

# Portmoak Community Council

## Draft Minutes of Meeting held on 13<sup>th</sup> May 2014 at Portmoak Primary School

**1. Attendance:** CCllrs: Bruce Calderwood (Deputy Chair); Robin Cairncross (Secretary); Susan Forde; and Tom Smith; and WCllrs: Mike Barnacle; and Dave Cuthbert; and PC Euan Mitchell and 29 members of the public.

**Apologies:** CCllrs: Malcolm Strang Steel (Chairman); Richard Williamson (Treasurer) and WCllrs: Joe Giacobazzi and Willie Robertson.

**2. Invitation for New Members:** The Community Council would welcome interest from any resident of Portmoak over the age of 18 years who might wish to join the Council. Interest in the position of Minute Secretary would also be welcome. Please contact the Secretary on 0159 284 0672 or any member of the Council.

**3. Previous minutes:** The Minutes of the Meeting held in April 2014 were approved.

**4. Matters Arising from Previous Minutes:**

4.1 Stephen's Field: No further progress.

**5. Reports:**

5.1 Police: The CC welcomed PC Euan Mitchell and considered the Police Report. It noted concerns about bogus callers, sales people or workmen and advice from the police to the public on how to protect against the risks they can pose. A pilot project was underway in Crook of Devon to support residents. Consideration of a transport matter was deferred to the next CC meeting.

5.2 Treasurer: The Treasurer reported as at the end of April 2014 a balance of £43.15 in the General Account and £771.05 in the Michael Bruce Way Account giving a total of £814.20.

5.3 Planning: The CC considered the following new applications:

*14/00707/FLL The Lomond Inn, erection of 5 new Houses and associated engineering operations.* The developer, Andrew Sinclair, was welcomed and summarised his proposals. He confirmed that the Inn was not a listed building and that its continuance, either renovated or rebuilt, as an Inn was not a viable option. In his view 5 dwelling houses were preferable to some 14 flats. He had a significant interest in Kinnesswood and wished to work closely with the community to find an agreeable solution. In discussion concerns were raised about: the design (siting, scale and chosen facing of the proposed buildings and how they would fit within the conservation area); loss of car parking space (judged invaluable to Kinnesswood); the need for an "archaeological check"; and about the planning process (the published plans had been available since May 2013 yet the community now had less than three weeks to respond). Information on a missing "design statement" was sought. This was relevant to this kind of application and should explain the rationale for the proposed design. At the time of the meeting the CC had not been

informed of the application. It would review its position in light of comments made and, while it had not been successful in securing a P&KC conservation officer to inform the discussion, it would now pursue the “design statement” with P&KC.

*14/00587/IPL Findatie Farm, erection of 16 holiday lodges.* There was some regret at the loss of an unspoiled field in a prime setting. The CC would not object to this application but would seek assurances that a full and comprehensive landscape plan would fully screen both the north and south boundaries of the site. It strongly supported the requirement of Perth and Kinross Heritage Trust for a field-based archaeological survey in advance any work on the site.

*14/00607/FLL Levenmouth Farm, demolition of old farm house and erection of two one and half storey dwelling houses.* The CC would object to the application which was *de facto* for two and not for one and half storey houses. In discussion there was concern that there was a risk of piece-meal development in a sensitive site close to the Nature Reserve and Heritage Trail and that the site represented a significant flood risk. Lastly it was recognised that this application provided an opportunity to press once more for the path from the B920 through Levenmouth to the Heritage Trail.

*14/00586/FLL Strathview, Leslie Road Scotlandwell, alterations and extension.* The CC will make no comment.

These were the unanimous decision of the CC.

Progress with applications The CC noted the following:

*14/000153/FLL footpath Easter to Wester Balgedie.* This was a significant achievement and was now complete. The CC thanked TRACKS, Perth and Kinross Council, funders and land owners and in particular George Lawrie - all of whom had made the project happen.

