GARGUNNOCK COMMUNITY COUNCIL
Minutes

Date: 3rd August 2026
Time: 19.00 hrs
Location: Gargunnock Community Centre

GCC: Mike Buckley (MB), Tom Jamieson (TJ), Martin Harrick (MH), Julie Cole (JC).

Councillors: Gerry McGarvey
Minute Taker: Jenny Campbell

1. **Apologies:** Christine Phillips (CP), Tom McEwan (TM), Maitland Clark (MC).

No residents were in attendance at meeting.

2. Declarations of Interest

None.

3. Adoption of previous minutes (MB)

Minutes from Ordinary meeting held 01.06.26 were accepted as accurate:
Proposed; Tom Jamieson (TJ)
Seconded; Martin Harrick (MH)

Minutes from Extraordinary meeting held 23.06.26 were accepted as accurate:
Proposed; Tom Jamieson (TJ)
Seconded; Martin Harrick (MH)

4. **Matters arising / portfolio updates**

a) Planning - *portfolio lead Cllr TM*
(See Appendix 1)

b) Finance - *portfolio lead Cllr TJ*

- £1,861 current total within account.
- Via Stephen, the administration grant has been applied for, with an increase requested.
- No transactions during the summer period.

c) Roads - *portfolio lead Cllr JC*

- Tom has done an excellent job in chasing things up. A811/Station Road improvement is pending and the project completion is scheduled for 2027.

5. External Reports

a) Police Scotland Report *See Appendix 2*
- Some drug paraphernalia recently found at the rear of the community centre by a resident.

6. Stirling Local Development Plan - *portfolio lead Cllr JC*

- Brian Roberts is the new Chief Executive of Stirling Council, a role he assumed permanently on October 7, 2025.Brian is scheduled to visit at the October meeting. Gerry highlighted that things will be demystified better during the visit. Gerry encourages the culture change.
- LDP and LPP don't match. Residents feel that 70 homes are inappropriate.
- National Planning Framework 4
- To allow for flexible movement, there needs to be some leeway however if the proposed site opens up, the concerns include; raised water, sewage, roads.
- 70 (odd) percent of residents disagree on the proposal of 70+ homes. It was felt that tax payers paying analysing works such as Scottish Water investigations, is unfair.
- A large development is what residents do not want and the proposed amount, seems like a larger scale development for Gargunnock village.
- Gerry encouraged the GCC to gain some guidance on legitimacy and secondly to gain clarity on the place plan itself.
- Gargunnock Estate declined to respond and were also approached to attend a meeting with the GCC which was also declined.
- [MH] *"We have the response gained from residents – should that response, be in the public domain? GCC are the elected representatives, democratically elected. Residents will want to know the response"*.
  It was then agreed to publish the response on the website with a few physical copies around village (*pub, community centre, etc).* **ACTION**: MB to place GCC response and Survey Results on website and Facebook. GCT requests we post their response. CP to put GCC material on notice board etc
- Updated Local Place Plan copies agreed – **ACTION;** Julie Cole (JC) to order 10 copies.
- Gerry – "*Please get a hold of Sharon for any queries. Very supportive in person.*"

7. Kings Highway – *update, next steps ad GCC involvement*

- Following the meeting run by Stirling Council, MB emailed Gerry, resulted in David Hopper's response from SC asking for a subgroup of people to discuss the Kings Highway with representation from the CC and any other organisation GCC felt should be involved. from the village. GCC suggested Julie and Mike wrote to GCT suggesting Geoff Peart.
- [JC] and [CP] had a meeting with Geoff to help push things forward. The community are keen to identify progressive and developing ideas.
  It was agreed to return thoughts to the original route along the A811 and break it down.
  SC's transport representative has negotiations still going ahead, at this moment in time – residents are aiming for them to leave the village as is and look at the other sections.
  It is council owned land on the section coming out of the village.
- Windfarm panel to be asked for money to help bring this to the forefront of discussions.
- [JC] highlighted that they're trying to cost cutting and are also under political pressure.
- Concerns were raised on the confidence GCC and residents have of Stirling Council's elected consultants who are to be driving forward the project communities they are not familiar with.
  ACTION; Gerry McG to pursue. The community desire to focus on this more and to find out more information. There has been no feedback from the consultation and GCC would like Gerry to articulate the lack of confidence in the chosen consultants they are feeling,

