



**DALRY COMMUNITY DEVELOPMENT HUB**

<http://dcdh.btck.co.uk/>

**Scottish Charity number: SC045464**



## Minutes

### **Dalry Community Development Hub (DCDH)**

#### **Open Business meeting**

**Venue: Rosearden, Courthill St.**

**Date: 28 November 2018**

**Time: 7.00 pm start.**

#### **Invited Attendees**

James McCosh	Chair	present
Sheena Woodside	Vice Chair	present
Julie Wales	Treasurer -	apologies
Maureen Denningberg	Secretary	present
-		
Myra Sim	Trustee -	present
Heather Grossart	Trustee -	resignation intimated
Reg N-Graham	Trustee -	present
Janet Gibson	Trustee –	
Diane Mackie	Trustee –	resignation intimated
Helen Aitken	Trustee -	resignation intimated
Councillor Joy Brahim	Trustee -	apologies
Anthony Hume	subgroup member	
Alastair Adamson	subgroup member -	
Audrey Hillis	NAC -	present
Thomas Reaney	NAC	
Helen Miller	NAC -	apologies
Stewart Beck	NAC -	
Louise Kirk	NAC	
Bruce Davidson	EAU (Lynn Glen) -	present
Ian Shaw	Project Kilbirnie -	
Rick Standley	Project Kilbirnie	
Steven Hornewell	Dalry Scout Hall	
Simon McGrory	Project officer - Garnock Connections	
Councillor Robert Barr		
Councillor Todd Ferguson		

#### **Visitors**

Stuart MacLeod

Jeff Ferguson



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John Higgins

Helen Walker

**1. Welcome, apologies and agree minutes**

JMcC welcomed all to meeting.

Minutes agreed by Myra Sim, seconded by Sheena Woodside

**2. Resignations**

Resignations had been received by email from Helen Aitken, Diane Mackie and Heather Grossart.

Trustees had received intimation from MD that to comply with Charity status these resignations needed to be in writing, dated and signed. As no communication had been received to date JMcC agreed to visit these trustees to gain appropriate documentation.

**3. DCDH engagement with our three Councillors**

Joy Brahim had indicated she wished to remain a trustee even though, due to commitments, she had not been able to attend recently. JMcC will make a direct approach to Robert Barr and Todd Ferguson to try to get them to attend meetings in the future.

**4. Progress Public Park development**

Community Sports Club taking the lead. A new drainage survey is to be completed to ascertain cost of traditional drainage. Asset transfer of cabins to be looked into but full asset transfer would put too great a responsibility on members.

**5. Progress of sub groups**

a. Lynn Glen Trail Sub-Group

Lynn Glen Restoration Project

28<sup>th</sup> November 2018 update after 27<sup>th</sup> November meeting

**Car park Area:**

- • Erect Lynn Glen Trail Map in car park. **COMPLETED**
- • Erect "Lynn Glen Car Park" sign at entrance to car park. **COMPLETED**
- • Erect sign to "Lynn Glen Picnic Area" in car park. **COMPLETED**
- • Erect signs to "Lynn Glen Trail" in car park. **COMPLETED**
- • Tidy-up LHS as you enter car park. **Initial work completed – ongoing EAW**
- • Tidy-up and cut back vegetation. **Initial work completed – ongoing EAW**
- • Tidy-up and repair fences. **Initial work completed – ongoing EAW**



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- • Rub-down and treat access gate to picnic area with wood preserve. [Completed by EAW](#)
- • Plant bulbs at LHS area as you enter car park – [Completed by EAW/ P6 school children](#)
- • Trees in car park to be made safe. [Initial work completed – ongoing NAC/EAW](#)
- • Install new signage to replace “lost” reference to Miss Margaret Archibald’s gift to Dalry, of the car park and community meadow, in memory of her brother Hughie. [COMPLETED](#)
- • Ask NAC roads to repair the damaged wall at the corner of the car park access road. [COMPLETED](#)
- • Replace fence separating car park from meadow/river. [This will now be completed by EAW during winter 2018/2019](#)

### **Picnic Area in community meadow:**

Cut grass and define picnic area in community meadow – [Initial cut completed by EAW. Further cutting will be undertaken by NAC/EAW when required](#)

Fence off river from Picnic Area - [Completed by EAW](#)

Install heritage signage reference “Bessie Dunlop” and “George Houston” [COMPLETED](#)

Install 2 picnic tables – [Completed by EAW](#)

Provision of a new 3m/10ft timber gate plus a 2-way Aston gate from the access road into picnic area.