*14/00518/FLL 22 Whitecraigs, Kinnesswood - erection of single story extension* (Application approved); *and*

*14/00271/FLL Langayre, Pittendreich - extension of dwellinghouse* (Application approved).

*14/00200/FLL Caol Isla, Back Dykes Road, Kinnesswood - erection of a new dwelling house* (Application withdrawn).

Developer contributions. The CC continues to seek progress with P&KC’s commitment to introduce transparency into the arrangements for all developer contributions.

Tayplan The planning cycle had commenced once more. Comments on the Main Issues Report of Tayplan are sought. The CC would consider how to respond.

- 5.4 Roads: CCllr Bruce Calderwood presented an updated “Roads Report”. In particular he noted that the CC had written to P&KC in light of recent accidents seeking a review of the safety provision on the stretch of road between Scotlandwell and Auchmuirbridge and at least restricted speed to beyond West Bowhouse. WCCLrs Cuthbert and Barnacle agreed to pursue this. A wider discussion explored different

strategies for reducing HGV usage of and for modifying and enforcing speed limits on the A911.

5.5 Paths: Cllr Tom Smith reported that the “Paths Group” had completed a comprehensive assessment of Portmoak Paths and had set its priorities. In the first instance it would look to maintain the upper reaches of the Michael Bruce Way. While some work could be undertaken by volunteers other work would require contractors. The CC agreed to support an application to the Community Environment Challenge Fund which could, if successful, provide the resources to allow work to proceed,

#### **6. Ward Cllr Reports:**

**WCllr Mike Barnacle** confirmed that the 2014 Local Development Plan was now formally adopted and was being applied. He encouraged participation in the P&KC programme to develop revised landscape designations to replace the old AGLVs through revised supplementary guidance.

**WCllr D Cuthbert** confirmed that there was much planning activity and that Kinross town would grow significantly. There was support for his concern that car parking provision within the town would be compromised.

#### **7. Matters previously notified to the Secretary plus matters raised from the floor:**

7.1 Royal Mail Post Box at Kinnesswood. The CC would contact Royal Mail seeking a replacement post box in Kinnesswood.

#### **8. AOCB:**

None.

#### **9. Date of next meeting:**

The next meeting of Portmoak Community Council will be held at **7.00pm, on Tuesday 10<sup>th</sup> June 2014**, at Portmoak School.

The Chairman thanked everyone for their attendance, and the Meeting closed at 9.00 pm.

[www.portmoak.org](http://www.portmoak.org)

# Portmoak Community Council

## Chairman's Report to 2014 AGM

I must begin my report by paying tribute to my predecessor, Malcolm Parkin, whom ill health compelled to retire last August. Malcolm chaired us with a light and friendly touch and we shall miss his wise counsel and the benefit of his wide range of contacts in many spheres.

Since Malcolm's retirement we have been a council of six, our minimum. That gives us the opportunity to take on up to three more and we would very much like to do so to spread the load. Please let us know if you are interested in the role. If you are under sixty so much the better!

It has been a year of worrying away at long standing problems and I am glad to say that we have made some progress. The first advance is the construction of the inter - Balgedie path, now almost finished. We plan to have an official opening (anything the Heritage Trail can do we can do just as well!) soon. Our thanks for making this happen go to our funders, Sustrans, SITA Trust and PKC principally, to TRACKS and particularly George Lawrie for coordinating the project and to Robin Cairncross for his worrying of those bodies to make sure that the whole project did happen.

Bruce Calderwood has taken on roads issues in a methodical way and has made progress; at last we have warning signs back on the New Gullet bridge, a sign for Scotlandwell's gardening award and the imminent replacement of the dead cats eyes in the A911 with live ones. There are bigger issues in hand. It is apparent that PKC are not fully informed as to the number of accidents that take place on the A911, and consequently their decisions are based on inaccurate information. We are pressing for an extension of a speed limit along the Leslie road at least as far as West Bowhouse, where this is a particular problem. We are also pressing for some form of deterrence for HGVs wishing to use the A911 as a through route from the M90 to Glenrothes and beyond. In the very long term it would help if the A911 were to be downgraded.

