



## BLAIRGOWRIE & RATTRAY COMMUNITY COUNCIL

### MINUTES OF THE COMMUNITY COUNCIL MEETING HELD ON THURSDAY 6<sup>th</sup> JUNE 2019

Held in the Small Hall, Rattray Church, Balmoral Road, Rattray at 7pm

<p><b><u>ATTENDANCE</u></b>          Mr I Richards (IR)          Mr B Smith (BS)          Mr R Duncan (RD)          Mrs Kim MacBain (KM)          Mr A Thomson (AT)          Mr I Cruickshank (IC)          Mr A Donald (AD)          Mr L Seal (LS)          Mr B Rickwood (BR)          Mrs M Young (MY)</p> <p><b><u>APOLOGIES</u></b>          Mr S Nichol (SN)          Mr G Darge (GD)          Mrs Bev Leslie (BL)</p> <p><b><u>ABSENT</u></b>          Mrs C Thomson (CT)</p>	<p>Chair          Vice Chair          Treasurer          Secretary</p>	<p>Cllr C Shiers (CS)          Cllr T McEwan (TM)          Cllr B Brawn (BB)          Ms C Damodaran (CD)</p> <p>One member of the public</p> <p>Mr P Smith</p> <p>Two Police Scotland officers</p> <p>Claire O'Brien          Kim Smith          Sam Christie</p>	<p>Councillor PKC          Councillor PKC          Councillor PKC          Press</p> <p>Scottish Fire and Rescue Service</p> <p>Community Warden          Community Warden          Community Warden</p>
<p><b>Item 1 – Welcome and Apologies</b>          IR welcomed everyone to the meeting. Apologies were received from GD and SN.</p>			<p>IR</p>
<p><b>Item 2 - Adoption of minutes</b>          The draft minutes of the May meeting were considered for adoption. MY proposed the adoption of the minutes. RD seconded.</p>			<p>All</p>
<p><b>Item 3 – Matters arising</b>  <b>Recreation Centre</b> – With regard to the procurement process, GD had raised concerns about the use of Hubco. CS had a statement from council officers that said that tier one or two contractors went through a thorough refreshment process “every five years to ensure that the supply chain is maintained and that fees are market competitive within the life of a normal framework agreement. Having tested the design fees through Hub against the council consultancy framework I would say that Hub fees are market competitive and offer excellent value for money”. IR said that he found that questionable as it does not really ensure competency and would not be allowed to be the case in industry.</p>			<p>IR</p>

**Audible signals on pedestrian crossings in the Wellmeadow** – IR said that there had been a very constructive meeting with Gillian Edwards from the Centre for Inclusive Living and Chic Haggart to look at the situation. They had a very thorough demonstration of how the crossings work. They are smart signals but it seems that the council has installed them and not told anyone how they work. CH has agreed to put an article in the Blairie explaining how they work. One of the complaints is that the red man comes on while people are still crossing the road but IR said that this is a warning to other people not to start crossing the road and that the red light for traffic doesn't go off until the last person is off the road. Newer crossings like this are separate from those that are part of the traffic control system. Any errors should be reported to CH. MY asked what happens when visitors to the town are here and don't know that it is a smart system. IR said that there wasn't a simple answer to that but that the lights are regarded to be much safer. He said that restoring the beeps was not an option. MY asked if there could be a trial. IR said there was nothing they could do and that it was made absolutely clear that this had been the third visit to the town about this and no changes would be made to the beeps. MY said that she would like it officially recorded that what CH is doing is dangerous, and that she has seen how people respond to the crossing both as a driver and as a pedestrian. IR said that it had been conceded that the crossing at the bus station was probably too close to the one on the A93 and that that causes a lot of problems. ST said that he backed what MY had said and that he found it very frustrating that the lights worked perfectly when CH was there. He said that if you stand in the wrong place they don't work. IR said that CH had tried various points on the pavement and they worked properly every time. Only one member of the public turned up to the meeting and it is regrettable that no explanation as to how the lights work has been forthcoming until now. ST asked the police how they felt it worked. They said that they had had no issues and that this was the first they had heard about it. There was further discussion about getting the beeps back and getting a green/red man at the top of the lights. IR said no, that offer had been withdrawn and the community council has exhausted every option open to it on this. KM suggested someone went along to a meeting of the Macular Degeneration Society to explain how the lights work.

