

Neilston Community Council

Meeting of Tuesday 24 June 2025

MINUTES

In attendance

CC Members: Malcolm Briggs, Julie Cloherty (Acting Chair), Margaret Currie (Treasurer), Gail Squires (Secretary & minutes).

Councillors: Cllr O'Donnell, Cllr Buchanan

Visitors: Ian Hunt and Chris Beveridge (Nova Homes), Nancy Gardner, Allan Ogg, Val Perrie, John Perrie, Alison Carswell, Jacqueline Drennan, Alison Findlay, Mairi McNicol, Margaret Semple.

Apologies: Rowena Johnstone, Margaret Pettigrew, Janice Connery, Jim Sheriff, Douglas Currie, Cllr Morrison, Police.

1.	Welcome Julie Cloherty (Acting Chair) welcomed all attendees to the meeting and everyone introduced themselves.
2.	Minutes of AGM 3 June 2025: approved (Proposed: M.Briggs, Seconded: M.Currie) Minutes of previous meetings (29 April and 27 May): approved at AGM (Proposed: J.Cloherty, Seconded: M.Currie)
3.	Police Report The police were unable to attend. Julie read out their report for period 28 May to 27 June 2025: Antisocial behaviour and disorder 1 x vandalism at residential property to the value of £20 1x vandalism at residential property, window smashed 1 x hate crime and 1x breach of the peace, no wider risk to the public 1x Theft by Shoplifting to the value of £100 from Main Street, Neilston Violent crime 1 x incident of male assaulted near Kingston Playing fields during the night. Enquiries ongoing. No risk to the wider public. 1x incident of male assaulted near Main Street during the afternoon. Enquiries ongoing. No risk to the wider public. 1x Serious Assault, residential property, Perpetrator traced, no wider risk Road Traffic 1 x Driving with no insurance, vehicle uplifted 1x Sec 170 RTA 1988, enquiries ongoing (failure to provide details after an incident) Fraud Reports of fraud and attempted fraud regarding bogus workmen and fraudulent banking schemes are on the rise with a couple of incidents occurring in Neilston. However, no criminality was established in the incidents occurring in Neilston. Police Scotland are working in partnership with Trading Standards to tackle this issue and residents should contact East Renfrewshire Trading Standards for advice.
4.	Visitors' issues: Nova Homes (Ian Hunt and Chris Beveridge) presented the plans for approx. 40-49 new homes at Holehouse Brae. There were a number of points covered including: <ul style="list-style-type: none">• Planning was approved under LDP1• Public right of way over the adjacent green space – assured this would be maintained• Building may not commence until 2027• The steep gradient of the site – there will be levelling and other measures to deal with this• There will be both vehicle and pedestrian access points• Construction vehicles will enter from Lochlibo Rd up HH Brae to the site, not via the village, which will be monitored• School capacity is sufficient just now but will reduce• Doctors' surgery already has no capacity for more patients• Cllr Buchanan explained that LDP3 will look at infrastructure and capacity of schools, surgery, transport etc, and pointed out that school capacity varies from year to year• Cllr O'Donnell mentioned that the birth rate is in decline and this will impact P1 rolls in the future The second public consultation will take place on Thursday 27 June at the Bank from 3-7pm Ian and Chris then left the meeting.

