



GARGUNNOCK COMMUNITY COUNCIL

Minutes of Ordinary Meeting 01.06.26



Date: Monday 1st June 2026
Time: 7.00pm
Location: Gargunnoch Community Centre

GCC: Mike Buckley (MB), Christine Phillips (CP), Tom Jamieson (TJ), Martin Harrick (MH), Julie Cole (JC), Tom McEwan (TM), Associate Maitland Clark (MC)

Councillors: Rosemary Fraser (RF)

Minute Taker: Jenny Campbell

1. APOLOGIES (MB): Julie Cole

2. DECLARATIONS OF INTEREST (MB): None

3. MOTION (MB): To adopt previous minutes 30.03.26

Only thing outstanding is 'Trees for Goals'; the gentleman concerned (Fraser) has been contacted by MB to enquire.

Adopted by; TM

Seconded by; TJ

4. 30.03.26 MATTERS ARISING & PORFOLIO UPDATES (MB)

If any young person, would like to be involved – please do spread the word.

Recruitment/Succession for the GCC is important to keep in mind.

See also the minutes of the AGM preceding this meeting for portfolio updates.

5. EXTERNAL REPORTS (MB): See **Appendix 1 (Police Report)**

Community notice board vandalised by being scraped with a stone.

Heightened Drone Activity in the area and surrounding areas.



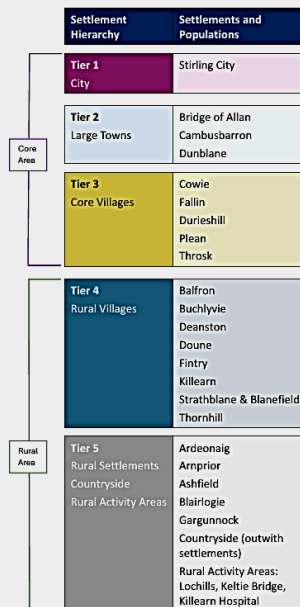
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6. STIRLING LOCAL DEVELOPMENT PLAN – Sharon Marklow, Stirling Council

Diagram 1 - Current Settlement Hierarchy in the Stirling Local Development Plan



Source: pages 15-18, Stirling Local Development Plan (October 2018)

Service Manager - Planning & Building Standards

- It is important for residents to consider the impact on Gargunnoch village of the potential for a further 75 houses and the village's change of tier to tier 4 (Rural Village). The Planning & Building Consultation is open until 23rd July.
- The LDP (3) is a legal document used to highlight what land should be built on and what land shouldn't.
Accessible at <http://bit.ly/4vCVXfd>
- Development Plan Scheme and Participation Statement, (*very important document, updated each year*).

- Timeline so far; Carried out early consultation and engagement to inform the preparation of an evidence report. Evidence Report was approved by Stirling Council on 20th March 2025 and then submitted to Scottish Ministers.
- Spatial Strategy and Site Options – now live between 30th April 2026 - 23rd July 2026.
- Stirling Council to prepare and publish a Proposed Plan for consultation in 2026/27.
- Stirling Council then to adopt and publish the LDP3 in 2028 – Covering; what are the 'dos and don'ts', what are the areas to grow trees in, grow sustainable areas, etc.
- (Everything seems a fresh when we look at Local Place Plans. Sharon highlighted that she has colleagues working hard in other departments and feeding into the plans - Road, Education, Waste. Conjunction capacity issues, i.e. where are the schooling capacity issues, etc.
Plus, external organisations contributing such as SEPA, Nature Scot, Scottish Water, etc.
- Stirling Council will prepare and present a visual plan and will take a vote on whether this plan goes out to the consultation or not.
Independent examiner examines the plan from SC. 2028 they will publish the adopted LDP3 in 2028. The spatial strategy options present the very important initial ideas for settlement hierarchy and development approaches that will help shape decisions about the 'where' of building and 'why'.
- Sharon highlighted she attends GCC Meeting simply as it helps to provide her and the team with a great insight into communities and areas – and to be transparent.



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- **Next steps:**
Site Appraisal Methodology – local living, how it's connected, what are draw backs in infrastructure, etc. (*A settlement hierarchy is a way of organising the towns, villages, and communities.*)
- Preferred Sites are then announced.