[This has now been completed by EAW.](#) Provision of a path through the picnic area from the access road gate, via the picnic tables, to the car park gate. [COMPLETED](#)

Plant trees and bushes. [This initiative has still to be agreed by DCDH trustees and volunteers secured to carry out work. – Co-op funded.](#) EAW will determine if their new recruits will be able to carry out preparatory works in advance of the proposed planting by children initiative.

- • Establish a volunteer subgroup willing to look after the picnic area. [This initiative has still to be agreed by DCDH trustees and volunteers secured to carry out work.](#)
- • Sow wild meadow flower seed. [This initiative has still to be agreed by DCDH trustees and volunteers secured to carry out work. – Co-op funded](#)
- • Ask NAC roads to repair the dangerous picnic area boundary wall. [DCDH/DCC to contact NAC and Councillors](#)

### **In a clockwise direction round the Lynn Glen Walk.**

Wire brush and paint the access kissing gate. [Completed](#)

Erect signage “Welcome to the Lynn Glen” at the Trail access kissing gate. [Temporary signage was replaced with permanent signage by EAW during May 2018. Unfortunately this sign was vandalised. A new replacement sign has now been procured and has been installed by EAW.](#)

Fill in any identified muddy areas on first section of Trail. – [Additional path surfacing](#)



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materials (3 Ton) delivered to start of trail. DCDH to arrange for works to be undertaken by EAW and volunteers. Initial work completed – ongoing EAW

Tidy up and cut back vegetation. Initial work completed – ongoing EAW

Wire brush and paint the next kissing gate and ensure that final arrangements are in place for its security. Completed

Wire brush and paint the 3<sup>rd</sup> kissing gate. Completed

Install signage at 4 identified locations around walk. Temporary signage has now been replaced with permanent signage by EAW.

Help EAW with the development of a viewing platform and seat at the Lynn Glen Spout.

A revised seating and viewing arrangement has now been installed by EAW.

The area around the seat has still to be dressed with type 1 material.

Repair the vandalised foot bridge beside the old mill lade. EAW has now completed this task.

Repair identified path problems between 3<sup>rd</sup> kissing gate and Peden's Point. Arrange for the delivery and subsequent movement of additional path re- surfacing materials by Farmer J Smith to two agreed locations.

If additional material is required for this area, DCDH/EAW will organise the arrangements already agreed with the farmer when ground conditions allow now that further funding has been secured.

Arrange for the delivery and subsequent movement of additional path re- surfacing materials by Farmer D Yorke to two agreed locations. COMPLETED Improve steps to and from route at Peden's Point.

Improve paths and drainage at back end of walk.

EAW will now address this during 2018/2019 as further funding has been secured from LandTrust.

EAW will address this during 2018/2019, in conjunction with the repair of paths using the newly delivered materials, as further funding has now been secured from LandTrust.

EAW will now address this during 2018/2019 as further funding has been secured from LandTrust.

- Clear vegetation to improve the visual impact of 'Peden's Pulpit' Completed by EAW
- Help SSE with refurbishing of Bridge at Peden's Point. – SSE has completed this work and has agreed to maintain annually. – SSE will be contacted by SW regarding 2018/2019 work programme. EAW have been requested to repair the lower vandalised section of barrier on the bridge ASAP.
- Clear the vegetation to improve the view from the bench located at Peden's Point. EAW will attempt to address this during 2018/2019



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- • Complete the outstanding work on both sets of steps on the return section of the walk.
- • Complete the outstanding work on the steps on the return section of the walk.
- • Install the funded bench at an agreed location on the return section of the walk. **This has been completed by EAW. Area around set to be dressed with type 1 material.**
- • Erect 2<sup>nd</sup> “Welcome to the Lynn Glen” signage at end of walk. **COMPLETED**
- • Repair bridge at Reid’s end of walk.