	<p>School Campus Issues</p> <p>Douglas Currie (who represents the Duncarnock neighbours at the CC) was unable to attend but had sent a written update which Julie read out:</p> <p>Fencing</p> <p>I think that given the prevailing view of residents, the proposed meeting with Cllrs and ERC staff will not be needed. In my absence, I would be grateful if you could use the info provided in my email below to brief the NCC and to bring this matter to a close for the moment. Residents do wish to reserve the right to raise the privacy issue in the future should the Campus start to use the raised area of playground again.</p> <p>Air source heat pump</p> <p>The ASHP has been much quieter during the warmer spring and summer weather. Nevertheless, it has still been coming on during the early hours of the morning and the residents closest to the machinery are being forced to sleep with bedroom windows closed even during the hottest of nights. One resident is addressing the issue directly with ERC. Personally, I can't see ERC ever agreeing to turn the ASHP off, so I think we're pretty well once again going to be the victims of the design of the building.</p> <p>Grass maintenance</p> <p>Could you please ask ERC why they're not maintaining the grass areas of the Campus grounds. In particular, the offending banking is growing wild. I'm guessing this may be deliberate to help nature, but it's not good for residents to look at.</p> <p>Douglas also commented: "I definitely think the current NCC has been pivotal in getting the message through to ERC and you get a huge tick in the box from me."</p> <p>Cllr Buchanan updated that he had instructed Education to repair any damage to the existing fence.</p> <p>Grass maintenance in the village in general was discussed in terms of cut grass not being removed and left lying on roads and pavements, which is unsightly and potentially unsafe when conditions are wet. In regard to the school campus, NCC will follow this up with Environmental Services. [Action: Julie]</p>
5.	<p>Matters Arising</p> <p>Dareduff Quarry lorry traffic:</p> <p>Julie read out the following email message from Kenny Markwick (KM) of ERC re the mitigations.</p> <p>"... in terms of signals, crossing points, new give ways at entrance to village etc. we've had confirmation from Scottish Power that they're able to supply power for signals, but I'm still waiting on a date that they can attend, and as soon as I have that I will update you.</p> <p>Linked to our ongoing conversations I've decided to have a full traffic survey of the village undertaken. This will look at traffic volumes and types of traffic, speeds, parking (on and off street), general road safety in Neilston to allow us to take a holistic view of all of the changes that have been affecting Neilston, which will include all of the additional housing that's been developed in addition to the quarry etc.</p> <p>I will continue to update the community council as soon as I've got any new information."</p> <p>This was well received, and it was generally agreed that good progress is being made on the mitigations, although agreeing a new route with ACS for the quarry lorries is the outcome most wanted by the community.</p> <p>Comments from those present included:</p> <ul style="list-style-type: none"> • The 20mph limit on Kingston Rd is largely being ignored • Other lorries, such as Blackwood and Murdoch, are operating on the same roads with no restrictions at school start/finish times. [Action Julie] • The full traffic survey of the village was very much welcomed. There was discussion about the urgency for it, and that it would be best to take place at both school holiday time and during school term time to assess the differences. NCC will consult with ERC on this. [Action Julie] • The chicanes at the village gateway were discussed and the concern reiterated that the first one coming into the village seems to be too close to the brow of the hill; also there is no street lighting at that point and drivers may not see it in time to stop. NCC will raise this with ERC [Action Julie] • There is a negative impact on public transport's access to routes especially at pinch points • Speed limit signs that flash to warn traffic would be ideal.

