



# STRATHARD COMMUNITY COUNCIL

FINAL

## Minutes of the Ordinary Meeting 5<sup>th</sup> February 2026 Kinlochard Village Hall 19.00

**Councillors Present:** Paul Scrase (PS) (Chair), Nick Lester-Davis (NL) (Vice Chair), Joyce Kelly (JK) (Planning), Lynda McColl (LM) (Secretary), Oliver Godby (OG)(SCT), Natashya Sheppard (NS)

**Attendees:** GeneMaxwell (GM) (SNP Councillor), Gillian Kynoch (GK) (SCT Chair), Shirley Morrison (SM) (Kinlochard Village Hall), 9 members of the public, Hilary Soanes (HS) (Minute Taker)

Agenda Item:	Action:
<b>1.Apologies:</b> from Police Scotland, Catherine Cairns (SCC Treasurer)	
<b>2.Minutes from previous meeting (04/12/25):</b> Minutes have been circulated to all councillors. A motion to approve them was made by JK and seconded by NL. PS stated item <b>3.</b> of the agenda will be moved down the order and addressed in following the planning section.	
<b>4.Summary of ongoing business:</b> SCC has been very active managing a broad portfolio with many enquiries of which some remain outstanding. PS summarised a few of them. <u>Roads Dept</u> – ensuring safe school bus routes and addressing safety concerns. A strategic consultation (taking all aspects in to account, including flooding) is awaited. Aberfoyle main street road surface condition – some remedial work has been done and a recent inspection has taken place. Inspector states that ‘whilst still bumpy, the roads are manageable and safe’. The B829 from Forest Hills to The Glassert has also been deemed structurally sound. A member of the public commented that there remains concerning slippage on the stretch of the B829 beyond the Laraich property but ‘Roads Dept’ state they have recently inspected and there are no safety concerns. SC say they have already invested heavily on B829 and no further funding is scheduled in the short term. <i>Public concern, particularly for the slippage section, remains and is specifically minuted here.</i> Mention was made of a traffic study that took place outside Aberfoyle school. SCC have asked for the data but it hasn’t been received yet. LM also commented that SCC have asked for traffic data in the past and it has never been forthcoming.	

<p><u>Playparks</u> – The playpark on Manse Road was removed by SC following a request by RSHA as SC are no longer prepared to maintain non council land. As it was a planning condition when originally built, SCC are investigating whether it can be reinstated. Enquiries are on-going and a meeting is to be arranged with RSHA to explore further. GK commented that SCT have some residual funds (small amount of £4000) which had been ring fenced for playparks that could be used towards this, should a project ensue. There is also a problem with Kinlochard Playpark which remains unusable due to lack of maintenance. PS asked NS if she could send in a photo.</p> <p><u>Bike Park</u>- improvement work at the Bike Park has been completed by Bike Trossachs.</p> <p><u>Flood Group</u> – work is on-going</p> <p><u>Active Travel</u>– SC are looking to install some ‘cycle lockers’ in Aberfoyle Car Park. Suitable locations are being investigated and a visit next week will determine the best place (probably in the centre of the parking area).</p> <p><u>Digital Speeding Signage</u> – in Kinlochard area is being investigated.</p> <p><u>Recycling Bins</u> – two large bins are going in at the picnic area in Aberfoyle car park, funded by SC. They will be wrapped in heritage photographs and photos of Loch Ard.</p> <p><u>Balfron Recycling</u> – will be closed for six months for refurbishment works. Alternative site at Callander.</p> <p><u>SC Chief Executive</u>- Brian Roberts, the new CE is coming along to a SCC meeting (in person) in September. This will be a good opportunity to meet him should anyone wish to come along.</p> <p><b>Any enquiries raised - None</b></p>	<p><b>NS to PS</b></p>
<p><b>5.SC Stirling Councillor updates:</b> GM updated the council on SC matters relating to this ward.</p> <p><u>Roads:</u> Gary Neill (Roads Group) is offering a visit to talk about SC’s work. Agreement to get something in the diary.</p> <p><u>Grass Cutting:</u> As a further explanation of the maintenance issue at Manse Rd playpark, As part of cost-cutting, SC are trying to back away from grass cutting on ‘other people’s land’ the playpark is an example.</p> <p><u>Gritting Roads:</u> GM is aware of complaints made about inadequate gritting on the A821 Dukes Pass and the stretch of road in Kinlochard from the B829 to the Forestry car park. JK commented there should be no excuse in regard to the A821 beyond the David Marshall lodge as a policy has been agreed by the police, roads dept and the SCC in the past, and should be adhered to. There, however, remains a ‘drivers discretion for safety reasons’. Questions remain as to whether SC have the most adequate vehicles for the job...</p> <p><u>Change of Administration:</u> SCC are already aware of a change of administration to SNP ( with Green and Independent) in December. The budget is being prepared. There remains a £12m funding gap in the £300m budget. Officers have found around half of that, via cuts and streamlining, but there remains the rest to find. GM is working on the spreadsheet with consideration for council tax (1% equates to c£650,000), borrowing, taking money from reserves, removing services etc. Ideas will be taken following the ‘Big Conversation’ that has taken place.</p> <p><u>Visitor Levy</u> – SC approved this in December @ 3% of bed-nights but it will be at least 2027 before implementation. Thoughts are being made of whether some of that revenue can be pulled forward to the next financial year. A discussion then</p>	<p><b>GM</b></p>