**Honeyberry development** – Concerns had been raised that the developer had been allowed to buy its way out of its responsibility to provide an element of affordable housing as part of the new development. IR said that the council had been emailed outlining the community council's concerns on this but that they had not had a response. He said it is not as straightforward as first thought as it involves the developer's right to make a profit. It is not just a PKC thing it is the social housing structure that is full of holes. BR said that 58 houses were now proposed for the site and that the developer was getting away with not abiding by the rules. AD asked that if planning approval for the site had lapsed the surely the terms and conditions should apply. MY asked if there was anything for future developments that could be done such as suggesting changes to the design of the houses when they don't look great. GD already does this at the planning application stage. BB said that PKC officers consider whether proposals are suitable for a particular area. IR suggested inviting someone from the planning department to come to a meeting and speak to the community council about the criteria they use.

**West Park** – The developers met with the business association (BARBA) which IR said was well-received by the developers who listened to a number of requests from the business community.

**Community Speedwatch** – The sub-group comprising ST, IR, IC and BS had met on a couple of occasions and had told Sgt Forrester that as it currently stands they were not keen as a community council to get involved in the initiative. They had asked that if another group wanted to get involved whether that would be possible but had not yet had a response to that.

<p><b>Castle Water</b> – IR was asked to go to a meeting with Castle Water where he was told that they had bought some land between McConnechy’s and Tesco which would create an additional 40 or so car parking spaces and that they were still looking for more land elsewhere. 20 spaces should be released within the next couple of weeks. IR stressed that the community council wants the riverside car park back for community use as soon as possible. Castle Water told him that they are already telling their staff not to use it and are “policing’ that themselves. Boulders are to be put in place by the council’s community greenspace team to stop people parking on the grass. IR said that he was keen that once Castle Water staff stopped parking there that it didn’t just start being used by shopkeepers leaving their cars there all day as well.</p> <p><b>Community wardens</b> – A broken fence and unsafe cabling has been reported.</p>	
<p><b>Item 4 – Police and Fire reports</b></p> <p><b>Police</b> – Officers said that they would encourage people to report any incidences of fly tipping as it is widely under-reported and that in some instances they can identify those involved. They said that they are aware of problem areas for speeding and are continuing to carry out enforcement in those areas. There had also been a few days of enforcement and education around the community campus. They are aware of some antisocial behaviour among young folk travelling to and from school and there have been reports of people hanging around near the campus and vandalism. They are going to ask for the mobile CCTV unit to come to the town for a few dates in response to this and would stress that people should be alarmed when they see the unit. BS suggested they are around the campus for the sports day at Newhill Primary School on the afternoon of June 14<sup>th</sup>. There was a discussion about doorstep crime after someone had approached IR saying that people are being targeted and are often too proud to report what has happened. It was suggested that plain clothes police officers could speak to those being targeted, or that police could speak to community groups and organisations such as the SWI. KM suggested holding an information event in the summer and said she would pass on her list of community groups to the police. The community wardens said that they could visit groups too and signpost them to the police. AD suggested the police and the community wardens attend the Blair Highland Games in September.</p> <p>PS from the <b>fire</b> service said that they had had a busy month with a number of RTCs all over the area including an incident on the bridge in Blairgowrie and Rattray and a fatality on the A9. They also attended the fire at Blackthorn Place along with appliances and crews from Coupar Angus and Alyth. Home fire safety visits were ongoing. They had also spoken to pupils in P3 and P4 at Newhill and St Stephen’s primary schools about fire safety. They will be doing a large multi-agency exercise at Craighall with the water rescue, line rescue and mountain rescue teams on Wednesday June 19<sup>th</sup>. BS asked if the resilience group could be involved. PS said potentially.</p>	
<p><b>Item 5 – Subjects raised by members of the public</b> None</p>	
<p><b>Item 6 – Comments from suggestion boxes</b></p> <ul style="list-style-type: none"> <li>• There is a network of suggestion boxes throughout the town. A sub-group of the community council meets to look at the suggestions before the public meeting. People are to be encouraged to leave their contact details when they make a comment so that the community council can get back to them. ST suggested creating official headed comment slips with sections for contact details. RD said that was a justifiable cost. This month a number of comments had been made. These included:</li> <li>• <b>Keeping pavements clear of obstructions</b></li> </ul>	LS

