

Dargavel RA Committee Meeting Notes

Thursday 29th June 2017

Present	Police Scotland (PS) Alan Brown (AB) Stephen McLeod (SMcL) Sarah Hamill (SH) Chris Gledhill (CG) Ross McCreight (RMcC) Willie Blackburn (WB) David Ross (DR) Ross McCreight Steven McLachlan Jon Gettinby Melissa Syme	Constables Tom Connor & Paul Mullen RA Member – Taylor Wimpey North RA Member – Charles Church North RA Member – Taylor Wimpey North RA Member – Taylor Wimpey North RA Member – Cala North RA Member – Cala North RA Member – Charles Church North (Chair) RA Member – Cala North BAE BAE RMG
Apologies	Graham Henderson Scott McQuade Stephen Sutherland Richard Orr	

	Action
Item 1 - Introductions Attendance as above The chair welcomed the new property manager from RMG	
Item 2. Police Scotland (PS) Update Police Scotland reps gave an update: <ul style="list-style-type: none"> No reported incidents within Dargavel Village in the period Members reported on on-going incidents of speeding and parking on the access roads into and around the development. Police Scotland traffic division will be focusing on the Bishopton area in an attempt to reduce speeding and other traffic offences. The community police officers are also being trained in the use and operation of speed checking equipment. A member raised the issue of the residents of the charity run home at the Three Bears. The police gave feedback on this matter. PS reported that during the school holidays they will be visiting the known drinking areas around Bishopton including Wester Rossland and it was noted that the current fence was repeatedly being pulled down and that a more permanent solution is required. BAE will raise this again with ScotRail. This issue has also been raised by other community organisations and it was agreed that the DRA will also write to ScotRail on this matter. 	BAE DR/Secretary
Item 3. Previous Minutes <ul style="list-style-type: none"> Stone Chips. The chair gave an update on this matter and reported a slight victory with some of the houses now having a partial solid driveway accessing the road. Renfrewshire Council have insisted that all future houses fronting the main roads have to have solid driveways rather than stone chips to a distance of 6m from the edge of the road. RMG Factor Bills: The chair highlighted the unacceptable delay in the issuing of the factor bills. Melissa Syme RMG apologised and stated that she has been in contact with several residents and agreed to meet them on a one to one basis to explain the bills. She is also looking to simplify the bills to make them clearer as to the charges. Hand Over process for H3 and H5. <ul style="list-style-type: none"> CG reported on the procedures followed in the discussions over the handover of plots 	MS CG

<p>H3 and H5 to the residents. H3 and part of H5 have now been passed to RMG with a commitment from Taylor Wimpey to rectify all the issues raised with RMG prior to the handover.</p> <ul style="list-style-type: none"> ○ It was agreed that he (CG) would produce a flow/process diagram that could be used for future handovers. BAE also stated that they would follow a similar procedure for all future handovers of common assets. ● Proposed Change of Industrial to Residential Plots JG reported that BAE had submitted a detailed planning application to the Council at the end of May and will be meeting with the local councillors and the convenor of the planning board in the near future. There was a detailed debate as a result of this item, see section 7 of the minutes below. ● Dog waste bins: As a result of the ground maintenance contractors going into liquidation there has been a slight delay in the placing of the 4 agreed bins. This will now happen within the next 2 weeks. These will be installed at strategic locations. ● NE Link Walkway: BAE reported that they have agreed to remedial works on both the drystone walls and the path surface. Members discussed the current state of the vegetation and BAE stated that it was meadow grassland. 	<p>RMG</p> <p>BAE</p>
<p>Item 4. RMG</p> <ul style="list-style-type: none"> ● As a result of odd vehicles being abandoned in the development, RMG will be taking action on these as this is land which has not yet been handed over to the council and is therefore our responsibility. ● Action was taken over a collapsed manhole cover and both RMG and BAE stated that if residents spot any potential health and safety issues to report them via their 24 hours help phone numbers. <ul style="list-style-type: none"> ○ RMG 0345 002 4444 ○ BAE 0800 130 3302 ● Following the unfortunate insolvency of the current ground maintenance company a new contractor has been appointed on a temporary basis and RMG will tender for a permanent contractor later in the year. ● There is an ongoing drainage issue on plot H3 and RMG is in contact with BAE and the builders over this matter. A solution has been implemented but we await wetter weather to confirm whether it has been successful. ● NE Link Path steps: Taylor Wimpey will be carrying out the repair to these steps. ● Factors Bills. Melissa Syme as reported previously will be progressing to resolve the issues. ● Currently RMG have 618 units on their books but it is likely that the total complete units at this stage were in the region of 711. 	<p>RMG</p>
<p>Item 5. BAE Update</p> <ul style="list-style-type: none"> ● BAE reported on the progressing of the master plan for Dargavel, including; <ul style="list-style-type: none"> ○ The new school (August 2021) to be an Eco School to include a pier, amphitheatre and playing pitches. ○ Revised strategy for the green spaces ○ Moving forward the opening of the north community woodland and the Formakin link ○ The opening of the shops by summer 2018 ○ That the final completion of the development would be 2034 ● BAE gave an update on the issue of the new health centre. It was agreed that the DRA will work with other local organisations in an attempt to progress this and will invite the relevant parties to a meeting to explore ways to achieve this. Assuming that planning permission is granted for the proposed 4000 homes members felt that this would put a significant strain on local services and this needed to be reassessed. ● BAE have appointed a construction manager who is based on site and will take a hands on approach for dealing with construction issues and the different individual contractors. 	<p>BAE</p> <p>Chair</p>