<p>developed on the importance of transparency on how it is spent. How 73% of bed-nights are in this and Strathendrick Wards (not in the city centre). There is much work to be done, but it is clear that the revenue must be invested into the areas that generate it (not elsewhere). Whilst spending must be tourism related e.g. marketing tourism in the area, support local festivals, local businesses etc, it must also benefit residents in terms improving infrastructure, connectivity, jobs, the environment etc. NS agreed and said that local people should not be alienated. GM explained how there will be a Forum to organise the levy. Details are still to be announced but GM will sit as Vice Convener.</p> <p><u>Community Growing &amp; Park Wellbeing Fund 2026</u> – was recently announced to support projects providing growing and growing spaces. Deadline for applications is March 6<sup>th</sup>.</p> <p><u>DRT</u> – is being replaced with the introduction of two minibuses. Drivers are being interviewed and the new routes and timetables will be announced very soon. It is hoped to improve connections to other villages including Buchlyvie for GP visits etc. A very much welcomed initiative.</p>	
<p><b>6. Matters Arising:</b> none.</p>	
<p><b>7. Treasurers Report:</b> see Appendix 1. Available funds at 5<sup>th</sup> February are £4415.26 after admin costs of £292.78. £150 remains ringfenced to pay the minute secretary for Strathard Framework. GM asked if SCC receive any funds from the Bruach Caorainn Hydro scheme? PS explained that some funds are received by SCT but not SCC.</p>	
<p><b>8. Police Report:</b> see Appendix 2. There were no antisocial incidents reported over the two months Dec/Jan. A couple of minor RTCs occurred in the Aberfoyle area and enquiries are underway after a shoplifting incident. There is concern about the use of drone equipment after one was spotted near the scene of a quad bike theft. The police ask that people remain diligent and report any suspicious activity in this regard.</p>	
<p><b>9. Flooding:</b> No updates</p>	
<p><b>10. Strathard Community Trust (SCT) update:</b> PS welcomed GK to the meeting. OG then said that nothing much had happened since the last meeting, other than Sharon Telfer (the newly appointed Development Officer) continuing to network herself around the community and acquainting herself with the various community groups. GK also mentioned she has an important role in coordinating the volunteer driver scheme which is so important for getting people to hospital appointments etc. SCC and SCT are working on improving their collaboration and are now meeting on a quarterly basis. GK also mentioned a change in how Hydro funding is allocated (circa £10,000 per annum). Previously, it was shared with community groups (micro-funding) but in future it will be used to underpin the Development Officer’s role (securing a longer term position) with the Development Officer then assisting the community groups in raising their own funding via grant awards from elsewhere.</p> <p>SM, on behalf of Kinlochard Village Hall, raised a question about ‘Resilience Planning’. She explained that KVH are currently exploring solar panelling and battery storage solutions as part of a ‘Resilience Strategy’ and wanted to ask</p>	