TM mentioned; *"You need 1,000 houses, whether it's good for the area or not, Scot Gov highlights we have a biodiversity emergency, housing emergency We need to do our absolute best. It doesn't matter where I put sights, we need to try and choose the right sites collaboratively."*

Sharon replied; *"Such a surge of social housing and a lot of development south of Stirling. I.e. Durieshill – there has been a lot of capital money injected. SC pick up the tabs on a lot of things. Their budget can only stretch so far".*

David Penman commented; *"I've looked through all pages of the LDP3. With 7,000 homes across the authority area proposed, to put it into perspective, 1/7th will go ahead with building (from the amount highlighted and brought to attention in the call for sites).*

Sharon responded; *"Well done David to dissect those figures and yes, it's a matter of now 'whittling down'.*

A resident brought up; *"What happens in the decisions for the spatial survey, why does Gargunnock qualify to be raised in the settlement tier level, I struggle to understand"*

Sharon voiced; *"You need to work together and confirm the aspirations that you have as a community, there is only one singular site in Gargunnock. Through the Local Place Plan, it highlights up to 50 homes. SC are not committing now that the site on the manse is the correct site. Lots to consider in deciding the tier hierarchy. No official written criteria, however, SC feel Gargunnock fit under the rural village bracket.*

A member of the residents in attendance highlighted their opinion; *"If you look at Killearn or Kippen - they have more facilities than Gargunnock."* They continued to explain; *"The Aspirations in the Gargunnock Local Place Plan, lots of people said social housing (yes), Constraints with sewage, water, 15 tankers last week from SW for supplying water."*

Sharon highlighted; *"The Gargunnock LPP highlights active travel routes, why are we not getting more of a focus for elements of travel routes etc (there's opportunities there)"*

Geoff, a resident attending commented; *"I was formally responsible for the Planning (Western Rural Structure). Since then, no substantial nature of planning has happened in the village in 20 years. Edge of the village, green belt sites, we need to think about the context here. Planning discussions raise heightened emotions. We need to be able to*



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support the school, the pub. Building brings new people in, more resilience as a community moving forward. I've come to the view that sustainable growth is what we need. I know that the site suggested has sent hares running, we potentially 2 years away from plan being approved. It will be gradually developed, and part of the site could be rural housing, affordable housing, mitigation housing.

All the sites 20 years ago were on estate land. Only land around Gargunnock built on has been the estate land. North side of the village problematic with flooding, then it's obvious we need to build higher. I urge you to respond to this brief – suggest we want no more than 'X' number of homes. It does not need to be done straight away. You have time."

Another resident stated; *"Dasherhead entrance for an example and with each home on average hosting 2 cars - That's 150 more cars potentially on a horrible part of the road daily."*

Councillor (RF) highlighted; *"Sustainably growth, mixed homes, starter and retirement homes (which there is a focus on in Gargunnock LPP). The Council will work to gain a sense for the area, the vibe and feeling."* – She continued to ask Sharon, *"Can we agree on lesser homes if the village feel the number highlighted in Call for Sights is too many."* Sharon responded; *"It could come back – a part of the site, that looks ok for 25 homes. As well as doing all of the assessments, it is going to have more of a framework already set. We cannot approve planning if a site cannot physically host the amount highlighted. Wouldn't go to the planning stage, it would be disapproved if infrastructure is not right."*

An ex-resident of Kippen now living in Gargunnock mentioned; *"I moved out here as it's too developed in Kippen. The Doctor's surgery couldn't cope for example and Kippen was spoiled. There are various police reports highlighting close call clips with cars."*

He continued, asking about the Planning consultant, whether or not they've been in contact with SC.

Sharon confirmed that it is her role to speak to the communities, not the consultants.

(MH) asked *"SC had a drop-in session, can we access a summary report and does that report go as a publicly available document?"* (Yes, Sharon can send across).

MB suggested that GCC convene an Extraordinary Meeting to allow more in-depth discussion as time constraints meant it was necessary to curtail this element of the meeting.

See Appendix 2 for a link to Sharon's full presentation.



