Currently there are only 5 people involved in the trust.
- They have created a flying to give to new housing developments.
- Planning applications have cost £50000. Money from the New Developments have been spent getting to this stage.
- Fundraising is where SDT need to focus their energy.
- They have 5 years from the date planning permission was approved to start building works.

Cycle/Core Paths

Mr Ian Johnstone expressed support for the plans to create a cycle path to connect Luncarty/Stanley, highlighting that it will be great for people to have the option to cycle from Stanley into Perth. He also expressed that he was encouraged in terms of the railway path/plans in relation to the Core Paths from Linn Road. Sue Burke acknowledged that some landowners more receptive than others. PK Countryside Trust are taking a lead on this.

Bid Strachan spoke about core paths at the last meeting. Funding for surveys on the land re: where they will put the paths. Funding model has changed – previously charities could go direct to Sustrans. This had been disbanded this and now applicants have to apply directly to PKC. SDT are optimistic that they will have enough money to develop the cycle path. They are looking for letters of support to PK Countryside trust. If individuals feel they want this, they can write a letter of support to be included in any applications.

SDT Meetings are just for trustees.

AGM likely to be May 25 and will be advertised once date is set.

7. Road and Traffic Safety/Police

No updates from Police Scotland.

Ongoing issue with Ogilvie site and the staggered junction, vehicles from the building site are not giving way and there was almost an accident. Fiona is going to go and speak to site manager.

Good idea to put a STOP sign for those coming out of the building site.

Wish list of all things road related – NH, KR and FH met to discuss what areas they would want to prioritise. They are going to send the list to PKC before they make this public.

Jerry Burke – Radar speed sign on the B9099 by the Muir Home Development – can this be added on. Mr Burke believes the wiring is already in place.

SDCC have asked for the existing radar sign to be moved more towards Murthly side of the village.

Discussion about whether the sign for the village could be moved closer to Thistlebrig car park which is where the village starts.

Destiny Bridge opening 31 March 2025 – when that opens, there will likely be a reduction in traffic. Concerns that this may result in increased speeding through the village.

Mr Johnstone shared information about the online consultation to share views about the proposed speed limit changes on single and dual carriageways. He proposed sharing the consultation on social media pages to encourage people to share their views about this. 5 March 2025 is the deadline for submitting a response. Discussion about the number of accidents on the A9 caused by HGV's travelling slower than cars and then people overtaking. Concern shared about the impact if HGV's are increasing speed on rural roads.

NH advised that SDCC have not been approached to give a view at this time and the consultation is seeking individual views. If these changes are implemented, these will impact on a lot of roads in our area.

Plan to move the local policeman – open to ideas about where he should be.

9. Update from Councillors

None in attendance.

10. Emergency plan

An initial meeting to take place on 19 March 2025. This meeting will look at roles, risk register and Commander control and places of safety.

11. Planning application, decisions and appeals

Applications:

25/000756/FLL - Erection of a replacement play fort at Snaigow Rural Activities Ltd Burnsde Farm, Stanley.

No issues have been raised in relation to this.

Decisions:

24/01725/FLL - Renewal of permission 21/01615/FLL (Change of use from coach house to dwellinghouse and alterations and extension) Land At Coach House Taymount Stanley for Mr John Lindsay. Approved.

24/01724/LBC - Alterations to building Land At Coach House Taymount Stanley for Mr John Lindsay. Approved.

12. AOCB

Phone mast – NH emailed the company responsible for the phone mast. They do not currently own the land but are close to finalising this. They will contact NH once the sale is finalised.

The mast will cover all the major networks.

Elspeth advised that she is looking for homes for 3 swift boxes with installation (cherry picker is booked to install these). Anyone who is interested can speak directly to Elspeth. Stanley Primary School have a natural swift box and two additional boxes. Elspeth explained that they need to be carefully positioned at height, it would have to be on a property with two floors. The village hall also has swift boxes. St Columba's church – Ross might be agreeable to this?

Tayside Amphibian and Reptile group are running two free workshop events in Stanley Village Hall in March 2025. Toad Rescue on 8 March 2025. Road casualties are a significant problem for toads for around 6 weeks during their breeding season. The workshop will provide practical advice to participants to rescue toads on the road. The second event is on 21 March 2025 and this is the Amphibian Ladder workshop where participants learn to make ladders which allow amphibians and other animals to climb out of a drain if they get stuck.

Dougie Stewart asked if it would be possible to get a light on the war memorial? NH advised that he thinks there is a separate monument fund. NH will enquire about this.

Mark Richardson is a planner and land agent representing Aviagen. They are looking to consult with the local community in relation to a planning application they intend to submit for an Aviagen Poultry Breeding site. They have looked at numerous sites and planning permission was previously declined at a site near Murthly. The current proposal is for a site at Newbigging Farm, between Stanley and Ballathie. They are keen to engage with the local

community in relation to how this can be set up and managed. The proposal would be to build large sheds which would house 24000 chickens in total.

The planning notice has been lodged and they are looking for good and bad feedback to inform the planning application. Richard has booked Stanley Village hall on 11 March 2025 and 8 April 2025 to outline plans and to explain what team are trying to do and how the business will operated.

Mark advised that the impact on the community would be minimal with one truck visiting the site per week to deliver food for the birds. The truck would go via the A9. He advised that the site would employ 20 members of staff therefore would provide local employment. They would also liaise with the college and provide learning opportunities for students.

Mark Richardson advised that the sheds would be tucked in at the back and would not be seen from the road. He also advised that they use a state of the art filter system so there would be no smell. He also advised that there would be minimal noise.

Questions about suitability of the railway bridge for trucks. Owned by railway so they will not do work on this.

Elspeth raised concerns about the proximity of the proposed Poultry Farm to Taymount Community Woodland which is being brought into community ownership, with a range of plans to make this a real asset for local people. The proposals for the Chicken Farm are not in keeping with the aims and ethos of the proposals for the community woodland.

Mark Richardson advised that interested parties would be welcome to visit one of their other sites.

The proposed site is 150 acres – how much space do the sheds take up?

Concerns about biodiversity and biosecurity including the close proximity of water courses.

Date of next meeting: Monday 31 March 2025 at 7.00 pm in the Village Hall