<p>SCC if there is any work going on elsewhere on this very subject. PS agreed that 'Resilience' is an important subject and that Kate Bovill (prior SCT Development Officer) started some very important work on it which remains unfinished. PS suggested that a working group needs to be set up to tackle this subject and that a Strathard Wide Plan be put in place. SM stressed how it should be seen as a priority task, particularly as SSEN are offering funding to tackle this subject. Applications must be submitted before June 2026. GK confirmed that SCT will take 'ownership' of this by picking up where Kate Bovill left off. An action was marked to bring SCT, SCC and KVH together to formulate an action plan.</p>	<b>GK/PS/KL</b>
<p><b>11.FLS / LLTNPA:</b> FLS has finally created a protocol for emergency access to the forestry roads in the event of an incident (more specifically, flooding). The lack of alternative access is a 'material issue' for any planning application in the area affected by flooding. SCC have been searching for a workaround for many months. Aberfoyle is in desperate need of new housing as, without it, the village will continue to decline with no homes for young workers. The document is in very early drafting stage, covering policy, but there is no detail yet about the practicalities. Work is on-going. It is hoped it will form part of a 'Strathard-Wide' Resilience Plan, in due course.</p>	
<p><b>12.Life Plans:</b> JK confirms that work continues to keep the three local life plans 'alive and current' as they feed into the overarching Local Place Plan. JK said that GK was looking at hosting the 'The Strathard Framework Action plan' on the SCT website. The next Strathard Workshop will be held in May and GK said she would try to complete the work required before this meeting.</p>	
<p><b>13.Planning:</b> See Appendix 3. There were 2 new planning applications (see attached) submitted in the Dec/Jan period with nothing significant or contentious. There were 2 approvals (discharge of an old planning obligation and one relating to repairs) and 1 refusal relating to a replacement roof covering.</p> <p>There are also 7 overdue applications. 5 of these relate to uncontentious issues such as replacement windows, alterations, change of use, outbuildings etc. Two of the overdue applications are subject to questions from the public in today's meeting. See below.</p> <p><u>Mobile Sauna:</u> The applicants attended the Council meeting tonight to help their understanding of why SCC have raised an objection relating to their recent application for a mobile sauna business located on Ledard Farm land adjoining Loch Ard. A discussion ensued about how SCC had originally had no issues with the application (Oct 2025) in that it was characterised as fully removable and without permanent buildings. However, a late alteration (January 2026) introduced a further building and fencing resulting in a material change. SCC had not been consulted in advance and, in view of the tight timescale, had no choice but to object to the application. The update to the application conflicts with the Kinlochard Community Lifeplan, which the SCC use to help decisions on planning applications affecting the area.</p> <p>A lengthy discussion continued with the applicants stating they had followed all advice given by the LLTNP planning dept. There is a question whether they were provided with the right advice and how it would have been better if they had</p>	

engaged with SCC, as statutory consultees, much earlier. Obviously concerned about how this leaves the new business plan, it was explained that the objection does not necessarily mean a refusal but that it would now have to be decided by 'Committee' rather than solely by the Planning Officer. The applicants stated they wished to work with the community but said that notification that the SCC was a statutory body was only added to their application on Monday 02 Feb 2026. Until that point, they had been unaware they should have been consulting with the SCC.