to Stirling Council.
ACTION; Gerry McG to arrange for MP Chris Kane to attend a GCC meeting and for Rosemary Fraser to be contacted to invite Alyn Smith also.

8. Christmas Lights - *portfolio lead Cllr MH*

- Tree this year is not to go where it normally would be positioned and around the base of tree, there is to be some extra and new features.
- An under light will be installed underneath the carriage of the bridge. To light the bridge up.
- Windfarm Panel Meeting is being held Monday 10th Aug.
- 'Stirling Bright' & 'Lottery Fund' funded last time. Therefore, this time round different sources are being investigated and applied for *(to help cover the cost of the electrical work and purchase of new features)*.
  ACTION; [MH] to pull together a proposal.
  FUTURE ACTION; Risk Assessment – Per [MH].
  FUTURE ACTION; John More to be contacted to supply and operate cherry picker.

- Pub Evening – will need to be between Christmas & New Year, due to usual date/s being booked already.
- Insurance and Health & Safety elements in in hand.
- Deadlines 10th August for proposal to WF panel.
- Gargunnock Primary School are keen for pupils and families to be involved again.
- It has become a huge community 'marking of Christmas' within the village. A lovely spirit, that it has gathered momentum. The school pupils could name the celebration.
  ACTION; [MH] to follow up on this and contact the school to propose the idea.

9. AOCB

a) [MH] – Two residents have raised concerns about speeding of vehicles on Manse Brae.

b) [JC] – received email from Mike asking for 'shared use" horse riding and pedestrian signs at the request of GCT.
Stirling Council [SC] are installing. SC have approved. Common in most rural villages and are being installed in 9-10 weeks' time.
It has been brought to the attention of the GCC that delivery vans in particular are driving at speed within the village.
[Gerry McG] suggested that Angela McGibbon or Gary (from SC's Roads department) be contacted and to open up the conversation with the right person / find the SC contact best to pursue this.
The Trust and GCC have tried to pursue it in the past, including a request to replace the give-way signs at Manse Brae, etc.

c) Main Street is full of potholes. It has been asked of in the past, to ensure resurfacing happens query both on Main Street and Leckie Road.
ACTION; [JC] to revisit the conversation with SC.

d) Emergency Resilience Hubs (by Stirling Council)**.** Meetings are running soon for communities to consult. It is important to highlight to [SC] what kinds of things residents prioritise and to arrange a group of people who can provide residents with necessities. Water supplies, shovels, generators.
First aid training had the best social request.
GCC developing key deliverables and the Trust have been engaged in initial conversation – this is also noted in the LPP.

e) [TJ] – The football teams have highlighted that grass cutting and maintenance is better now, in the village. [SC] also dealt promptly with the flood concerns.

f) It has involved three different departments within [SC] but thankfully has had a very positive outcome. [SC] are actioning now, feeding a new French drain in. Trust has said no and are awaiting their meeting, to discuss further.
Charlie's loan – The trust is thinking of putting a pipe in, catch the drain just at the spring.

g) Bugle– looking for information and concerns to raise. (*Speeding being one of them).*
ACTION: To send the speeding concerns to The Bugle editor.

h) GCC and [Gerry McG] discussed at length the successful life of Paul Henke's and wanted to record condolences to his family. Gerry gave a lovely few comments on his life's story.

i) [JC] – hoping for update station road / A811 however 'no update' given. GCC expect more informative communications.
Negotiated with BT Openreach about resolving CPO *(Compulsory Purchase Order?).*

Meeting closed; 8.30pm

10. Date of next meeting – Monday 5th October 2026

APPENDIX 1 – Planning report from TM

Local Planning Applications

This has been a quiet period, planning-wise, with few applications made across the community and no contentious issues raised.