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7. KINGS HIGHWAY

- Geoff and Julie – gained response from the consultation.
- David Hopper came back from SC, noting that he is keen to put together a stakeholder group.
- (MH) proposed; Mechanism to drive it forward and a project team and a budget, to run it as a proper project.
- Feasibility study 2017, earlier reports than this also historically of the project being proposed. Geoff can update a bit from consultation – he attended as did Councillor Rachel Nurn (*the Cycle Scotland meeting*). Now having had feedback – they are moving away from idea of using current roads as part of the pathway.
Geoff due to have another meeting with project leader. Response due back from their mapping experts. Offroad infrastructure, will be costly.
(MB) asked; “How do we move forward as a closer network?”
– A joint response required on the early consultation response. We wait and see what consultants feedback to council and then we need to get together.
- Councillor (RF) mentioned; *“Ambition is to make it a safe route, and a lot of benefits will be seen as a council area. Lots of pluses to it. A local farmer has fed back in with concerns which will be considered.”* – She continued; “David Hopper and his team, are really looking for engagement. *Anything that’s proposed David Hopper is in charge of investigating with his team.*”

NB - Rosemary’s environment team (department in SC, you can google it)- would need to scrutinise it.

(MH) alerted to (RF); *“SC need to correspond, with all. If you don’t have a project team, to drive it forward, within SC – it won’t happen. One of the reasons it’s been unsuccessful thus far, there’s a lack of ambition and cashflow.”*

He continued; *“Prioritising – where are the quick gains and better improved routes. A key plan should decide what is deliverable and what’s not. There’s an appetite from GCC to be involved with other stakeholders.”*

8. AOB

- Entrance route signage in village – south Kersebonnie road in village – people walk along the backroad. While most motorists are reasonably sensible, many go far too quickly. It is not really a 40mph road, it should be lowered. Request to designate both roads as “walking / cycling friendly”.
GCC need to propose it to Councillor (RF) to take forward to SC:



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Proposed by: (TJ)

Seconded: (CP)

ACTION – Rosemary, the signage to be highlighted to SC and a course of action.

- (JC) proposed prior to meeting; “*LPP to be printed at approx. £10 a copy, completely up to date, most up to date version*”. (Gargunnoch Community Council members collectively then approved the expenditure.)
- Geoff mentioned; “Christmas Lights on Leckie Road for residents – the coverage of Xmas lights is lacking.”.

MH highlighted that the poles are carrying power cables therefore the SC won’t allow. There’s a potential to put up a temporary pole, which can be investigated.

ACTION – to investigate if a temporary pole for Christmas would be viable.

9. RESIDENTS FORUM

No further issues were highlighted.

10. CLOSED MEETING: 9.05pm

11. DATE OF NEXT MEETING: 3 August 2026



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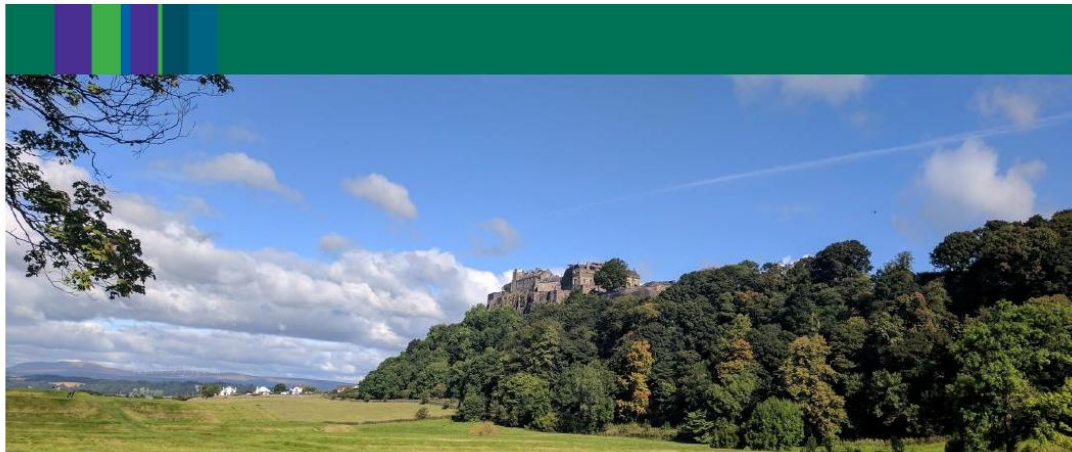
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Appendix 1 (Police Report)

GARGUNNOCK	Crime: Enquiries are ongoing into a road traffic collision that occurred within the village and the conduct of persons involved afterward. Incidents of Note:
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Appendix 2 (Presentation by Sharon Marklow, Service Manager - Planning & Building Standards, Stirling Council)



Stirling Local Development plan

June 2026

Planning & Building Standards, Stirling Council.



[Click for the presentation \(PDF\) -](https://www.gargunnoch.org/frontend/uploads/2026/06/LDP-Consultation-Engagement-2026.pdf)

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