It was left that the applicants would review the SCC objection and make contact with PS and JK to arrange a meeting. PS and JK agreed to this and stressed that the SCC would have much preferred to have discussed the situation before submitting an objection but that the timing restriction imposed by the LLTNP did not allow for this to happen.

Braeval, PPP – erection of 20 affordable houses and flats. This was the second presentation from a member of Braeval Trust objecting to the proposed development submitted by RSHA. The presentation stressed clearly how every household at the small community (of 14 houses) expressed strong objections to the proposal. Furthermore, they were shocked and saddened that a notice appeared in Stirling Observer in August (holiday season) with no prior warning to the householders living there. A number of objections were cited :

- Far too large representing 142% increase of the hamlet
- Very modern buildings not in keeping with the existing housing representing a huge change to the area.
- The geology of the site is fundamentally unsuitable. The land is a bogland for much of the year. Water from the hills ends up there and trickles slowly away. The ground is eroded bedrock with no natural watercourse.
- Some to this bedrock will need to be blasted, putting nearby land at risk of collapse.
- Radon Gas is a risk in geology of this kind.
- There will be an environmental impact
- There is no path connection to Aberfoyle without going through the grounds of a nearby hotel
- Traffic Safety risks

SCC was grateful for the feedback. JK explained that SCC, however, would not comment on a PPP. This is only Pre-Planning and it may not get past this stage. If it does receive approval, then a full Public Consultation would be part of the next phase towards a full planning application. It is at that stage that Braeval Community and any other consultees e.g. SEPA would be given ample opportunity to engage in the process. It is understood that Braeval Trust have already submitted a formal objection to LLTNP, which is, at this stage, about all that can be done until the PPP is determined.

JK went on to explain how the Life Plan is an important part of any planning process and would like to invite any interested person to engage with that too. By being involved with Local Life Planning, residents can directly affect outcomes.

<p>GM suggested an approach could be made to the RSHA Chair? LM (who also sits on RSHA Board), however, explained that RSHA will not engage in direct discussion about PPP planning applications. They do not engage directly until the application moves from the pre-planning stage to a full blown planning application. The correct process in the interim is to direct enquiries via LLTNPA.</p>	
<p><b>14.AOCB</b> – Two members of the public wanted to return to the discussion about the Mobile Sauna application, saying how they fully supported the applicant’s plans and that they had followed every advice that they believed was available. PS reconfirmed that SCC are more than happy to engage in a separate discussion and email addresses / contact numbers were exchanged.</p> <p><b>15. Chair declared Date of next meeting and Close</b> – The next meeting will be held on 5<sup>th</sup> March 2026 at Aberfoyle Memorial Hall. An invitation was extended to all present with an appeal for more councillors. SCC are currently looking for 3 new councillors. The meeting was declared closed.</p>	

Appendix 1 – Treasurers Report

Appendix 2 – Police Report

Appendix 3 – Planning Report

**Strathard Community Council – Bank account balance for meeting 5<sup>th</sup> February 2026**

	£
<b><u>General Fund opening Bank balance 4<sup>th</sup> December</u></b>	<b>4858.04</b>
<b>Monies out</b>	
Minute secretary Dec	(50.00)
Bank services charges Dec	(4.25)
The Scottish Rights of Way and Access Society	(30.00)
Paul Scrase expenses for Microsoft/Mailchimp (Oct – Dec)	(132.28)
Aberfoyle memorial Hall meeting December 2025	(20.00)
ICO annual data protection fee	(52.00)
Service charges Jan	(4.25)
<b>Total</b>	<b>(292.78)</b>
<b>Monies in</b>	
<b>Total</b>	<b>0.00</b>
<b><u>General Fund closing Bank balance 5<sup>th</sup> February 2026</u></b>	<b>4565.26</b>
 <b>Strathard Framework minute secretary (ring fenced)</b>	
(LL NPA, SCT, FLS ,SC, RSHA, SCC contributions)	150.00
<b><u>Available Funds</u></b>	<b>4415.26</b>

# Police Service of Scotland Community Council Report



**Community Council:**

Trossachs and Teith Ward,  
Strathard Community Council  
[hello@ccstrathard.org](mailto:hello@ccstrathard.org)

**Reporting Period:**

30/11/25 to 03/02/26 Compiled by PC Lorna Deans

**Ward Plan**

**Antisocial Behaviour**

**You are concerned about antisocial behaviour including drunken behaviour.**

No reported incidents during this period.