	<p>There followed discussion of the new 20mph restrictions being proposed across East Renfrewshire and it was agreed that NCC would submit a response to the consultation and highlight it on Facebook so that individuals will also contribute. [Action Gail]</p> <p>Parcel Delivery/Collection Point outside Main Store</p> <p>This has been causing problems of noise and disruption at all times of the day and night, delivery vans pulling up and causing traffic issues, car/van radios blaring etc.</p> <p>Cllr Buchanan updated that he had instructed the Compliance Officer to check up on this and a visit had been made and the issue of no planning permission (PP) addressed with the owners. They have now applied for PP retrospectively, if they had not it would have been removed. The process will take approx. 8 weeks and involves a submission from Roads and Environmental Health. When the planning is put out for public consultation, NCC can put in an objection and agreed to do so. The applicants can put in an appeal if planning is refused which will lengthen the time to resolve it. There was concern that the store continues to be in operation in the meantime when no PP is in place and Cllr Buchanan agreed to contact the Compliance Dept at ERC and discuss the possibility of suspending the use of the store pending the PP application being resolved one way or another. [Action: Cllr Buchanan]</p>
6.	<p>Standing Items</p> <ul style="list-style-type: none"> • School Campus: addressed at Item 4. This will now be removed from Standing Items. • Expansion of CCTV: Cllr Morrison is awaiting a response from the Community Safety Officer, Stephen Bell, on the proposal that NCC find funding for the equipment if ERC agree to maintain and monitor it. • Parking and yellow lines: the promised double yellow lines opposite Robb's garage on High Street are still not in place. Cllr Buchanan will look into it. [Action: Cllr Buchanan] • Planning <ul style="list-style-type: none"> • Ex-St. Thomas's school site: status is still not clear although understood it will be used for social housing. A financial feasibility study needs to be completed before it can get to the planning stage and that is not expected to be this year. • Swimming pool and library: the plan is to demolish and rebuild both on the same site as currently, but this will be after the work on the Eastwood pool is completed. When asked if both facilities are definitely being rebuilt, Cllr O'Donnell gave the assurance that it would go ahead as it is in the 'capital plans'. • Kirkton Road housing development: Julie updated that Jason Steel of Cruden Homes expects building to start at the turn of the year. No new planning application needs to be submitted as they are using the same plans as Dawn Homes' original layout although the house designs will be different which could be an amendment instead. It was explained that road access is one of 24 conditions on the original planning and this could be problematic. There is an issue about the septic tank and pipes on the site that could be impacted as there is a right of way for maintenance. Width of roads was mentioned in relation to the pavement parking ban which was not an issue when planning was approved. Will this mean a change to the plans for wider roads in the development? Cllrs felt that it wouldn't necessarily be an issue. Again, capacity issues and infrastructure of the village were raised. NCC requested to be kept updated by the councillors on developments and progress with this. Julie will email Crudens and update at the next meeting. [Action: Julie] • Local Development Plan 3 (LDP3): all ideas for developments will take account of local capacity of services and infrastructure. Cllr O'Donnell explained that after the current 'Call for Ideas' stage ends on 5 September, the ideas will be looked at and there will be a series of communication events to allow consultation with the communities. This will not happen before May 2026. Healthcare will be one of the main issues this time. • Electronic Noticeboard: No date yet for work to take place but will continue to pursue ERC about it. [Action: Julie]
7.	<p>Treasurer's Report</p> <p>The current status of funds are:</p>

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	<p>Bank of Scotland: £3,403.07 [includes NWL Grant: £2814.00 for electronic noticeboard work; Bank charge £4.75] TSB: £1,449.25 Cash in hand: £1.43 Grand total: £4,853.75</p> <p>The TSB signatories are nearly sorted out. The annual audit is being undertaken by VAER and is expected to be presented at the August meeting.</p>
7.	<p>Communications Update Malcolm explained the communications difficulties and would welcome ideas.</p> <p>He suggested that the NDT newsletters of yore were a great way of addressing this and it was agreed that collaboration with NDT on this might be a way forward. Jacqueline Drennan (NDT board member) was amenable to the idea and will take it to their next board meeting. Malcolm offered to come along and discuss the concept with the board.</p> <p>NCC acknowledged that the help of NDT with leafletting recently had been much appreciated and future collaboration and connectivity was very welcome and the way forward for both. [Action: Malcolm]</p>
8.	<p>Other</p> <ul style="list-style-type: none"> • Neilston Walking Action Plan: Walking Scotland had been in touch about this and NCC had contacted Kerry Cameron of the Neilston Walking Forum to find out more. This will be pursued. [Action: Gail] • Electronic approvals: a proposal was made to approve draft minutes electronically in order for the CC to communicate with the community more quickly as the current approval system (at physical meetings) hinders this and puts the information at least a month out of date. This was agreed. • Dareduff Quarry issues: Cllr O'Donnell advised that direct contact with ERC via Kenny Markwick at Environment would be the best way to keep on top of issues as they arise.
9.	AOCB: None
10.	Date of next meeting: Tuesday 26 August 2025.