

Portmoak Community Council

Representations on the Perth and Kinross Local Development Plan – April 8th 2012

2.0 Chapter 2: The Vision and Objectives

2.2 The Local Development Plan Vision Statement

Portmoak Community Council supports this key statement.

2.4 Strategy

Portmoak Community Council supports this key statement.

3.0 Chapter 3 Policies

3.2 Placemaking

3.2.6 Policy PM1: Placemaking

Portmoak Community Council supports key policy **PM1** and in particular policy **PM1A**.

3.2.8 Policy PM3: Infrastructure Contributions

Portmoak Community Council strongly supports key policy **PM3**.

3.3 Economic Development

Portmoak Community Council supports this key statement.

3.3.10 Policy ED2: Communications Infrastructure

Portmoak Community Council strongly supports policy **ED2**.

3.3.11 Policy ED3: Rural Business and Diversification

Portmoak Community Council strongly supports policy ED3.

3.5 Residential Development

3.5.5 Policy RD1: Residential Areas

Portmoak Community Council supports key policy RD1.

3.5.7 Policy RD3: Housing in the Countryside

Portmoak Community Council Policy RD3 (see principal comment under Supplementary Guidance “*Housing in the Countryside*” December 2011).

3.6 Transport and Accessibility

3.6.5 Policy TA1: Transport Standards and Accessibility Requirements

Portmoak Community Council strongly supports policy TA1B (New Development Proposals). It asks that Portmoak is provided with better public transport, plus a bus shuttle to the Kinross Park and Ride facility. The policy on car parking should define the standards that will apply in rural areas for public and private parking.

3.7 Community Facilities, Sport and Recreation

3.7.5 Policy CF1: Open Space Retention and Provision

Portmoak Community Council supports policy CF1A Existing Areas. Open space is valued within Portmoak settlements and must be safeguarded. It recommends that the existing criteria for open space should be extended to include “Preservation of the Village Setting”.

3.8 The Historic Environment

3.8.6 Policy HE3: Conservation Areas

Portmoak Community Council supports key policy HE3.

3.9 The Natural Environment

3.9.5 Policy NE1: Environment and Conservation Policies

Portmoak Community Council supports: policy **NE1A** International Nature Conservation Sites; and Policy **NE1B** National Designations.

3.9.6 Policy NE2: Forestry, Woodland and Trees

Portmoak Community Council supports policy **NE2** Forestry Woodland and Trees.

3.9.8 Policy NE4: Green Infrastructure

Portmoak Community Council supports policy **NE4** Green Infrastructure - in particular the protection, enhancement and management of open spaces.

3.10 The Natural Environment

3.10.5 Policy ER5: Prime Agricultural Land

Portmoak Community Council supports policy **ER5** – Prime Agricultural Land.

3.10.6 Policy ER6: Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscapes

Portmoak Community Council supports policy **ER6**. The Community Council points out that there is no "Supplementary Guidance on Landscape" to replace the current provisions of Areas of Great Landscape Value. This failure makes commenting on this part of the draft Plan impossible.

3.11 Environmental Protection and Public Safety

3.11.4 Policy EP2: New Development and Flooding

Portmoak Community Council supports policy **EP2** New Development and Flooding.

3.11.9 Policy EP7: Drainage within the Loch Leven Catchment Area

Portmoak Community Council supports policy **EP7** Drainage within the Loch Leven Catchment Area.

7.0 Chapter 7: Kinross-shire Area Spatial Strategy

7.1.8 Housing

Portmoak Community Council supports the decision to reduce house building around Loch Leven by 10% because of adverse environmental impact on Loch Leven.

7.1.12 (Settlement Strategy)

It is unacceptable that the “*Settlement Strategy Landscape Capacity Study*” is unavailable for comment. **Portmoak C.C.** opposes removal of the settlement of Easter Balgedie as:

- a) it is unique within Portmoak as it contains 3 working farms;
- b) HiC Policy would not protect it from “infill building” or growth based on “building groups”;
- c) the existing settlement arrangements have proven effective; and
- d) it is not consistent with the new and unnecessary settlement of Kilmagadwood of similar size.

7.9 Glenlomond

7.9.2 Spatial Strategy Considerations

Portmoak Community Council supports the intention to retain open space within the settlement boundary. It opposes the proposal to withdraw the open space identified in the 2004 Plan, and advises that the land concerned is jointly owned by the residents and the Nursing Home.

7.9.3 Infrastructure Considerations

Portmoak Community Council notes that the settlement is supported by a private waste water treatment facility.

7.13 Kinnesswood

7.13.2 Spatial Strategy Considerations

Portmoak Community Council notes the decision of the Scottish Executive Reporter in January 2005 to dismiss an appeal for outline planning permission to build on the site adjacent to Bishop Terrace.

7.17 Scotlandwell/Kilmagadwood

7.17.2 Spatial Strategy Considerations

Portmoak C.C. rejects site H54 for future development, as it believes that open spaces elsewhere within the existing village will provide a better alternative, and a more integrated development, in accord with Policy PM1A; than the single site H54 added at the southern boundary of Scotlandwell.

7.17.3 Infrastructure Considerations

Portmoak C.C. supports policy PM3, but insists that planning permission must not be granted before eliminating existing infrastructure deficits which would be exacerbated by development at H17 and H54. Transport links are poor, with no public car parking, and the village relies on the rest of Portmoak for garage, shop, school, church and hall. Pavement links along the A911 are narrow and dangerous.

7.17.4 H54 Residential Site

Portmoak C.C. objects to H54 as a residential development site as previously stated. But in any event, the proposed housing density at 18 per hectare is much higher than in the surrounding area and will increase further if right of access across the site is excluded. This density would create an unattractive development, particularly as the Community Council requires that, in accord with neighbouring Friar Place, all building (including affordable housing) must be single storey.

7.18 Wester Balgedie

7.18.2 Spatial Strategy Considerations

Portmoak Community Council supports the proposals for Wester Balgedie, including those for designated open spaces within the settlement boundary. It opposes change to the settlement boundary. The Community Council asks that any redevelopment and conservation of the farm buildings will be subject to an appropriate design, such as that submitted by Wester Balgedie residents on 28th April 2011. The CC asks for improved pedestrian links within the settlement, and a new link along the A911.

11 Appendix 1: List of Supplementary Guidance

Portmoak Community Council notes there is no provision to make specific comment on individual supplementary guidance within this particular feedback provision. Comment on supplementary guidance seems limited to 500 characters which is inadequate.

11.1 Supplementary Guidance to be consulted on at the same time as the Proposed Plan

11.1.1 Policy Guidance

Portmoak CC believes:

- **HiC Guidance** must be clear that it does not apply within settlement boundaries. It must set out how creeping “building group” development around a settlement can be prevented; and it must include specific additional protection for conservation areas lying outwith settlement boundaries.
- **Airfield Safeguarding Guidance** must clarify how provisions may differ for powered and non powered aircraft.
- **Developer Contribution Guidance** must deliver accountability - paras 3.18 & 3.19.