



# BO'NESS COMMUNITY COUNCIL

## Minutes of Meeting 12<sup>th</sup> July 2023

### St. Catharine's Church Hall 7.30pm

#### **1. Welcome**

Madelene welcomed everyone to the meeting and congratulated Lennox on his 90<sup>th</sup> birthday on 10<sup>th</sup> July. She also reported that she had represented BCC at the King's visit to Kinneil.

#### **Sederunt**

Madelene Hunt (Convenor), Jaine McLean (Secretary), Brian Dempsey (Treasurer), Lennox Ainslie, Stuart McAllister, Gordon Clark. John Ogden, Val Spowart, Brian Laird, Matteo Petruzzo, Wendy Turner

#### **In attendance:**

Councillor Stacey Devine, Councillor David Aitchison, PC Graeme McDougall, Gavin Ballantine

#### **2. Apologies for Absence**

Councillor Ann Ritchie. Billy Horn, Stephen Baird, Billy Horn

#### **3. Minutes of the 12<sup>th</sup> July 2023 meeting**

Minutes were accepted with the following amendments: Item 6 Reports Secretary should read "Bloomin Bo'ness had been awarded £1k from Tesco and £1k from Miller Homes

#### **4. Matters Arising**

Gavin Ballantine attended the meeting to respond to questions from Matteo Petruzzo and SEPA about the Ballantine Foundry.

SEPA questions:

1. How many complaints have there been? 2 in the past 5 years
2. What checks are done? Environmental Conditions are checked annually and spot checks of fumes are also conducted.

Mr Ballantine also reported that there had been two fire events – 15<sup>th</sup> and 18<sup>th</sup> June 2023 when the old Air Raid Shelter had been burnt down. There is a plan of action for odours. The legal requirement is for fumes to leave buildings but not the site.

3.5% emissions are the lowest in UK Foundries. Equipment problems are dealt with as they happen. The wind direction makes a difference to what odours can be detected. Mr Ballantine offered a site visit to all BCC members.

Councillor Devine reported that Malcolm Bennie is currently on leave and Paul Kettrick is on parental leave. She reported that she does not know when they might be able to attend a BCC meeting.

Brian Dempsey asked about Coalfields Regeneration funding. Madelene Hunt reported that there is currently no funding other than for the Bo'ness Local Plan.

Councillor Aitchison reported that the Common Good Fund could not be used for the Public Toilets Project.

In reply to Brian Laird's requests for potholes to be filled in, it was reported that Councillor Ritchie is speaking to an Officer about funding to get this complete.

**Public Toilets Re-opening:**

Jaine McLean was invited by Madelene Hunt to talk through the document she had circulated about the re-opening of the Public Toilets in Bo'ness. She reported that she had not committed Bo'ness Community Council to anything and at this stage is asking for the support of BCC but not for anyone to do anything. There will be no obligation to BCC after the initial 3 months as it will move to be run by the volunteer group.

She then gave more details including there are 30 volunteers agreeing to support the re-opening and there have been £4k in pledges of funding. John Smith (Falkirk Council) had visited the toilets with Jaine and had suggested a 3-month lease after which a SCIO would be set up and Community Asset Transfer could be applied for. She reported that many think e.g Sustrans that the public toilets are still open. The rental will be £1 a year. She reported that Councillor Devine has supported in gathering information.

All BCC are asked to support this project as it will raise the profile of the Community Council.

Madelene Hunt said she believed that Buzzness was running the Public Toilets Project.

Brian Laird responded that BCC would support Buzzness in this matter.

Jaine McLean responded that the SCIO would be formed by the volunteer group.

Wendy Turner read out Stephen Baird's email (received because he was on holiday).  
*"Thank you Jaine for the report and the information it contains.*

*Although you have laid out the plan and reasoning for opening the toilets with community support, which is very commendable, it is concerning that you proceeded without any approval to use the community council as the named tenant.*

*It is also disappointing that you thought it was ok to do this without any discussion, as was confirmed in the last minutes from June 2023 meeting, with other council members outside of Brain and Billy, even though according to the last council minutes, it was made clear this was something that Billy would be taking forward with Buzznet.*

*As I am sure you are aware, there has to be due process followed, and on this occasion it is clear this has not been the case. Although it is very commendable that you, Billy and Brain have great enthusiasm for this project and wish to bring the council along with it is very disappointing that you have not followed the correct process and seem to on this occasion to have bypassed all due process and commit the community council, even though it might only be for 3 months, without any authority or authorisation.*