<p>Item 6. RA Business</p> <ul style="list-style-type: none"> • Fibre Broadband: Mairi Jackson and Stephen McLeod have been pressurising BT to set up a community partnership to upgrade the local cabinet to fibre to allow fast broadband and competition within the development. A meeting is scheduled for early July. SS reported that it would likely cost between £15 to £50 from households if the partnership was established. The chair commented that this would be worth it for all residents as it would introduce competition between the broad band providers and members agreed. SMcL will report back on progress. • Community Council Meeting: there was no one available to give this update as they had to leave the meeting early. • Parking on Barrangary Road. This is an ongoing issue and SMcL stated that this is an ongoing issue as the road was designed to council requirements. So such matters will be an issue for the developers and the council. • Crosshill Rd/ Mosshill Drive lighting. There has been an ongoing issue with the street lighting and BAE agreed to look into it. 	<p>SMcL</p> <p>BAE</p>
<p>Item 7. AOB</p> <ul style="list-style-type: none"> • Conservation management of the development. John Gettinby gave a detailed overview of the work underway to enhance nature conservation in the development to ensure the continued ecological diversity of the location. They are working closely with the statutory agencies namely Scottish Natural Heritage (SNH) and the Scottish Environmental Protection Agency (SEPA). Three ecologists are employed on site and due to the status of certain species and habitats they work to meet the requirements of 3 wildlife licences from SNH. He acknowledged the importance of the work they are undertaking, including looking at ways of raising its profile among the residents and the local communities as a whole, including the engagement of the young people at the local schools. RMG mentioned that they are working with the residents at one of their other developments in respects of implementing a biodiversity plan and it was agreed that this could be explored further for Dargavel at a later date. • S 75 agreement. In response to questions from members JS gave an update on the current S 75 agreement; <ul style="list-style-type: none"> ○ BAE stated there is now no longer a need for a Section 75 agreement for the developers of new planning applications. However BAE continue with their commitment to the agreement reached between them and the local council in 2008. As circumstances have changed it has been necessary to revise dates. ○ Concern was expressed that as the Dargavel residents lived within the development envelop, they find it difficult to find out what actually was happening. This was recognised and it was agreed that there needs to be a stronger presence from the DRA on the Community Liaison Group. The chair proposed that Chris Gledhill be invited to the CLG and this was agreed by BAE and the members. ○ Significant discussion by members focussed on the changes that would be brought about by increasing the number of homes in the development. BAE highlighted the fact that they were not traditional land developers and that they have to take into account a wide range of factors in the decisions taken. Several suggestions were made over possible changes and priorities for the development and it was agreed that to better represent the residents it was necessary to engage with BAE, the Renfrewshire Council, the GG&C Health Board, the Community Council and the Bishopton Community Liaison Group and that the DRA would convene a meeting with these bodies to progress this matter. 	<p>BAE/RMG /DRA</p> <p>BAE/DRA</p> <p>DRA Chair</p>
<p>Next Meeting: Committee Meetings scheduled for:</p> <ul style="list-style-type: none"> • 6.30pm, 28th September 2017 @ Ingliston CC <p>RMG / BAE / Police Scotland to be sent reminders</p>	