

Mid Atholl Community Council Emergency Meeting Notes

Monday 8th December 2025 at 7pm, Ballinluig Hall

Attendance: Graham Huggins (Chairman), John Grant (Vice Chairman), Michella Samy (Treasurer & Secretary)

Public: Mark Richardson (Agent) for Algo Ltd (Contractor), 12 members of the public

Subject: Affordable Housing Proposal Meeting, Ballinluig

Summary: The meeting discussed a proposed project to build 35 affordable homes on land allocated for housing behind St Cedds Road, Ballinluig with 25 council-owned and 10 for Communities Housing Trust ownership. The project aims to address local housing demand, particularly for smaller homes. Concerns were raised about traffic generation, with estimates suggesting 50 cars instead of 35. Drainage issues were addressed with a new basin and proper drainage systems. The project includes landscaping to mitigate visual impact and traffic calming measures near a primary school. The planning application has been lodged, with a consultation period underway.

Action Items

- Publish the information on the community council's website.
- Establish a direct communication channel between residents and the planning agent.
- Provide more detailed information, including 3D models and cross-sections, on the proposed development.
- Extend the consultation date to mid-January. The agent will write to the case officer.

Outline

Introduction and Meeting Purpose

- The chairman introduced the meeting, focusing on the project to build 35 houses on St Cedds Road.
- The meeting was intended to present the logic behind the project and allow for questions and concerns.
- The chairman emphasised that the meeting was informational and will set the tone for the council's future decisions.
- Agent introduced himself and mentioned his experience with various projects, including those for Atholl Estates.

Project Background and Goals

- The agent explained the project's background, mentioning numerous potential site applications over the years.
- The current commission is for 35 affordable homes, with 25 council-owned for low cost rent and 10 for low cost ownership.
- The project aims to address the demand for housing in the area, particularly affordable homes.

Traffic and Environmental Considerations

- Traffic generation assessments and efforts to minimize impact on local properties was discussed.
- The project includes landscaping and surveys to soften the visual impact.
- The current planning permission overlay shows the proposed houses and their differences from previous schemes.
- The access to the site is from the bellmouth, with houses on the eastern boundary and a basin designed for surface water management.

Drainage and Flooding Concerns

- A member of the public addressed concerns about surface water drainage and flooding.
- The project includes a basin to manage surface water and prevent it from running down the site.
- The drainage system will be adopted by Scottish Water, ensuring proper management of surface and foul drainage.
- The project aims to improve the existing drainage situation and ensure it is sustainable.

Traffic and Road Safety Concerns

- A member of the public raised concerns about traffic and road safety, particularly around a nearby school.
- The agent acknowledged the proximity to the school and the need to manage traffic flow safely.
- The project includes measures to mitigate traffic impacts, such as traffic calming.
- Further discussions and adjustments need to be made to ensure road safety and disruption is minimised.

Public Engagement and Information Sharing

- The chairman suggested that the public should have access to detailed plans and elevations of the proposed dwellings.
- The agent agreed to provide detailed information and models to help the public visualize the project.
- The project includes a mix of one and two-bedroom homes, with a focus on smaller homes to meet local housing needs.
- The chairman is open to feedback and adjustments to ensure the project meets community needs and expectations.
- The Community Council has a section on their website devoted entirely to this, and as soon as we hear something, the website will be updated.
- Documents and visuals to be made available i.e. plans, elevations, models, drainage info and will be on CC website.

Final Remarks and Next Steps

- The chairman emphasized the importance of the project in addressing the need for affordable housing in the area.
- The meeting is seen as the beginning of a process, with ongoing engagement and updates expected.
- The agent reiterated the project's goals and the efforts to address community concerns and ensure the project's success.
- Members of the public can forward queries directly to the planning agent.
- The meeting concluded with a commitment to continue working together and addressing any further questions or concerns.