*This is a very serious material breach of the community council rules as outlined in section 11 of our constitution.*

*I have and I am sure others will take offence to the last paragraph of your report, which is very offensive and threatening to members of the community council. I would ask you to think about your way of doing things, remember what you committed to at the meeting with Brain, this being that you would work with others on this community council.*

*Finally, I do not see from your questioning of other members commitment to this project how you are following through on this promise you gave about working with all of us and would therefore question your continued involvement in the community council and your position.*

**Jaine McLean** responded that she had not seen the BCC do anything in the 8 months since she joined.

**Brian Laird** reported it is not acceptable to suggest BCC does nothing.

**Jaine McLean** replied she hasn't seen any interest from anyone else and there has been no interest in her projects

**Brian Laird left the meeting at this point.**

**Jaine McLean** reported that BCC would take on the lease.

**Madelene Hunt** asked to meet with John Smith to discuss this.

**Councillor Devine** reported she had asked for an update from Officers when she returned from sick leave. She asked about the Public Toilets and asked that Community Benefit be added to the proposal resulting in £1 rental fee.

**John Ogden** asked about the BCC rights and responsibilities for the 3 months. What is the Insurance situation and what are BCC liable for? Constitutionally are we allowed to do this.

**Councillor Devine** replied Falkirk Council are offering the lease to see if it works.  
**Jaine McLean** replied that BCC can take on the lease with Public Liability insurance.

**Wendy Turner** asked about the Maintenance of the interior and exterior of the building.

**Jaine McLean** replied Falkirk Council will maintain the exterior and BCC will maintain the interior.

**John Ogden** asked about the long term plans for the lease and the SCIO.

**Val Spowart** asked about opening times.

**Jaine McLean** replied there is an opening and closing timetable 6am to 7pm 7 days a week and volunteers will cover this. Electricians and decorators have offered their services. The Public Toilets will be open for the 29<sup>th</sup> July Foreshore Picnic. It will be free to use but there will be a donation box. The lighting comes on automatically.

**Jaine McLean** – a bank account will be set up with Jaine, Briain and 2 volunteers as signatories.

**Matteo Petruzzo** asked how success will be measured?

**Jaine McLean** replied footfall, levels of vandalism and commitment of volunteers and time of most usage

**Wendy Turner** asked about security for people using the toilets?

**Jaine McLean** replied there is CCTV covering the exterior.

BCC were asked whether they agreed to the proposal –

Gordon Clark, Brian Dempsey, Matteo Petruzzo, John Ogden agreed to the proposal.

Madelene Hunt is still thinking

Stephen Baird was not at the meeting

With the understanding that the following information would be provided BCC will support the opening of the Public Toilets after the information was presented and accepted by all:

Lease arrangements

Details of opening times

Insurance

Security

Volunteers to be listed

Understanding about Bank Account

Donation Box

Rights and responsibilities

## **5. Police Report**

PC Graeme McDougall presented the Police Report for crimes that had taken place locally over the last month.

Bogus callers – PC McDougall said the “No Cold Caller” stickers will be dropped off at The Salvation Army.

Scams & Fraud – PC McDougall reported on an event taking place at Falkirk Trinity Church

## **6. Reports**

**Councillor Aitchison** reported on the Library work which is almost complete. He also reported on the Climate Camp at Kinneil and that the police are aware of this.

**Madelene Hunt** reported that the Miller Home Facebook post was a repeat of one from months ago. This had led to a number a number of emails being sent to herself and Jaine. This information has since been corrected. Mille Homes will be invited to attend our next meeting for an update. Councillor Devine reported that she would be happy to support discussions about the use of Section 75 income.

Madelene reported that Owen Griffiths had not responded about the website. The website is currently hosted by Sanctus Media.

**Brian Dempsey** offered to look at alternative hosting solutions for the website. He will follow up about the image used on the website to establish what rights the Council has.

### **Stuart McAllister**

Installation of Solar Panels on Bo'ness Station, Union Street

Installation of Telecomms Monopole South of Chance Cottage-

Change of Use – Hot Food to Beauty Parlour – 66 Linlithgow Road

## **7. Correspondence**

No correspondence was reported on.

## **8. AOB**

No AOB

**The date of our next meeting is Wednesday 9<sup>th</sup> July 2023 at 7.30pm at St Catharine's Church Hall**