Windfarms

The plans for the **Earlsburn Windfarm Extension**, to be constructed by Nadara in Carron Valley, were approved in January of this year. Nadara have confirmed that a meeting with GCC to discuss potential community benefits will now likely be in September.

Cairnoch Hill – which is also in Carron Valley and adjacent to both the Earlsburn developments, has just completed phase 3 of consultation prior to a formal planning application being submitted.

We will continue to monitor and engage with Eurowind Energy, the developer, regarding potential community benefits.

Local Development Plan 3 and GCC Survey

Gargunnock Community Council carried out a short survey in July 2026, in its role as a Statutory Body, to gather views from residents and local organisations on the proposal to build 75 homes at site GAR-01. The survey generated a strong response, with 118 replies from approximately 400 households.

While most residents recognised and welcomed a degree of growth to help sustain the community and improve services and infrastructure, (particularly in light of an ageing population and a falling school roll), the survey also revealed strong concerns about the 75-home GAR-01 proposal, with 72% of respondents opposing the development and 20% supporting it, on the basis that GAR-01 is too large and problematic for its location.

Most respondents favoured 25–50 homes, with an emphasis on mixed affordable housing distributed across several smaller sites - in line with the Local Place Plan (LPP) prepared and agreed less than 12 months ago.

Respondents expressed major concerns about the GAR-01's scale, with half worried that Infrastructure and services in Gargunnock are already at or beyond capacity due to significant issues with water supply, sewage treatment, road safety, congestion, and the dangerous A811 junction.

The consensus was that a new development could worsen traffic, entrench car dependence due to poor bus services, and place unsustainable pressure on already overstretched local healthcare provision. There is also a widely held view that GAR-01 would open the door to a much larger, uniform housing estate, with no clear details or guarantees.

There were also widespread concerns about the proposed development's impact on the landscape, including the historic Ladies' Walk and the village sledging hill, within a valued Local Landscape Area (LLA) visible from the main village streets. Many raised concerns about the loss of biodiversity for Pine Martens and Red Squirrels, and existing flooding and runoff problems that could worsen and affect nearby wildlife areas. There were also concerns about disabled access on such a steep site and road.

Overall, the community supports growth, but believes the scale, layout, location, and risks of this site mean its disadvantages outweigh the benefits. Based on the survey feedback, GCC has formally opposed the development in its proposed form.

The Community Council will work with Stirling Council to explore whether there are other routes to small-scale, organic development beyond the single option presented, and to address local service and infrastructure challenges, ideally in advance of any significant new development. This has been acknowledged and welcomed by Stirling Council.

Stirling Council will review individual and organisational feedback over the coming months, investigate the points raised, and prepare a Proposed Plan for consultation in 2026/27.

APPENDIX 2

Police Service of Scotland
Forth and Endrick, Community Council Police Report

POLICE SCOTLAND
POILEAS ALBA

GARGUNNOCK	**Crime:** **Vandalism** A vandalism has been recorded after the Perspex cover of the community notice board was scratched. Unfortunately, there are no further lines of enquiry and this remains undetected. **Road Traffic** A driver was issued with conditional offer of fixed penalty after failing to stop at a junction and entered the carriageway leaving insufficient time and distance for oncoming car causing a collision. A driver was issued with a conditional offer of fixed penalty for driving with no MOT certificate in place **Incidents of Note:**

GARGUNNOCK	**Crime:** On 18th June 2026 the Safety Camera Unit captured a motor van travelling at 72 miles per hour on the A811. Owing to this vans size and weight it should have been travelling at 50 miles per hour. Check out Speed limits - GOV.UK for further information. #KnowYourLimits **Incidents of Note:** No Incidents of Note