



Minutes of the Meeting of Beith and District Community Council
Held in Beith Community Centre on Tuesday 13th May 2025 at 7.30pm

In Attendance:

Helen McNaughton	HM	Chair, Beith & District Community Council
Robert Winning	RW	Treasurer
Cree Hylands	CH	Beith & District Community Council
Donald Bentley	DG	Beith & District Community Council
Gail Mackenzie	GM	Beith & District Community Council
Cllr Donald Reid	Cllr DR	Councillor
Cllr Margaret Johnson	Cllr MJ	Councillor
Cllr Ronald Stalker	Cllr RS	Councillor
Christina Pieraccini	CP	Locality Officer
Andy McKinlay	AK	Community Police Officer

Public numbers: c. 15

		<u>Actions</u>
<u>1.</u>	<p><u>Welcome and apologies</u></p> <p>The chair welcome all those in attendance. A special welcome to Gail Mackenzie who was recently joined.</p> <p>Apologies were made for Cllr Anthea Dickson, Cllr John Bell and Andy Watson.</p>	
<u>2.</u>	<p><u>Vacancies</u></p> <p>HM noted we still have x4 vacancies and Rob Johnson agreed to join. He was co-opted on to the council during the meeting. Proposed by HM and seconded by DB. HM will follow up with the formal paperwork and liaise with Rob.</p> <p>X3 vacancies remain, with this increasing to x4 again in June 2025 once HM steps down.</p>	HM
<u>3.</u>	<p><u>Police update</u></p> <p>PC Adam McKinlay discussed the figures and highlighted areas of concern and improvement. AK encouraged members of the public to bring up any concerns for him to take away and investigate.</p> <p>Please refer to Appendix 1.</p>	AK

	<p>Members of the public raised concerns for “boy racers” speeding through the town, with reference to the noise that comes along with it.</p> <p>A member of the public also raised concern for antisocial behaviour around the scout hall next to Thistle Knowe care home, which has prevented her from allowing her residents to sit outside in the evening. She raised concerns for broken glass and the noise, and youths drinking alcohol. At one point she noted up to 50 youths have been present which has been deeply intimidating to staff and residents.</p> <p>AK noted all points and agreed to investigate.</p>	
4.	<p><u>Minutes of the previous meetings – March & April</u></p> <p>Proposed - RW Seconded - HM</p>	
5.	<p><u>Matters arising</u></p> <p>N/A</p>	
6.	<p><u>Planning Applications</u></p> <ol style="list-style-type: none"> 24/00636/PP Erection of 44 dwelling houses to include associated roads, footpaths, parking, landscaping and SuDS infrastructure approved with conditions 19/03/2025 <p>During the April meeting members of the public raised concern for the formal process during the final planning meetings. HM contacted the planning department raising said concerns and the response can be found in Appendix 2.</p> <p>HM proposed we remove this planning application as a standing order until the bat survey has been completed, and DB seconded.</p> <ol style="list-style-type: none"> 25/00143/PP Erection of 2 no. 20m high masts for on-site wireless communications system Chivas Brothers Willowyard Road Beith North Ayrshire KA15 1JH – Approved no conditions. No comments from the public. 25/00152/PP Erection of detached dwelling house to include associated access, parking and landscaping (revised design from previous planning permission) Site To South Of Kirkleegreen Reservoir Beith North Ayrshire – Determination date 09.06.25. No comments made from the public. <p>Please refer to Appendix 3 for comments made by BDCC regarding point 3.</p>	HM
7.	<p><u>Accounts</u></p> <ul style="list-style-type: none"> Admin account £140.48 Special Projects £2724.63 <p>For our Admin Account:</p>	

	<ul style="list-style-type: none"> We have had posters printed to support the skatepark launch £42.26 We continue to pay a service charge for the account £4.25 We have received a credit for our insurance policy £97.53 <p>From Special Projects:</p> <ul style="list-style-type: none"> For Citizen of the year, we have started to pay for decoration for the events £80 We also got interest of £1.90 	
8.	<p>Place Plans / Framework</p> <p>The next meeting will be held 15/05/2025– HM & DB will attend and provide an update at the next meeting.</p> <p>A Garnock Valley Summative Event will take place at Garnock Campus on 23/06/25 3.00pm – 6.00pm.</p> <p>HM sent a letter to see if there was any appetite to re-open a train station in Beith as per the research undertaken thus far, whereby young people repeatedly referenced the lack of train station as a barrier to their travel needs. A response was received from Kenneth Gibson providing some insight and we await a response from other emailed parties mainly the Transport Minister.</p>	HM & DB
9.	<p><u>GV Working Group</u></p> <p>The next meeting will be held on 04/06/2025 and HM will attend.</p> <p>RW to share a link on social media for transport consultation report.</p>	HM
10.	<p><u>Consultation on SPT Draft Strathclyde Regional Bus Strategy for Community Councils</u></p> <p>The draft bus strategy also sets out a delivery plan. This includes SPT’s proposal to take forward the development of bus franchising for the region and actions to deliver bus infrastructure and wider policies that support a ‘bus friendly’ environment.</p> <p>SPT is seeking to understand the extent that partners and stakeholders agree or disagree with the proposed policies and measures and the strategy’s delivery plan. This consultation will inform the final version of the strategy, which is anticipated to be reported to SPT Partnership Board later in 2025.</p> <p>BDCC completed the survey as requested.</p>	
11.	<p><u>Review of the Community Empowerment Act</u></p> <p>The Act aims to give powers back to community councils and allows community councils to share experiences.</p> <p>The review has now been published – https://www.gov.scot/binaries/content/documents/govscot/publications/corporate-</p>	HM & DB