<ul style="list-style-type: none"> <li>• <b>Dog mess</b> – Community council response is that incidents need to be reported to the dog warden</li> <li>• <b>Grass cutting at the cemetery</b> – Community council response is that is done fortnightly during the growing season</li> <li>• <b>Putting the old railway clock on the development trust building</b> – Community council response is that it cannot go there as it is someone’s flat but there is an “implicit agreement” that it will go on display in the new heritage centre</li> <li>• <b>Public toilets closing at 6pm</b></li> <li>• <b>Free wifi throughout the town</b> – Community council response is that CS has an email which she will forward</li> <li>• <b>Flyposting/banners from businesses in the town</b> – Community council response is that community events are allowed to put up banners advertising events for seven days prior to an event. CS said that an event can be refused a licence to come back if the organisers don’t clear up after themselves</li> <li>• <b>New doctors surgery at West Park</b> – Community council response is that in the plans land has been made available for Ardblair Medical Practice to expand but as it is a private practice it is up to them whether they do so or not. There is also an issue around recruiting enough staff</li> <li>• <b>Need more free dog poo bags</b> – Community council response is that dog fouling has always been a problem and there hasn’t been a noticeable increase since the council stopped providing free bags. CS said that PKC was saving £15,000 a year by not providing them</li> </ul>	
<p><b>Item 7 – Request from Foodbank</b> BR said that there has been a huge increase in numbers of people using the foodbank and that donations had gone down. He asked that all community councillors spoke to their contacts encouraging people to donate. Donations can be made in the library, Sainsbury’s, Tesco, and the Co-op as well as at the St Catherine’s Centre on George Street.</p>	BR
<p><b>Item 8 – Traffic flow on the A926 in Rattray</b> BR said that due to parked cars on the road the A926 was effectively a single carriage-way which causes problems for traffic flow particularly when the bus stops there. There is a similar problem by the Balmoral Chippy. He suggested council officers came to have a look at the situation to see what could be done about it, particularly as 210 new houses were being built at Glenalmond Road. He also said the narrow pavement near the Balmoral Road junction was dangerous. AD said that he has received comments about the visibility coming out of Balmoral Road there due to large vans parking in front of the dog groomers. ST said that one positive about the parked cars outside the Community Connect building was that they at least slowed the traffic down. CS said that she will get officers to come and have a look. BB said that the junction with Honeyberry would be reviewed if the new development there goes ahead. CS said that she could ask if it could all be looked at as part of the trial 20mph speed limit around the school. She also said that Rattray High Street is going to be resurfaced and that the road markings would be redone as part of that. There is no date as yet for when the 20mph speed limit trial is due to start. TM said that he had asked if councillors would consider joining the 20mph limit in the Wellmeadow up with the 20mph limit in Rattray but had been told the council officers did not want to change the papers. CS said that 20mph limits are only introduced where they are needed.</p>	BR
<p><b>Item 9 – Minor Injuries Unit reduced hours</b> In response to concerns about a possible reduction in opening hours at the Minor Injuries Unit in Blairgowrie Cottage Hospital, TM paraphrased a letter John Swinney</p>	IR