**Road Safety**

**You are concerned about speeding, dangerous driving and indiscriminate parking.**

On 08/12/25 police were contacted after a vehicle collided with a business premise in Aberfoyle. Officers attended and carried out road traffic procedures.

On 17/12/25 damage was caused to a parked vehicle within the Coop car park, Aberfoyle by another vehicle. The driver responsible for this failed to report the incident or leave their details.

**Theft**

**You are concerned about homes being broken into and travelling criminals.**

On 23/01/26 a theft by shoplifting occurred at a business premise in Aberfoyle. Enquiries are still ongoing.

Overnight on 21<sup>st</sup> into 22<sup>nd</sup> January 2026 a quad bike and equestrian equipment was stolen from a property in Callander. Please report any suspicious people/vehicles in the area to police.

**Community Engagement and Reassurance**

It is important to you to have community officers who you know, who are accessible and who address local problems.

If anyone has any policing issues that they wish to discuss, please contact us at Callander Police Office on 101 or email [stirlingcommunitypolice@scotland.police.uk](mailto:stirlingcommunitypolice@scotland.police.uk)

# Police Service of Scotland Community Council Report



## DRONES

### Other Incidents / Activity of note

We have had reports in the Trossachs and Teith area advising that drones are being seen above farm properties. One in particular was seen around the time that a theft of a quad bike occurred. If anyone sees a drone in suspicious circumstance, please contact Police.

### Issues raised

### Community Council Feedback

The Community Officers for your area are: PC Donald King and PC Lorna Deans, based at Callander Police Station.

The Community Sergeant for the area is PS David Dempster, based at Callander Police Station.

They can be contacted via the email address [stirlingcommunitypolice@scotland.police.uk](mailto:stirlingcommunitypolice@scotland.police.uk) or by phoning 101  
We regularly publish information on the 'Forth Valley Police' Facebook page and tweet using @StirlingPol

# Strathard Community Council

## Weekly Planning Lists for February 2026

### Applications:

#### WK 5

Ref No 2026/0013/DET Officer Amanda Muller Date Valid 29 January 2026 Telephone 01389727721 Proposal Enlargement of existing wildlife pond Location Inversnaid Lodge Inversnaid Stirling Applicant Miss Jill Robertson Inversnaid Lodge Inversnaid Stirling FK8 3TU Agent Application Type Detailed Planning Permission Expected Decision Level DEL National Park Ward 2 Breadalbane and The Trossachs Community Council Area Strathard CC National Grid co-ordinates 234035 E 708949 N Advertisement Type

#### WK 8

Ref No 2026/0017/DET Officer Amy Unitt Date Valid 23 February 2026 Telephone 01389 722 606 Proposal Change of use of ancillary building to dwellinghouse Location Na Lagan Lochard Road Milton Applicant Mr Philip Gerzon Na Lagan Lochard Rd Aberfoyle FK8 3TJ Agent Denholm Partnership Architects 11 Dunira Street Comrie PH6 2LJ Application Type Detailed Planning Permission Expected Decision Level DEL National Park Ward 2 Breadalbane and The Trossachs Community Council Area Strathard CC National Grid co-ordinates 247751 E 701873 N Advertisement Type Neighbour Notification

