

20.8.2019

Present: Elizabeth Porter (chair), Alison Robertson (minutes), Norma Smith, Donna Brown, John Carr, Hazel Carr, Anne Robertson, Ken Robertson, Donna Morren, Mike Thomson, Dave Morris, Sheelagh Goudie, Keith Duncan, Charlotte Mackinnon, Kirsty Gray, Moira McGregor, Susan McGregor, Graham Smith, Carol Vance

Apologies: Gordon Vance, Tom Smith, Gordon Nisbett

1. Elizabeth welcomed people and explained the **purpose of the meeting**, following from the well attended public meeting held a few weeks earlier regarding the planning issues around the Lomond Inn site, at which it was reported that a Community Development Trust was in the process of being set up for the Kinnesswood area. The aim would be for the Trust to identify local priorities for such sites, and act on these over time. Recently planning permission has been granted for the developer to demolish the Inn and start building. EP explained that DM, AR, CM and she had recently met to work out how to set one up, and plan a rough agenda of required business in order to draft a Memorandum of Establishment for a Community Development Trust. She set out the main requirements for a CDT, and the likely aims and objectives, based on advice she had received from DTAS (Development Trusts Association Scotland). This advice is attached with these notes. She emphasised that this would be an **Interim Steering Group**, because CDT process involves formal and transparent consultation with all residents within the Trust's area of operation, with elections of postholders etc. The format of the meeting was to discuss a name, geographical location, objectives, membership, sites of interest, links to other groups and any immediate actions.

Several pertinent questions about the liabilities and responsibilities of Directors and Members, and what happens in the event that a CDT fails were asked and EP referred attendees to the guidance documents and DTAS website. A DTAS advisor was coming to meet with EP on Thurs 29 Aug at 10.30 am to offer support and members were invited to attend, or to forward further queries to EP in advance of that.

2. This evening's meeting is not to discuss specific projects. It was noted that it is understood Dave Batchelor is organising a meeting in the hall about **the future of the village shop on 5th September and members were encouraged to attend that meeting for an initial discussion on what community action could be taken to safeguard the shop facility.**
3. **Relevant legislation** – Dave Morris explained the development of land reform legislation in recent years to empower communities to have greater control over community priority setting, assets, sites of interest and local land and the concept of right to buy "to further sustainable development" which should come into force next year. The Scottish Land Commission are currently carrying out presentations and consulting communities about some of these new approaches, including the identification on maps of land which communities would have an interest in acquiring for the purposes of protecting or developing eg woodlands, greenspaces, for affordable housing etc.

Some members of the group expressed slight concern about actions which could block landowners from development on their own land. The new legislation is designed to encourage developers to

take local priorities into greater consideration and potentially work in partnership, or failing that to allow communities to make their own developments in line with agreed priorities.

4. It was agreed that a **Company Limited by Guarantee** would be set up as advised by DTAS, rather than a charitable body, although this could change at a later stage. Some communities offer shares to members, but this is not currently proposed unless a specific project would benefit from that approach.
5. It was agreed **the name** could be **Kinnesswood Community Development Trust**.
6. It was agreed that **all those present** plus Gordon Vance, would become **Interim Steering Group members**, apart from Carol Vance. Membership can be Ordinary (those who are living locally), Associate members (Representing other organisations such as the school, or In Bloom groups) or Junior members aged 12-15.
7. There was some discussion about the **geographical boundary for the CDT**, and the pros and cons of a larger v smaller area in terms of skills and partnerships versus focus and effort required to communicate with more people. At least 75% of steering group membership must be local residents with up to 25% potentially co-opted from elsewhere for their contribution or skills. It was agreed after various options were considered that the area could potentially stretch between Wester Balgedie and Kilmagadwood including the houses by the hall but final boundary determination would need to be aligned with postcode boundaries.
8. **Sites of interest for future community developments** were discussed and included the Lomond Inn, the shop, the garage site and Stephens' Field. A common theme was the need for places for people to meet and connect, whether outdoors or indoors. The potential loss of the garage after the shop and pub, for example, would greatly restrict the opportunity in Kinnesswood for people to meet formally or informally. Other community consultations have identified parking as a problem for people in the main street and for visitors. Affordable housing has also been identified by the CC and the Place Standard exercise as something which would make it easier for young people to stay and older residents to downsize. Having the people with appropriate skills on the Trust to ensure any developments are viable will be crucial. The Golf Club was discussed as another potentially good venue for connecting with others if it were available more often. It was understood that the members own it.
9. **Objectives** – it was agreed to adopt all those suggested by DTAS apart from the last two. This allowed for a breadth of activity.
10. **Start up costs** – it was unclear how this would be funded – perhaps the Festival might be of help. There are also sources of government funding and organisations to help with for community engagement.

11. ACTIONS:

- EP and DM to speak to Dave Batchelor about the meeting about the shop, to make it clear we would not wish to be in competition but to work together with any group taking that forward.
- ALL interim steering group members to read the DTAS guidance.

12. **Next meeting** : 19th September 7pm, The Faulds (same venue).