EAW has suggested a method for the repair of the bridge which would allow for this urgent work to be carried out as soon as possible. DCDH has agreed with the suggestion made by EAW and work will commence very soon as further funding has now been secured from LandTrust.

Progress:-

DCDH now need more volunteers to help deliver all of the current outstanding funded works and support the long-term future of the Lynn Glen Trail.

- • The material purchase and delivery via J Smiths farm for the south side of the “back end” of Lynn Glen path restoration, if required
  - • Children bush/tree planting
  - • Path and steps repair
  - • Bridge repair
  - • Drainage maintenance
  - • Other listed actions and other subsequent identified issues
- Way Forward

As the £15,000.00 Part 2 (Phase 4) application to LandTrust has now been successful and funding confirmed, the costs for the repair/restoration of bridges, steps, drainage and paths at the back end of the Lynn Glen, and the other identified outstanding enhancement initiatives can hopefully be funded.

Clear away trees below bridge at Peden’s Point. **EAW will now address this during 2018/2019 as further funding has been secured from LandTrust.**

**EAW will NOW address this during 2018/2019, as further funding has now been secured from LandTrust.**

Matched funding of £9,590.00 has also been secured from NAVT, £7,590.00 of which will be used for the proposed permanent “Fairy Trail” project.

The Balance of £2,000.00 will be used over the next two years to fund repair and maintenance upkeep of the Lynn Glen Trail. This is matched funding which was reliant



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on DCDH receiving formal notification from LandTrust that their £15,000.00 funding application was approved.

As EAW has also been successful in securing funding from Garnock Connections to employ and train staff, we should benefit from a “no cost” resource to carry out work at the Lynn Glen.

EAW has confirmed that all works will be completed with funds now available.

**What we should be attempting to achieve over the next 6 - 12 months:**

Establish when the LandTrust funding requires to be spent.

Steven Rees to be contacted to determine if funding spend window can be extended to July 2019.

Further improve accessibility of the route through repair/upgrading of path infrastructure through Lynn Glen, including reinstatement/redesign of associated steps, retaining edge boards, fences, drainage ditches and piped culverts.

Restore the path surface where this has been eroded and/or become hazardous through importing and re-laying an all-weather compacted stone surface to optimise the available width and thereby enhance user safety.

Replace/restore timber footbridges to ensure their long-term stability and public safety.

Provision of new public and maintenance access gates from the service road into picnic area to promote use of this previously unmanaged area.

Enhance the accessibility and amenity of the picnic area and car park to facilitate use by as wide a range of the users as possible.

Establishment of a Lynn Glen Trail with associated points of interest to encourage new and repeat users.

A number of local volunteers will take part in conservation activities, which will form part of the John Muir Discovery Programme. This project will be delivered by NAC, Garnock Valley Locality Planning Team to develop skills and self-confidence.

A calendar of educational and cultural events will take place to raise awareness of the site's rich history and environmental significance.

A 2019 event - 'The Big Fit Walk' will take place in partnership with Paths for All aimed to raise awareness of the paths remediation and to celebrate the benefits of being active and staying healthy.

**Lynn Glen Restoration Project – Income to Date**



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Date Received	Amount	Funded by	To be used for
05/07/2016	£6,000.00	Tesco/Groundwork	Trail restoration
02/05/2017	£2,000.00	Tesco/ Groundwork	Trail restoration
23/06/2017	£8,140.00	LandTrust – Part 1	Trail restoration
04/09/2017	£6,730.00	LandTrust – Part 1	Trail restoration
24/04/2017	£ 950.75	Co-oP – phase 1	Picnic Area & restoration
12/10/2016	£ 700.00	NAC PBB	2016 Community Event
17/10/2017	£1,000.00	NAC Town fund	Bench on return section
05/12/2017	£2,000.00	DCSC	Signage & Enhancements
05/03/2018	£ 202.01	Co-oP – phase 2	Children – bulb planting
09/07/2018	£ 211.32	Co-oP – phase 2	Children – bush planting
22/11/2018	£1,214.53	Co-oP – phase 2	Children – Tree planting
30/10/2018	£ 15,000.00 Draw down arrangement	LandTrust – Part 2 (phase 4)	Back end of Glen restoration.
2019	£1,000.00	NAVT	Maintenance
2020	£1,000.00	NAVT	Maintenance
Total	£46,158.61		

This is the total funding which will be made available to undertake restoration works and associated activities at the Lynn Glen.