### Approvals:

#### WK 5

Ref No 2025/0210/LBC Date Valid 6 August 2025 Proposal Officer Alex Calderwood Telephone 01389 727731 Internal alterations to Category C Listed building including reconfiguration of internal layout and installation of replacement internal door Location Bank Of Scotland Main Street Aberfoyle Applicant Mr John Paterson The Hoish Farm AB1 Aberfoyle Road Balfron Station Glasgow G63 OSQ Application Type National Park Ward Listed Building Consent Agent 2 Breadalbane and The Trossachs Community Council Area Strathard CC National Grid Co-ordinates 252083 E 701018 N Date Decision Issued 4 February 2026 Decision Approve

Ref No 2025/0313/HAE Officer Jack Riggs Date Valid 10 November 2025 Telephone 01389 722620 Proposal Erection of ancillary building Location Dunrivach Duchray Road Aberfoyle Applicant Mr Neil McLean Dunrivach Duchray Road Aberfoyle Stirling FK8 3XB Agent Colin Hastie Bruach Architects Titan Enterprise Business Centre 1 Aurora Avenue Queens Quay Clydebank G81 1BF Application Type Householder Planning Permission National Park Ward 2 Breadalbane and The Trossachs Community Council Area Strathard CC National Grid Co-ordinates 251590 E 700719 N Date Decision Issued 6 February 2026 Decision Approve

#### WK 6

Ref No 2025/0301/LBC Officer Nicola Arnott Date Valid 4 November 2025 Telephone 01389 722661 Proposal Re-slating of roof Location Kirkton Cottage Manse Road Aberfoyle Applicant Mrs Catriona Barr Aberfoyle Apartments Craigmore Guesthouse Lochard Road Aberfoyle FK8 3SZ Agent Application Type Listed Building Consent National Park Ward 2 Breadalbane and The

Trossachs Community Council Area Strathard CC National Grid Co-ordinates 251786 E 700487  
N Date Decision Issued 10 February 2026 Decision Approve

#### **WK 7**

Ref No 2025/0219/DET Officer Alex Calderwood Date Valid 4 September 2025 Telephone 01389  
727731 Proposal Change of use of former farm steading to cafe (Class 3) with minor alterations  
Location Cailness Tarbet (Steading) Aberfoyle Stirling Applicant Mr Gary Shears GT Shears LTD  
Stuc A Bhuic Comer Stirling FK83TR Agent Application Type Detailed Planning Permission  
National Park Ward 2 Breadalbane and The Trossachs Community Council Area Strathard CC  
National Grid Co-ordinates 234244 E 706238 N Date Decision Issued 18 February 2026  
Decision Approve

#### **Withdrawals:**

None

#### **Refusals:**

None

#### **Enforcement Matters:**

None

#### **Appeals:**

None

#### **Overdue Applications**

Ref 2025/0218/LBC Development Proposed : Internal and external alterations to Category C  
Listed building Location: Cailness Tarbet (Steading) Aberfoyle Stirling FK8 3TU Applicant: Mr  
Gary Shears Agent's Name: Agent's Company Name: Agent's Address: Date Application Valid: 4  
Sept Expiry date 24 October 2025

Application Number 2025/0271/DET Development Proposed : Change of use of land for the  
siting of mobile sauna Location: Ledard Farm Aberfoyle Stirling FK8 3TL Applicant: Miss Justine  
Kinnell Agent's Name: Agent's Company Name: Agent's Address: Date Application Valid: 27 O

Application Number 2025/0192/PPP Development Proposed : Erection of 20 no. affordable  
dwellinghouses and flats (12 no. houses and 8 no. flats), access road and associated  
infrastructure Location: Land To West Of Braeval Farm Aberfoyle Stirling FK8 3UY Applicant:  
Rural Stirling Housing Association Agent's Name: David Locke Agent's Company Name: MAST  
Architects Agent's Address: 51 St Vincent Crescent Glasgow G3 8NQ Date Application Valid: 1  
August 2025 Date of expiry of period for representations: 14 January 2026