

Portmoak Community Council

Draft Minutes of AGM held on Tuesday 12th May 2015 at Portmoak Primary School

- 1. Attendance:** CCLrs: Bruce Calderwood (Deputy Chair); Robin Cairncross (Secretary); Dick Williamson (Treasurer); Susan Forde; and Tom Smith; and WCLrs: Dave Cuthbert; and Willie Robertson and 14 members of the public.

Apologies: CCLrs: Malcolm Strang Steel (Chairman).

- 2. Approval of Previous minutes:** The Minutes of the Meeting held on 13th May 2014 were approved.

- 3. Matters Arising from Previous Minutes:**

None.

- 4. Chairman's Annual Report.** The CC received the Chairman's Report for 2015:

We have had a year in which we have had notice of a number of impending significant changes in the landscape of Portmoak; and of opening consultations on longer term planning. So replying to consultations and making sure our point of view is heard, if not listened to, has been a feature in 2014 and will continue to be, not only in 2015-6, but beyond as well.

Our year opened with the formal opening with celebrations of the inter-Balgedie path by Nicky Doll of Easter Balgedie and Christine Cameron of Wester Balgedie. That highlights a major outstanding issue for your Council, namely the construction of a safe pedestrian route from Scotlandwell to the Hall. PKC officials understand the need and are sympathetic. There was a helpful meeting on site but the topography is difficult. The matter remains under review and your Council will keep trying.

We have made rather better progress with the A911. The Minister of Transport passed our request for some diversionary signage on the M90 to discourage HGVs from using the road to his civil servants where it got lost despite reminders! With a change of ministers we shall have to start with that again. But we are to get additional traffic signs at West Bowhouse; not what we were asking for but better than nothing and, as you will hear later, PKC are going to propose a 20mph limit not just for the roads around the school but for the whole of Kinnesswood and Scotlandwell. It is to be hoped that this will make the narrow pavements in both villages safer to use.

These and other road matters have been pushed forward by Bruce Calderwood. The resurfacing of the South Loch road has continued and we look forward to the time when we can drive down the A911 with some sparkling cats eyes to guide us - still promised but not yet delivered. But no sooner do we get warning signs on the New Gullet Bridge, than someone drives into the old one. Repairs are awaited.

We have had somewhat of a charm offensive from the police, embarrassed by their failure to attend most of our meetings during the year. They have reorganised and we look forward to seeing more of them this year. One issue I mentioned last year was the under-reporting of road accidents, and they are now going to mention these in their monthly reports. They can however only report what they are told about whether it is a road accident or some form of crime. No one, for example, reported to them quite a serious robbery from Wester Balgedie farmhouse last year. It is essential to report, even if you are disappointed at the outcome. The Police and others have just launched Community Watch to which I encourage everyone to subscribe. It

makes the reporting of non-urgent matters easier and I hope will be a well-used channel of two way communication that will help both the police and the community.

Path maintenance is an ongoing task, undertaken by Tom Smith with the help of a group of volunteers. It is quite clear that PKC cannot be relied upon to carry out the necessary work although they can help with the provision of equipment, so there is always space for more volunteers! With the aid of funding from Paths for All and from PKC, we were able to engage contractors to carry out some quite major repairs to Michael Bruce Way, which we hope will last.

It is with regret that I have to report that your Council was constrained to make a formal complaint about PKC's handling of the withdrawn application to redevelop the Lomond Inn. The complaint was in two parts one of which was upheld and the other was evaded on something of a technicality. I am afraid that this is just one example out of a number of PKC planning department's failures to operate a fully transparent process. These have given us and others, including some of our Ward Councillors, considerable concern.

As statutory consultees we have considered 38 planning applications in the course of the year and commented on 17 of them. In a few of these cases we have objected. The major planning issues, not all resulting from applications have been:-

Lomond Inn The original application was withdrawn and new applications for demolition and for the construction of five houses on the site have recently been lodged. It is of course a sensitive site in the Kinnesswood Conservation Area. Your Council will be considering its response tonight.

Levenglen Your Council made representations to politicians at several levels about the effects of the closure and the future of the site, in consultation with the Glenlomond Residents' Association. As is now known the site has been sold to a housing developer from Dundee and a planning application is awaited.

Stephens' Field Kinnesswood Your Council has had further consultations with A & J Stephen over the course of the year. Messrs. Stephen are not prepared to hand over the field to the community until the condition in their contract that they receive planning permission for ten houses, and not just the nine already built, is met. The proposed site for the tenth house is controversial and you will shortly be receiving a ballot paper from your Council seeking the community's view as to how it should handle the issue. Portmoak's own referendum I hope will be a little quieter than another of recent memory!

Local Development Plan We have supported the proposal that Portmoak be designated a Special Landscape Area under the current plan and made comments in response to the preliminary consultation on the new Local Development Plan. Discussion on this will begin in earnest towards the end of the year when PKC produce their Main Issues Report. It will be a major task for the new Council chosen in November.