	report/2025/03/community-empowerment-scotland-act-2015-update-findings-report/documents/findingupdate-report-community-empowerment-scotland-act-2015/findingupdate-report-community-empowerment-scotland-act-2015/govscot%3Adocument/findingupdate-report-community-empowerment-scotland-act-2015.pdf	
	The Democracy Matters document will be published in due course.	
12.	<p><u>Beith Culverts</u></p> <p>Concerns were raised at the previous meeting for The Miller Homes Manse Field proposal to divert sewer works to other areas of Beith which are deemed to be a flood risk by those who live in the areas impacted. Residents were very worried about how this would impact them and if Miller Homes and various other organisations had oversight of the current issues.</p> <p>DB prepared a letter to send to Mark Miller, Team Leader (Flooding) at NAC raising these concerns and Mark came back with a very detailed and helpful response, which is now leading to a proposed meeting to discuss further. DB will take the lead on this and report findings of his meeting.</p>	DB
13.	<p><u>Beith Trust – Astro Turf Business Plan</u></p> <p>Beith Trust got in touch to share the business plan for renovating Beith Astro, which outlines the first stage of a larger project they are hopefully developing. Their ambition is that this work will eventually lead to the creation of a new organisation dedicated to community ownership, management, and long-term development of the site, through discussions with Beith Juniors and the Beith Juniors Community Club.</p> <p>This was shared with CC members for input and consideration. There was discussions around the condition of the existing culverts – DB will follow up and improvements to car parking</p>	HM
14.	<p><u>Draft Local Development Plan 3 (LDP3)</u></p> <p>We received a response to our letter sent mid-April, on 30/05/2025. Points acknowledge will be included in the Place Plan</p>	HM
15.	<p><u>Beith Trust letter request – Resurfacing of car park</u></p> <p>A letter of support was requested to support funding request to resurface the car park to improve drainage and accessibility, and provided to Beith Trust by HM.</p>	HM
16.	<p><u>Beith Orr Trust Park Strategy Group</u></p> <p>The next meeting will be held 14/05/2025 and HM and RW will attend and provide an update at the next meeting.</p>	HM & RW
17.	<p><u>School Crossings</u></p>	HM

	<p>The joint Garnock Valley Community Council survey is now live and the survey can be found online – https://forms.cloud.microsoft/r/QtKA9YRtL0.</p> <p>A letter was sent along with GV Community Councils raising concerns.</p>	
18.	<p>Lights & Laughter</p> <p>Ronald Stalker was tasked with gathering a committee to take forward the Christmas Lights for 2025 with HM chairing. The meeting was held 13/05/2025 in Beith Library and was well attended. 7 members joined and will take forward. There was a notable willingness from the attendees to move forward with plans for 2025. Another meeting will be arranged in due course. NAC and BDCC will support the group: NAC with funding guidance; creating a constitution; event consents including road closures; costings and BDCC with marshalling the event and advice. Three members from BTI will continue to support the group.</p>	
19.	<p><u>Beith Citizen of the Year 2025</u></p> <p>The event will be held on 30/05/2025 in Beith Bowling Club. A member of the public asked if any other venues were considered and it was confirmed they were, but Beith Bowling Club was selected as it was the cheapest option within our limited budget.</p> <p>Nominations were very positive, and members of the public engaged, receiving a good number of nominees.</p> <p>Tickets will be made available online, for free, and in the Little Gift Shop and Curiosity by 17/05/2025.</p>	
20.	<p>Public questions</p> <p>Questions from a member of the public via email:</p> <ul style="list-style-type: none"> Firstly, regeneration of the Main Street and parking. Recently I was speaking to the baker in the new baker's shop. She told me that she got a parking ticket for parking her car outside the shop while she was unloading supplies for the shop. As you are aware there are now no yellow lines on the Main Street. The reason for the parking ticket was that she had parked on the (lowered) pavement! I certainly did not know that there was a pavement there. I thought that the gutters were just that and not the dividing line between pavement and road. I have looked for any indication that parking is restricted. There is none. The only clear signage is for the disabled parking outside the chemist. Surely if we are to regenerate the old street and attract new businesses the parking restrictions must be clear? I am not saying let us have a parking free for all, but the rules must be clear. When I spoke to the baker, she had appealed the parking ticket and her fine had increased to £150. She will have to sell a great many cakes to cover that! We could just put a sign up saying "New businesses not welcome here." Secondly, the future of the library. No doubt the future of this facility will be up for debate again next year. 	HM & Cllr MJ

