

Portmoak Community Council

Draft Minutes of Meeting held on 10th February 2015 at Portmoak Primary School

- 1. Attendance:** CCllrs: Malcolm Strang Steel (Chairman); Robin Cairncross (Secretary); Richard Williamson (Treasurer); Bruce Calderwood; Susan Forde; and Tom Smith; WCllrs: Mike Barnacle and Dave Cuthbert; and 10 members of the public.

Apologies: WCllr: Willie Robertson.

- 2. Approval of previous Minutes:** The Minutes of the Meeting held in January 2015 were approved.

- 3. Matters Arising from Previous Minutes:**

2.9 Kinnesswood Post Box. Arrangements to remove the old box and to restore the window in the shop had yet to be confirmed by Royal Mail. The CC would continue to monitor the matter.

3.3 Lomond Inn. The CC had been advised that a revised planning application for this site could be anticipated shortly.

3.4 Closure of Levensglenn Nursing home, Glenlomond. The site had recently been sold to a property developer. The Glenlomond Residents Association will meet soon with the new owner.

- 4. Reports:**

4.1 Police: The CC received the monthly Police Report. It noted that on 20 January there had been a break-in around 0045 hours to a commercial property in Main Street Kinnesswood with the theft of batteries and cigarettes. This was under enquiry. The Report also highlighted a number of security tips for motorists.

The CC noted the Commander's Bulletins of 22nd and 29th January and that a new Community Sergeant for Kinross-shire, Sgt Geoffrey Goodison, had been appointed.

A resident voiced concern about police mis-handling of the theft of a number of trailers from his property and at the failure to detect the theft of similar building and farm vehicles in recent months from elsewhere in Portmoak. The CC acknowledged that this theft of trailers had not been reported to it and noted that the resident will pursue the matter with the police as a complaint.

It was unfortunate that since March 2014 a police officer has attended only one meeting of the CC - in May 2014. The CC agreed to invite a senior police officer to a future meeting of the CC to explore a number of matters including theft resolution and the reporting of road accidents.

In response to a Community Consultation in support of Multi Member Ward Policing Plans for 2015/16, the CC confirmed that its priorities were: speeding and inconsiderate driving; rural thefts; and housebreaking. The CC also wished to point

out that communication could be significantly improved if there were clear and more effective ways to enable the community to pursue and explore matters with the police. Current written Commander and Local Police Reports are invaluable but they are a one-way channel. A stronger focus on reporting local crime detection, particularly to the victims of such crimes, and road accidents would be welcomed.

4.2 Treasurer: The Council's accounts at the end of January 2014 showed: a balance of £407.50 in the General Account and £1,687.15 in the Michael Bruce Way Account (MBW) giving a total of £2,094.65.

4.3 Planning:

- New applications:
 - 15/00115/IPL Land 80 metres south of Lochend Farmhouse, Scotlandwell, Erection of 2 dwelling houses in principle. The CC did not in principle object to the erection of two houses provided that, in line with other nearby housing and to achieve better integration within the setting adjoining the old farm house, they are restricted to one to one and half storeys. The CC was concerned that a site entrance close to the old Gullet Bridge could constitute a risk to traffic and would encourage the planning department to follow closely the recommendations of the roads department.

It was the unanimous decision of the CC to comment accordingly.

- Progress with applications:
 - 14/02099/FLL. Site West of Main Street Scotlandwell, Modification of Permission 08/01059/FLL (erection of 16 dwelling houses) change of house type, plot 15. The CC had made no initial comment but, on learning that the path from the Development into The Green had been omitted from the submitted site plan, had raised an objection seeking confirmation that this omission would be rectified.
 - 14/01482/FLL. Erection of a dwellinghouse 50 metres SW of Moucom's View, Scotlandwell. An appeal has been made to the Local Review Body.
- Improving the planning Development Management process. Local ward councillors have for some time been pressing PKC on behalf of and with community councils to improve the development management process and the quality and standard of its reports. They presented progress at a recent meeting with Kinross-shire CCs and had sought comments in advance of the March meeting of the PKC Member Officer Working Group which will consider this matter further. The CC will respond.
- New Local Development Plan (LDP2). As work has now commenced on the next Local Development Plan to be effective 2018-23, PKC has sought information from Portmoak on both key issues and potential development sites that may be relevant. The CC will respond and welcomes the views of residents.

