



CRIEFF
COMMUNITY
COUNCIL

Minutes for Community Council Meeting held on 5th May 2025

Strathearn Community Campus, Crieff, 7.30pm

Present: 32 members of the public

Community Councillors: Brian Wilton (Chair), Alice Jeakins, Pete McCarra, Marlene Galashan, Nikki Levett, Iona Macgregor.

Ward Councillors: Bailie Rhona Brock, Councillor Stewart Donaldson,

PKC: Stephen Crawford, Pauline Haddow

1. Welcome and apologies

The Chair welcomed all those present and gave apologies for Kayleigh Keith; Elean Grodzicki; Mark Hunter; Angela Lennon; Karen Macartney; Marnie Gould

2. Previous minutes

Proposed by Brian Wilton, seconded by Pete McCarra

3. Matters arising

None

4. Drummond Arms

Stephen Crawford, Strategic Lead of PKC's Property Services, and PKC's Demolition Project Manager, Pauline Haddow both welcomed by the Chairman.

Stephen and Pauline went through a series of slides explaining the timeframe for demolition work on the Drummond Arms site.

In October 2024, a Dangerous Building notice was served on the Drummond Arms. The roof, chimneys, and dormer windows, overlooking High Street were all deemed unsafe by the structural engineers. In November 2024 DARL approached PKC to take ownership of the building, which they did in January 2025.

Phase 1: mitigate the public safety risks identified in the dangerous building notice

Phase 2: apply for a listed building consent and building warrant and subject to approval proceed to full demolition as instructed

Phase 3: develop a plan for affordable housing on site

Since November:

- there have been inspections every 2 weeks and more frequently after a storm.
- building surveys
- ecological surveys
- ongoing structural review
- condition surveys
- written to all the neighbouring properties (46 adjoining buildings or those considered to be affected by demolition works)
- disconnecting utilities like gas supply

Many surveys had been carried out by drone as engineers were unwilling to enter the building. A small amount of asbestos has been found on the site.

They will soon begin an 18-week programme to make the structure safe before any future demolition can go ahead, starting in mid-May and running until the end of September, from Monday to Friday, site hours 8am-6pm.

Stage 1: Dismantling partially collapsed outbuildings at the rear of the building. Once demolished the contractors will have access to the front of the building. It will be a 'soft' demolition to keep noise and dust to a minimum.

It will require a small amount of machinery

Access to the house adjoining the back of the building will be maintained at all times, but may require a stop and go sign during the first 2 weeks.

Due to the nature of the building the contractors will need to work from the outside in and a crane may be required for a period.

Questions from the floor:

Will the slides shown be made available to the public?

Yes

Can I just clarify the timeline on this for what I understand, the period between now and September is when the outbuildings, effectively will be brought down, and you use the word soft by which I take it, you mean, that it's more of a kind of slow and careful exercise compared to just knocking things down?

Yes.

So between now and September, it's the various outbuildings that come down, but the actual main building, which is the one that's causing the biggest problem, doesn't start coming down till September. Is that right?

There must be a method on how we approach the job. We can't come in from the front on the high street with a wrecking ball. The roof will be removed and then we stop.

So the main building will still be there after September?

Yes. We have to remove the dangerous part of the buildings, so there is no safety issue to the public. The interior of the building is scaffolded, so we must work from the outside in.

If the main part of the main building remains there after September, is that subject to a separate notice in which case, what is the time scale from that being brought down? And although I'm not here to represent local businesses, I would imagine there's some consternation amongst them if this whole process is going to go on as long as it now seems it will. I think most of us somehow thought that this would all be dealt with as a single issue and you're saying not.

The rest of the building has not had a dangerous building licence placed on it. It might have, once the building inspectors get in. They then have to apply. Hoping this is in place by the end of June. But it will be subject to a whole range of surveys, business cases, economic cases, Historic Scotland, the many of the things that DARL were dealing with. Unsure how long this will take, but the full demolition would take place after that.

You mentioned on the slides that the adjoining properties were notified. Could you provide a list of those properties?

46 properties were notified, CBRE went out and lettered properties within a certain perimeter (within 10m). We don't expect properties outside of that area to be affected by the soft approach that we're taking. There will be dust and noise, but that's the same with any other demolition site.

We're working to get consent in order to demolish the rest of the building before September, and we hope to get an answer on the demolition sooner rather than later.

Academy Road haven't had any notifications

If there's anybody here tonight in addresses that weren't notified, I'm more than happy to meet to discuss any concerns.

Can I ask as a resident of Hill Street what the precautions are going to be regarding asbestos dust, to ensure we aren't breathing it in?

There is a small amount, but it's nothing compared to what it was. We will be working with a fully licensed asbestos contractor who will take it all away.

What measures are in place to control any vermin in the building to ensure no outpouring of rats?

A visual inspection has been carried out and no evidence was found. Once the building is opened, if evidence is found bait will go down.

Will there be any road closures?

I haven't had any feedback from a contractor saying that they're going to have to close the road. We're trying to do this with as little impact as possible over 18 weeks, getting in from the back of the building and working our way forward.

When the chimneys on the Crieff Hotel were removed the road needed closing. Will that happen here?

The engineers will have to assess the stability once on site and the contractors are starting work.

What will happen to the stonework?

We will keep and reuse what we can on site. We have obligations from a recycling perspective by the council to keep it out of landfill. It won't be 100%, it might be 20% of it or 30%.

Is it just the roof that is the most dangerous part of the building?

Yes, it's the structure of the roof, the engineers were not confident of the structural stability in gusts of wind, that's why we are trying to get this down before the storm season.

Do you think the roof might come off or the chimneys might follow?