Tom Smith has formed a paths group and has been listing priorities for action. It is apparent that if any action needs to be taken in respect of a core path or right of way it will have to be done locally; so Tom is looking for volunteers, road building experience an advantage!

Planning matters, as usual, have taken up a good deal of time. For most of the year it has been a question of trying to ensure that planning conditions of interest to the community are observed. PKC seem very reluctant to enforce their own conditions and it is a frustrating business. We can however look forward to a path between the centre of the Wellside development and the Green and safe sightlines at the entrance to Kilmagadwood; and we are determined that the developer contribution specifically for Portmoak school should end up in the right hands. It has been noticeable that the number of planning applications for new buildings has increased since the New Year and there are others in the pipeline such as

the proposals for redevelopment of the Lomond Inn and Wester Balgedie steading as well as the zoning in the development plan of a field for a 30 house development on the edge of Scotlandwell. It promises to be a busy planning year.

There are two other issues I should mention. First there have been two planning applications for wind farms on the south side of the Cleish Hills. Both developers propose to set aside money for affected communities and we are trying to make sure that Portmoak is on the list of beneficiaries. One application has been refused, but may be appealed, and the other (to which the CC has objected) is still sub judice. If there is no development there will of course be no community fund. Second is the question of Stephens' field. Stephens are unwilling to transfer the field to us until their Whitecraigs development is finished; it looks as if they only have one plot left to sell, so watch this space; we may soon be looking for volunteers to look after the ground.

Lastly I must thank my fellow Councillors (which includes the ward councillors who are ex officio CC members) for their help and support. It would not be invidious to single out for particular thanks Dick Williamson, our treasurer, for keeping the books straight and Robin Cairncross who combines the two most onerous jobs of secretary and planning watchdog with great enthusiasm.

Malcolm Strang Steel

Chairman

13<sup>th</sup> May 2014

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**Apologies:** CClrs: Malcolm Strang Steel (Chairman); Richard Williamson (Treasurer) and WClrs: Joe Giacobazzi and Willie Robertson.

- 2. Previous minutes:** The Minutes of the Meeting held on 14<sup>th</sup> May 2013 were approved.
- 3. Matters Arising from Previous Minutes:**

None.

- 4. Chairman's Annual Report.** The CC received the Chairman's Report:

I must begin my report by paying tribute to my predecessor, Malcolm Parkin, whom ill health compelled to retire last August. Malcolm chaired us with a light and friendly touch and we shall miss his wise counsel and the benefit of his wide range of contacts in many spheres.

Since Malcolm's retirement we have been a council of six, our minimum. That gives us the opportunity to take on up to three more and we would very much like to do so to spread the load. Please let us know if you are interested in the role. If you are under sixty so much the better!

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Malcolm Strang Steel  
Chairman

## **5. Treasurer's Annual Report.**

The Treasurer provided audited accounts for the year to 31<sup>st</sup> March 2014 and included a report and explanation of the funds in hand. At the year end there was: £43.15 in the General Account; and £771.05 in the Michael Bruce Way Account giving a total of £814.20. The CC approved the audited accounts.

The full Income and expenditure of the CC's accounts can be found on the CC website.

## **6. Office Bearers for 2014-15**

The following office bearers were appointed for the year 2014-15

*Chairman:* CClr Malcolm Strang Steel

Proposed by CClr Tom Smith and Seconded by CClr Susan Forde

*Secretary:* CClr Robin Cairncross

Proposed by CClr Tom Smith and Seconded by CClr Susan Forde

*Treasurer:* Councillor Richard Williamson

Proposed by Councillor Tom Smith and Seconded by Councillor Susan Forde

**Date of next AGM**

7.00pm on Tuesday 12<sup>th</sup> May 2015 at Portmoak Primary School

The Deputy Chair thanked everyone for their attendance and the meeting closed at 7.10 pm