<p>had received from the NHS which said there “should” be no reduction. CS suggested inviting Gordon Patterson who wrote the letter to come to a community council meeting to explain what he meant by “consolidation” of services.</p>	
<p><b>Item 10 – Davie Park 3G pitch update</b></p> <p>In light of the fact that it looks as if the new Reccie will not be available until 2023 and local people are asking about “what about this £500K”, I feel we are at a stage where we can give everyone some basic details of how we intend to use this money, there has been a lot of work going on in the background with the 3G subcommittee starting in October last year. This is a large amount of money and we want to ensure that it is spent wisely so.</p> <p>Blairgowrie and Rattray Community Football Club (BRCFC) is a community accredited Scottish FA Quality Mark club providing organised training, recreation, playing and development for children, youth and adult footballers and volunteers from age three to over 65-years-old. There are currently over 34 coaches and volunteers looking after 200 registered players across 16 teams and community programmes.</p> <p>Owing to the number of users, many football teams are restricted to one training night a week due to the lack of facilities, and teams must make their own arrangements at own expense if they wish to train on a second weeknight which is out of the area with teams travelling as far as Dundee to train during the winter months (November-March).</p> <p>Over the winter, the lack of facilities in Blairgowrie and Rattray has meant teams competing with each other alongside other local sports teams for availability of the scarce supply of suitable indoor spaces and as a result, teams end up in overcrowded school halls or on surfaces intended for use by other sports that are not suitable for football.</p> <p>For a number of years coaches and supporters at BRCFC have expressed an interest in developing a 3G pitch within the town that is suitable for the training and match requirements of all users, so that optimum use can be made of the facility and less costly than travelling to other venues.</p> <p>Emanating from a PMR consultation in 2016 around sports facilities and a new recreation centre in the town, PKC announced in 2018 an allocation of £500,000 towards a 3G facility.</p> <p>Following on from this BRCFC is developing a business case to deliver a full size 3G pitch along with off-pitch facilities for the whole community with an aim to create a legacy for years to come.</p> <p>BRCFC has focused on re-developing its structure with new sub-groups being established, in particular a facilities group which is focused on the planning and delivery of this project.</p> <p>To date all options are being explored by the group which is supported by the Scottish FA, BRCC, PKC and the East Perthshire Community Sports Hub to name a few. The project will include the development of a full size floodlit 3G pitch, alongside a new modern pavilion, changing rooms, viewing area, social space, kitchen, café, meeting room with the aim to develop a facility for the future.</p> <p>The development of the off-pitch facilities is absolutely paramount to the business plan being developed but more so to enable the club connect with the community through football. Kids, parents and groups will have somewhere to have a cup of tea or engage through other activities and interests. This will provide a much-required space for community groups and football to deliver inspiring change projects, not only to the town but also to the whole of the east Perthshire area.</p> <p>The facility group is made up of local people across the footballing and business community as well as the Scottish FA.</p> <p>Further still connecting with key skill sets within the community will be fundamental and welcomed to support the project and already the group has reached out and are receiving support and the services from a local architect and, when required, solicitor. The sub-committee is still looking for someone with knowledge of VAT rules</p>	<p>ST</p>