Yes. That's what the structural engineers have said based on the water ingress, all the roof members are rotten.

But then once the roof's taken off it's going to be just open to the elements.

It will be, yes. The engineers and contractors will have to make sure that the wall heads are solid. This is about doing it carefully but constantly monitoring what's going on in the building. As the owners of the building, we have got a Duty of Care to have a safe building here.

If it doesn't breach GDPR a list of buildings contacted will be given to the Chairman.

PKC asked what the best way of communicating to the residents was, and dealing with any issues that arise?

Stephen agreed to come back to every community council meeting for the next three three or four months to update people. It was agreed that multiple ways of communication would be required, and we need to try every method.

It does come as quite a surprise to those of us who live in Academy Road that we are not considered to be affected by this. There needs to be at least some thought given to the frequency of communication within certain groups, but the town as a whole probably doesn't need to be kept in the loop quite as often as those who are literally living around the boundary of this particular area.

So notwithstanding whatever legal layers you're operating to, I would ask that you think about when you're sending letters out, you send them out to those folk who are literally living around the boundary of this, instead of the process that has been gone through, that fits into one perspective that isn't necessarily helping the rest of us.

What I would like to do is use your email address if that's possible? I'll send you an email to mark up the streets that want to be kept in touch. Would that help?

Yes. Dust doesn't just travel 10 metres.

If there are any concerns, I will be around the Drummond Arms frequently in the next three months. If you see me, say hello, and if you have any questions, I am more than happy to answer them, in person or by email.

Can I ask, after the contractors are finished at the end of the working day, if there's going to be any security on site for potential kids coming up, having a nosey, potentially getting in and about?

It is the sole responsibility of the contractor to make sure the site is clean and secure at night. There will be tripods with cameras on monitoring a full 360 degrees.

If the cameras detect something, a call is sent out and someone will come out to make sure that it's safe. If there's more than one event like that, we will instruct 24-hour security on it. Cameras and lighting should be a deterrent to any kids.

We also plan to do a talk at the school to make sure that the children are aware of the dangers of a building site and why they should stay out of it.

5. Chairman's Report

Crieff Regeneration Group:

Concentrating on supporting and part funding Crieff's extensive programme of events for the next two years and working on other initiatives such as a new overarching Crieff website.

Events:

Spring Fair - extremely successful. Planning underway for 2026, currently recruiting volunteers. 15 stalls this year, who are all returning next year (Easter Sunday, 6th April 2026). Thanks to Alistair Gourlay for providing the gazebos. Attendance 500. Total costs were £756 and total revenue was £569, a loss of £187.

VE Day - street party in James Square. Tayside Contracts donated the free food that was on offer, music was provided by a young piper, then 2 hours of nostalgic wartime music. Thanks go to Crieff at Christmas, Alistair Gourlay and all other helpers. Attendance around 150, just over £200 was donated, ensuring that the event cancelled out the deficit of the Spring Fair.

CHAS Book Shop:

CHAS – Children's Hospices Across Scotland operate a weekly second-hand book shop at the Errol Car Boot sale site, as well as a presence in other book shops. The Chairman met

three CHAS representatives to gauge their interest in having a presence in Crieff. They would like to investigate if any shops might host a CHAS presence by way of limited bookshelf space with payments for books by voluntary contribution. If successful they would consider a bigger presence here. They identified a few suitable businesses, and the Chairman is in the process of contacting them with the idea.

Pavement Parking:

The Chairman and Baillie Rhona Brock had been in touch with PKC regarding the unintended consequences of the ban on pavement parking. The consequences can be seen at the foot of Bridge Street, where previous pavement parking allowed A822 traffic

to operate effectively, but that is no longer the case. The Chairman met with Michael Findlay, PKC, who hopes to install double yellows on the most dangerous parts of the southbound carriageway.

Town Path:

Considering a signposted town path from Broich Road, to encourage existing and new residents to walk up to the 'old town' and support existing retailers, enjoying information boards on route.

Litter picking:

Mark Hunter, our lead on litter picking, has been in touch with the five local schools (Crieff Primary, Crieff High, St Dominic's, Morrisson's Academy and Ardvreck) regarding litter picking opportunities involving their pupils.

The Logos Youth Project has also agreed to promote litter awareness with its club members.

The Waste Awareness event at Muirton was very well attended by multiple groups across the Perth & Kinross and Keep Scotland Beautiful representative Emma Glencross congratulated all the groups attending for their work, and our Crieff group received a highlighted mention in the presentation. Mark has also registered the Crieff group with the newly created Keep Scotland Beautiful Hub, which will designate the Crieff group on an interactive map, connecting groups with events and litter picks across the country.

<https://www.keepsotlandbeautiful.org/clean-up-scotland/clean-up-scotland-map/>

Treasurer's Report.

What little there is to report had been given and there was a balance of £2972.70

AOB

Baillie Rhona Brock

Thanks to Green Space for the Spring Fayre. Graffiti in Square being investigated using CCTV. Crieff Juniors Football team – 700-800 kids attended. Possibility of a new allotment space in the town, looking to gauge interest.

The bridge and wall at South Bridgend are scheduled for repair later this year.

Broich Road is to be closed for 10 weeks from the 10th June from the junction of Pittenzie Road to Crieff Primary School.

Councillor Stewart Donaldson

Thanks for the VE Day event. PKC have agreed £125k to purchase the remaining land at the site of the old Crieff Primary School. The Council now owns the site completely. Waiting for landowners to respond about a proposed path from Crieff to Comrie. Proposal to create an all-use path from Lady Mary's to Macrosty.

Next meeting Monday 2nd June 2025, Strathearn Campus, 7.30pm