#### Lynn Glen Restoration Project – Expenditure to Date

Date Paid	Amount	Paid to	Used for
19/04/2017	£8,000.00	EAW	Lynn Glen refurb



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09/06/2017	£8,140.00	EAW	Lynn Glen refurb
09/08/2017	£6,735.00	East A Council/EAW	Lynn Glen refurb
09/08/2017	£ 66.98	H Harkness	Lynn Glen refurb
09/08/2017	£ 38.35	A Adamson	Meeting costs
04/09/2017	£ 70.00	R Stalker	Burgers - event
04/09/2017	£ 42.00	Advertisign	Logos
04/09/2017	£ 45.00	S Woodside	Event - refreshments
13/09/2017	£ 66.72	Reddance	Event – path material
11/10/2017	£ 363.76	East A Council/EAW	Picnic Area Fence
14/03/2018	£ 79.62	Reddance	3 bags path material
23/05/2018	£1,008.00	Advertisign	Permanent signage
23/07/2018	£ 48.00	Advertisign	Replacement signage
09/10/2018	£2,500.00	East A Council/EAW	Part 2 phase 3 works
<b>Total</b>	<b>£27,203.43</b>		

The above reflects the expenditure incurred and recorded to date.

Balance currently available to complete all identified works and events: £46,158.61 - £27,203.43 = £18,955.18

Funds available but not yet deposited in DCDH account:-

LandTrust £15,000.00 and 2019, 2020 NAVT (£1,000.00 + £1,000.00) = £17,000.00

Balance currently held for Lynn Glen restoration project = £1,955.18

Alastair Adamson – 28<sup>th</sup> November 2018

**b. Fairy Glen**

Approx 150 adults and children attended the Fairy Merry Christmas. Funding has been secured for Craig Steele (carver). Design still to be confirmed.

**c. Heritage Trail and Roadside Art**

Celebration Day was a success. 50 attended. All agreed the board is very impressive. More ideas are in the pipe line.





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**For clarification, due to resignations, the following are members for each sub group:**

<b>Lynn Glen Heritage/Roadside Art</b>	<b>Fairy Glen</b>	
Sheena Woodside – lead	Ruth Crystal Waters – lead	Julie Wales
- lead		
Julie Wales	Pauline Sim	Helen
Walker		
James McCosh	Julie Wales	Myra Sim
Reg N-Graham	Helen Walker	Jackie Shaw
	Lucy Marsden	Linda
Gallacher		
		Janet
Seaton		

#### **6. DCDH engagement with DCC**

2 residents brought forward grave concerns re traffic from bypass building trucks. Roads degrading and mussy conditions. Concerns were also raised re damage to houses due to vibrations from trucks speeding over traffic humps. This has been reported to police and contractors with no resolution.

It was agreed to take this complaint to DCC as it was this group who could liaise more appropriately with Council.

#### **7. DCDH engagement with Garnock Valley Locality Planning Group**

Planning groups have now been meeting for 9 months.

Facility and Ameneties - Community officer to be employed to promote this

Moving Around – Travel Needs Analysis to be commissioned

Work in Community – no proposals as yet

#### **8. Garnock Connections**

No further information

#### **9. Dalry Bypass**

Concerns to be passed to DCC



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#### **10. Dalry Scout Hall**

The building should be wind and water tight by end of November. First fire will then commence. AGM will be soon and all should attend if they can.

#### **11. AOCB**

Next meetings

30 Jan 2019 – Open

27 Feb 2019 – Trustee only

20 March 2019 – AGM

24 April 2019 – Open

29 May 2019 – Open

Our thanks were given to Audrey Hillis who would no longer be employed by NA. A gift was given to her as her work and support has been much appreciated by DCDH.

SW complained about state of old police station/house. This will be taken to DCC where an official complaint can be made.

Meeting closed at 9.30pm