<p>and of completing large project fund applications to either assist and/or sit on the committee.</p> <p>A framework is in place for the facility project and the group is engaging many key partners and organisations to explore the alternatives for the pitch and facility to be developed in the Davie Park area. There are many factors to be considered in particular the costing of the project, which served best to developing a legacy while being realistic to make it happen over the next two years.</p> <p>The possibility of it being installed within the existing ground of Blairgowrie Juniors looks like the best option and to that end plans and proposals are being produced which will be provided within a framework and business plan.</p> <p>The cost could well be in the region of £1.25 million, with BRCFC having to contribute around 10 per cent of the total funding. Progressing with this favourable option would see the Blairgowrie Juniors giving up ownership of their lease and handing this over to BRCFC with a Service Level Agreement being put in place for the Juniors. In doing so issues surrounding noise and light pollution as well as traffic congestion can be easily overcome, and drainage and other facility project costs are likely to be reduced. An update regarding the site options and a presentation will likely be available in the autumn as the facility group continue to work closely with many key agencies such as architects, builders, funders etc.</p> <p>Today, Blairgowrie and Rattray Community Football Club is entirely separate from the Blairgowrie Junior Football Club; although they make up the elite end of our player pathway and affiliate to BRCFC, both organisations operate completely separately. BRCFC has long been established as an SCIO Scottish Charitable Incorporated Organisation governed by OSCR which highlights the strength of its own governance, structure and sustainability.</p> <p>The football club is in transition of a new football operational committee and the creation of sub-groups will form over the next 12 months to support the opportunities and growth within the game locally. In addition to carrying out activities to support the footballing activities, the SCIO will also have the power to employ staff and to make investments.</p> <p>The club is working closely with PKC and all the relevant departments in bringing this new facility to the Davie Park, enhancing the whole park area not just for the benefit of football but the overall sports infrastructure and visitor attraction to the town and in the process providing a social space thereby encouraging the health and wellbeing of everyone in east Perthshire.</p> <p>Once firm plans are agreed by all parties, the club will present it to the teams within the club and the community as a whole at various venues and events.</p> <p>IR said that the plans were incredible. ST said that annual maintenance costs of £20,000 were being factored into the business plan and that a decision would be made in the next couple of months about what type of building they would be going for for the pavilion, changing rooms etc.</p>	
<p><b>Item 11 – Treasurer’s report</b></p> <p>RD said that he has transferred £1550.50 from fundraising for specific purposes such as the fireworks, memorial bench, Drive-It Day and wishing well from the current account to the reserve account.</p> <p>Costs incurred in May had included the secretary’s fees, website costs and auditor costs. The balance in the current account is £1950.50. Expenditures from 2018/19 have been sent to PKC.</p> <p>The balance of the reserve account is £6571.83. Any future fundraising amounts are to be paid directly into this account, details available from RD.</p>	RD
<p><b>Item 12 – Councillors’ reports</b></p>	TM, BB and CS

TM said that there were two vehicle activated speed signs 100m apart and suggested one should be moved to Dunkeld Road. AD suggested extending the 30mph on Perth Road to the junction with Golf Course Road which is also a 30mph limit.

There was a discussion about the **Recreation Centre**, IR read out an email from Marie Milne:

The project is now moving forward following the approval of a further £400k of funding for the additional 6<sup>th</sup> lane and increased gym space following stakeholders' feedback. The replacement of the Blairgowrie Recreation Centre now has an approved budget of £15,100,000.

### **Programme**

A programme is being developed as one of BAM, the appointed main contractor's first tasks. We anticipate that the programme of design, build and demolition will take around 4 years with completion in 2023. This is our best estimate and should be considered as such until the project team have developed the programme and conducted the necessary background works including site investigations and refurbishment and demolition surveys. Updates will be provided as the project progresses.

### **Scope**

The proposed scope of accommodation is detailed below. The layout and exact sizes will be determined through the design process, as will the circulation and ancillary spaces which will include offices and a P.E. theory classroom space.

- 4 court large hall & store
- 2 court hall/gymnasium & store
- 6 lane swimming pool & store
- Pool changing
- Fitness room
- Dance studio & store
- Dry changing
- Accessible changing spaces
- Circulation and ancillary spaces

In addition to the internal space there will be an external all-weather 2g pitch.

### **Procurement Process**

The procurement process has been completed with BAM appointed as the main contractor, Holmes Miller are the architects, Baker Hicks and Rybka are the engineering consultants.

### **Consultation**

A User Reference Group (URG) will be established potentially in the autumn once initial design sketches have been produced for discussion.

Please contact Brian Reid at [breid@pkc.gov.uk](mailto:breid@pkc.gov.uk) or on 01738 476336 or Mairi Milne at [mmilne@pkc.gov.uk](mailto:mmilne@pkc.gov.uk) or on 01738476387 should you have any queries or require any additional information.