4.4 Roads: The CC received an updated version of the Portmoak Road Report Summary. This will be attached to the Minutes and placed on the CC's website. The CC will seek a meeting with PKC to resolve the matter of inadequate visibility splays at the West Bowhouse section of the A911 (Scotlandwell to Auchmuir Bridge). It was noted that

illumination of the build-out at the north end of Kinnesswood had failed and that the junction road sign approaching Wester Balgedie from the north had been flattened.

4.5 **Paths:** CCIr Tom Smith reported that as further work had been carried out on the Michael Bruce Way (MBW), it was now possible to “sign-off” on the current contract. Further voluntary work would continue in the spring. Discussion to secure a path access around and above Balneathill and away from cattle was ongoing. In addition to further work on the MBW, the Paths Group priorities included new signage across Portmoak, improvements to the Dryside Road and maintenance of the Peat Loan access to the Moss. An application for funds from Tesco’s environment fund had been successful. It was suggested that this be expended on the purchase of a strimmer, which would help maintain many areas including the stretch of the MBW immediately above the Cobbles. The Group would look at the status and condition of the old Right of Way extending directly up from the Toll at Wester Balgedie into the upper village.

5. **Stephen’s Field:** The Chairman explained that the key factors affecting the future of the “Field” had been set out in the Minute of the January 2015 meeting. Of note was that in 2006 and 2007 the CC had sought the views of the community on the possible usage of the “Field” and whether the CC should take direct ownership. The vast majority returning questionnaires advocated CC ownership and in October 2008 the CC had concluded a contract with A & J Stephen to assume ownership of the “Field”, excluding an area adjoining Bishop Terrace, understood at the time to be a proposed house site. The contract is conditional on A & J Stephen obtaining all necessary consents (essentially planning permission) for their proposed development of 10 dwellinghouses. In March 2007, before making the contract with the CC, A & J Stephen sought planning permission for 9 dwellinghouses (Whitecraigs - phase 2) achieving full consent in June 2010.

While A & J Stephen remain committed to the transfer, including an endowment of £5,000, further progress will not be possible without a grant of planning permission for a tenth house on the retained plot so fulfilling the contract’s conditions for the transfer of ownership to the CC. A late change to the 2014 Local Development Plan (against the recommendation of Perth and Kinross Council) to remove the ‘zoning’ for the retained plot for possible housing came as a surprise to PKC, the CC and A & J Stephen. There is now a strong presumption against planning permission for a house on the retained site as contrary to the development plan. The CC understand that the presumption could be overturned if a significant community benefit could be demonstrated.

Recognising that there is a body of opinion in the community that believes that there are no circumstances in which planning permission should be given on the retained plot, the CC decided that it is now timely to return to the community to seek its opinion. It will ask whether the CC should pursue its contract for ownership of the “Field” linked to PKC granting planning permission for a single dwellinghouse on the retained plot adjacent to Bishop Terrace.

6. **Draft Health and Social Care Integration Scheme - Consultation:** The arrangements for a new “Integration Joint Board” formed from a partnership between Tayside Health Board and Perth and Kinross Council had been set out. Its purpose was to improve the wellbeing of people who use both health and social care services. The new Board will have executive powers from April 2015. The CC will not comment on the proposed

arrangements but would consider, if asked, commenting on the Board's Participation and Engagement Strategy which is to be in place by December 2015.

7. Ward Cllr Reports:

WCllrs: Dave Cuthbert and Mike Barnacle. The CC was advised that ward councillors were currently concerned with settling the budget for the forthcoming year.

8. Matters previously notified to the Secretary plus matters raised from the floor.

1. Street lighting in Kinnesswood. New LED lighting was replacing established lighting across Perth and Kinross. A resident reported that the result was intrusive. The advice was to seek a site visit from the PKC lighting department to see if the lights in question could be better "tuned" to meet the needs of the particular setting.

9. AOCB:

None.

10. Date of next meeting: The next meeting of Portmoak Community Council will be held at **7.00pm, on Tuesday 10th March 2015 at Portmoak Primary School.**

The Chairman thanked everyone for their attendance, and the Meeting closed at 8.45 pm.

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