	<p>This building is a wonderful, custom built, facility with great disabled access. How can it be put to better use?</p> <p>Here are my thoughts. As you are very aware public transport in the Garnock Valley and to Irvine is very limited. The social work department and registration of births etc. is in Kilbirnie. The housing office is in Dalry, where there is limited parking. All other council facilities can only be accessed through Irvine (Money Matters planning etc) If you do not drive a car, it is difficult to access these facilities. My suggestion, to make better use of the library building, is that these council services come to the people of Beith on a rolling basis. Say once a week a representative from the housing department is in Beith library, on another day it is someone from the social work department etc. Giving help and guidance to the vulnerable in the town who otherwise find it a struggle to access these services. There is internet access in the library and private areas. I also find that what services there are available in the library are not well promoted. Does the council have a marketing department? Recently I asked parents, waiting to collect their children from Beith Primary School, if they were aware of free event being staged in Beith Library. From about 30 parents only one knew about the event. So something is going wrong with marketing.</p> <ul style="list-style-type: none"> • Thirdly, there is a council building situated behind Beith High Church, where the old primary school was situated. I believe it was built as a respite centre. It appears to have been abandoned and left to deteriorate. Does the committee know anything about this building? I cannot remember exactly when this was built but I think about 15 years ago. If the social work department are not using the building surely it could be converted to housing. <p>Lively debate from the public on the first and second points</p> <p>Cllr MJ confirmed that for the third point the land is owned by NAC and is subject to checks as required for insurance purposes. It had been formally identified a land surplus to requirements in 2024. Cllr MJ will take this point away and provide an update as and when received but unlikely to be any updates in the short term.</p>	
	<p><u>AOB</u></p> <p>HM noted that the planter in Main Street has been abandoned as the Brownies have dissolved. A member of the public, Paddy, agreed to informally maintain this in his own time.</p>	

Appendix 1

Policing in North Ayrshire
Community Council Report
Beith
April 2025

**Policing Priorities in North Ayrshire**

Drug dealing and drug misuse
 Violence and anti-social behaviour
 Dishonesty
 Road safety

Figures collated for dates from 01/04/2025 to 30/04/2025

Garnock Valley total calls this month 326
Garnock Valley total calls this month last year 450

Kilbirnie	147				
Drug dealing and drug misuse		3			
Assault	1	Disturbance	5	Vandalism	3
Theft	4	Shoplifting	1	Housebreaking	0
Road crash of note					

Dalry	97				
Drug dealing and drug misuse		2			
Assault	3	Disturbance	5	Vandalism	0
Theft	0	Shoplifting	1	Housebreaking	0
Road crash of note		2 drivers reported for driving under influence of drugs			

Beith	82				
Drug dealing and drug misuse		1			
Assault	0	Disturbance	3	Vandalism	3
Theft	3	Shoplifting	3	Housebreaking	0
Road crash of note					

OFFICIAL

Crime Report Details		Total for this month	
	No of reports	No detected	
Theft	2	0	
Theft by shoplifting	4	3	
Vandalism	1	0	
Road traffic offences of note			

Your Community Policing Officers

Your policing team covers the Garnock Valley and is led by Inspector Michael Cowan

Sgt Douglas Clark

PCs Ross Pollard

Adam McKinlay

Scott McLay

John Scott

Contact us

In an emergency always call 999

For non-urgent incidents you can use the following to report incidents to Police Scotland

Dial 101

By completing the Contact Us Form on
www.scotland.police.uk

Our Twitter and Facebook sites are not for reporting crime and are not monitored 24/7

Twitter - @PSOSNAyrshire

Facebook - PoliceScotlandAyrshire

Email our team on - AyrshireLPSTGarnockValley@scotland.police.uk

We are noticing a decrease in the number of calls being made to Police Scotland compared to last year and we are continuing to have success in reducing the number of dishonesties in the Garnock Valley as well.

As we are moving towards the better weather of our summertime, we are preparing for the additional workload that this brings us. We have been carrying-out quad-bike patrols to address the use of off-road bikes in various places across the Garnock Valley. This issue is not unique to the Garnock Valley and is part of a wider undertaking to reduce this.

We do anticipate to be used for various events across Ayrshire but I remain committed to doing what I can to address your concerns locally throughout the summer.