<p>CS said that issues at Ardblair play park were being resolved and that work at the play park at Hatton Road would start soon.</p> <p>BB said that the vehicle activated sign at Rattray would be replaced after a car had run into it. He said that a building issue had been issued for work at the Adult Resource Centre and that the property services department would fund work there which is due to start soon. At the cemetery headstones that are leaning over are being monitored and repaired as required. Peat had been found at West Park which means the area is prone to flooding which has delayed things. The number of fire hydrants at Blackthorn Place has been questioned. More will be installed when the development is finished. Housing officers were on site within 1.5 hours of the fire being reported. There will be 103 parking spaces at the development when it is finished, an increase on the 70 planned initially. The emergency services had no problems accessing the site to attend the fire. When the cause of the fire is known there will be a public meeting.</p>	
<p><b>Item 13 – Pending Planning Applications</b> None</p>	GD
<p><b>Item 14 – Secretary’s correspondence</b> None</p>	KM
<p><b>Item 15 – AOCB</b></p> <p>ST said that the Blairgowrie Town Hall committee AGM had been held the previous night and that the office bearers all remained the same.,New volunteers to serve on the committee are required. Amongst some of the end of year reports that were minuted was a big thank you to PKC for the injection of money to install a new sophisticated and energy efficient boiler this along with a new state-of-the-art fire alarm system that has brought the hall up to modern day standards. The hall will close in July to allow for the second part pf the heating installation with new radiators where appropriate. Without this substantial investment in the hall from the council it would not be able to operate. The committee is trying to upgrade and improve the hall all the time and bring top class acts to the town, hopefully keeping locals and tourists entertained and in the process business to the town via restaurants, cafes, B&amp;Bs etc. It might not look the most attractive of buildings on the outside but inside it does the job recently having sell-out audiences for Phil Cunningham/Ally Bain, Dougie Mclean, Scottish Opera and Fred MacCaulay, so keep an eye open for future events.</p> <p>The goal posts on Rattray Common have still not been replaced. CS and TM said they would look into it.</p> <p>IR questioned the Reccie URG which was originally supposed to be set up in August but which the council are now saying will be set up in the autumn. CS said that the council were referring to the school autumn term which gets inderway in August.</p> <p>Also on the Reccie, BS said that under construction management regulations of 2015 there is no such thing as a ‘main contractor’. PKC should appoint a principal contractor and a principal designer and that by calling them ‘main contractors’ etc it means that they have no responsibility under law. He said that this indicates that the council officers in charge of the project don’t know what they are talking about. CS said that it was possibly just clumsy language from the council officer.</p> <p>IR said that the Citizen of the Year presentations would be at the July community market not the June one. There is to be a story in next week’s Blairgowrie Advertiser and voting forms are now in Blairgowrie Library. The closing date for votes is Tuesday, June 25<sup>th</sup>.</p> <p>AD asked if anything had happened about the proposed mast for Heartland FM. No one knew.</p> <p>MY said that the admins for the community council Facebook page were SN, MY, GD and KM and asked if anyone else wanted to be an admin. No one said yes. She said</p>	

<p>that everyone has to make an appointment to see Tracie Dick to learn how to work the website. She also asked if there was room to store pallets for the bonfire at Tayside Contracts. She said that Davidson's the Chemist had offered to provide power for an external defibrillator at their premises on the Wellmeadow. BS said that he would get in touch with them.</p> <p>IR asked that the new members of the community council email a photo and a brief biography to MY to put onto the website.</p>	
<p><b>Date of Next Meeting</b>  Thursday, July 4<sup>th</sup> , 2019, 7pm in the Adult Resource Centre, Jessie, Street, Blairgowrie</p>	<p>All</p>

Distribution (email unless specified):

Community Council Members:

Mr I Cruickshank  
Mr G Darge  
Mr A Donald  
Mr R Duncan  
Mrs K MacBain  
Mr S Nichol  
Mr I Richards  
Mr B Rickwood  
Mr L Seal  
Mr B Smith  
Mr A Thomson  
Mrs C Thomson  
Mrs M Young

Associate Members:

Ms T Dick

Local Councillors:

Mrs C Shiers  
Mr B Brawn  
Mr T McEwan

External:

PKC Community Councils  
Clare Damodaran (Press)  
Mrs B Leslie Blairgowrie High School

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