Sgt Douglas Clark

OFFICIAL

Appendix 2

"Dear Helen,

[24/00636/PP | Erection of 44 dwelling houses to include associated roads, footpaths, parking, landscaping and SuDS infrastructure | Site At Glebe Road Beith North Ayrshire](#)

Thank you for your recent emails to Anthony Hume in respect of the above planning decision and community council training.

I can confirm that I am satisfied that the Council reached its decision on the Manse Field application fully in accordance with legal obligations and processes. The Council's consideration of this planning application is detailed in the report of handling presented to Planning Committee on 19th March 2025 and subsequently approved by members of the Committee. The report of handling can be viewed [here North Ayrshire Council Meetings Calendar](#) along with the approved Planning Committee minutes.

In response to your question regarding the received 588 proforma objection letters the report of handling confirms that these were received as a single submission and that the matters raised were summarised and addressed in the report.

In response to your question relating to public comments, and the submission of amended information, I can confirm that the Council does not publish comments after the statutory notification period has expired. The Council's web page for the Manse Field application advises as follows;

"You may make a comment supporting or objecting to this application. Your comments will be sent directly to the case officer and you will receive an acknowledgement.

Comments are taken into account during the decision making process. In most cases, decisions are taken under delegated authority by planning officers. Major applications, and other applications which have been called-in, are determined by the Council's Planning Committee.

Please note that individual public comments we receive will not be published on the Council's website. However, your comments will be summarised in a report of handling or in a committee report. These reports will be published on our website. Your personal information will not be included in any reports we publish.

The consultation period for this application has ended."

In respect of the Manse Field application, comments received resulted in the applicant being required to make amendments to the original development proposal to address these. Following receipt of amended plans, the Council re-notified neighbours and re-advertised the application and considered further comments subsequently received. In general terms, as is the case with most Councils, comments received after the end of a statutory notification period are accepted usually until such time as a recommendation has been made on an application. You have noted that the applicant made amendments to the proposed development on the day of the Planning Committee, and I can advise that these changes were made as a direct result of comments received the previous day. Hopefully, this background will assure you that the Council accepts comments at all times during the application assessment period and seeks to address these where possible and appropriate.

I don't consider it appropriate for officers to attend community council meetings to explain planning application procedures or decision making, however I would welcome the opportunity to deliver training to Beith or any other interested community council and training would address these areas. Our recollection is that community training was last undertaken in 2022 so delivering this again this year seems appropriate. Training for community councils is provided on an online basis and can be arranged in the evening to maximise attendance. The Planning service currently has some resourcing challenges that means delivering training after the summer is likely to be the earliest that I could commit to.

Hopefully, the above response has addressed the issues that you have raised. If not, I would be happy to arrange for a follow up telephone or Teams call to discuss further.

Yours sincerely,

Allan

*Allan Finlayson
Senior Manager (Planning) and Chief Planning Officer
Planning Services
North Ayrshire Council
Cunninghame House, Irvine, KA12 8EE*

NB: Invitation to planning to attend meeting to explain to public planning procedures. Response that it is not considered appropriate however training for CC members can be delivered.

Appendix 3

BDCC response:

“The application is for the variation of the proposed design for a single new dwellinghouse that was previously approved and is believed to be extant. Therefore, there are no issues regarding the principle of development that require to be considered. The new design is innovative in the aesthetic being proposed. We note that non-statutory supplementary planning guidance Housing in the Countryside (March 2022) states:

Thorough site analysis should be undertaken and evidenced. The proposal must sensitively address and respond to key constraints e.g. topography, natural and built heritage, trees and woodland. Developers/applicants should evidence this analysis within their Design Statement.

- The proposal should have a positive impact on the setting. Developers/applicants should evidence the impact the proposed dwelling will have on the surroundings.*
- The character of the local area is not compromised. Developers / applicants should evidence how the size and shape of the proposed dwelling relates to surrounding traditional buildings.*
- The proposal does not negatively impact the existing landscape. Developers / applicants should evidence how the design responds to the site’s landform, climatic conditions, and existing access routes / infrastructure.*
- The proposed palette of materials and colours should relate to the character of the landscape. Developers / applicants should evidence that quality; durable materials have been selected. Samples of proposed materials may be requested by Planning Officers.*

Whilst the amended design proposal no longer reflects the form of traditional rural buildings within the immediate environs, the siting of the building is sensitive to its setting and will add visual interest. BDCC therefore welcomes this innovative design approach by an award-winning architectural practice with the following comments:

- we have reservations that the large flat roof will be viewed from above due to the steepness of the road to the south. The roof material is not noted, and we would like to see this implemented as a living roof that will help to reduce visual impact and also contribute to biodiversity and rainwater attenuation*
- the house appears to be accessed from a lower level up a flight of steps. Consideration should be given to level access between the parking area and the entrance to the property.*