Despite the fact that the Scottish Government's Community Empowerment Bill largely ignores the existence of community councils as the elected representatives of their communities, there has been, and will continue to be, plenty of work to be done. I must thank my nine (including the Ward Councillors ex officio) colleagues on the Council for their hard work and support in dealing with the variety of issues which come before us. We shall shortly be circulating a pamphlet telling you what the Council does.

We all have to stand down as Councillors as at the beginning of November, for new nominees, (elected if there are more than eight) to take over. Not all of us will be seeking re-nomination so nobody should feel shy in having their name put forward. It is vital that there are at least four nominees, otherwise the Council will fold, just when its role in representing Portmoak's views

on the new development plan will be crucial. Membership of the Council is an important and satisfying way of making a contribution to the life of our community.

Malcolm Strang Steel,
Chairman
May 2015

5. Treasurer's Annual Report.

The Treasurer provided audited accounts for the year to 31st March 2015 and included a report and explanation of the funds in hand. At the year-end there was: £66.96 in the General Account; and £416.92 in the Michael Bruce Way Account giving a total of £483.88.

6. Approval of Annual Accounts

The accounts for the year to 31 March 2015 had been subject to independent examination and as such submitted for approval by the Community Council prior to their submission to Perth & Kinross Council. The accounts were duly approved and the Treasurer instructed to submit them to Perth and Kinross Council and to obtain the funding grant for the year to March 2016.

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

7. Office Bearers for 2015-16

The following office bearers were appointed for the year 2015-16 (These are subject to the appointment of a new Council from November 2015.)

Chairman: Councillor Malcolm Strang Steel

Proposed by Councillor Tom Smith and Seconded by Councillor Susan Forde.

Secretary: Councillor Robin Cairncross

Proposed by Councillor Tom Smith and Seconded by Councillor Susan Forde.

Treasurer: Councillor Richard Williamson

Proposed by Councillor Robin Cairncross and Seconded by Tom Smith.

7. Date of next AGM

7.00pm on Tuesday 10th May 2016 at Portmoak Primary School

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

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Draft Minutes of Meeting held on 12th May 2015 at Portmoak School

1. **Attendance:** CCllrs: Bruce Calderwood (Deputy Chairman); Robin Cairncross (Secretary); Richard Williamson (Treasurer); Susan Forde; and Tom Smith; WCllrs: Dave Cuthbert; and Willie Robertson; PC Rhiannon Lorimer and 14 members of the public.

Apologies: CCllr Malcolm Strang Steel.

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

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

3.4 Closure of Levensglenn Nursing home, Glenlomond. The developer and his appointed architects were making progress and will report at the June AGM of the Glenlomond Residents Association. The owners of the new development currently shared 30% of both common assets and running costs of the Glenlomond site.

3.6 Portmoak Cemetery. PKC have yet to confirm possible alternative plans for the cemetery which was now approaching capacity.

4. **Reports:**

- 4.1 Police: PC Rhiannon Lorimer was welcomed and the CC received the monthly Police Report. General advice for enjoying the outdoors was noted as was further advice on avoiding scams. There had been no crimes, incidents nor road traffic issues over the past month. The CC received and thanked the police for a Report updating progress with vehicular thefts in Portmoak over the past two years. The importance of maintaining records showing serial numbers of vehicles or other identifying markers was emphasised. The CC noted the Commander's Bulletins of 16th, 23rd and 30th April and of 6th May.

The Chairman and Secretary had had attended the launch of "Community Watch" in Kinross-shire. This is a web-based community messaging system delivering e-mail community safety information from a wide range of services (including the police). The public as individuals are encouraged to join up at www.pkcommunitywatch.co.uk.

- 4.2 Treasurer: Apart from £250.00 spent for equipment for the Michael Bruce Way there has been no income or expenditure. At the end of the month therefore the bank balances stood at £66.96 in the General Account and £166.92 in the Michael Bruce Way account, giving a total of £233.88.

- 4.3 Planning:

- **New applications:**

15/00464/FLL Former Causeway Cottage Scotlandwell, Modification of permission 09/00936/FLL Erection of dwelling house change of house type. Decision: No Comment nor objection.

15/00562/FLL Greenhead Farmhouse, The Arnot Estate, Leslie, Erection of a Wind Turbine access and associated works. Decision: No Comment nor objection.

15/00565/FLL Land 200 Metres South of Springfield Farm, Wester Balgedie, Kinross Erection of a dwelling house. Decision: No Comment nor objection.

These were the unanimous decisions of the CC.

15/00506/CON - Former Lomond Inn Main Street Kinross, Demolition of Buildings and 15/00505/FLL - Former Lomond Inn Main Street Kinross, Erection of five dwellinghouses and associated works. The CC had secured an extension to the consultation period to allow it to take into account comments made at this meeting. In a full discussion, when views of the public were sought, it was apparent that the community present were against the application as submitted. Matters identified included:

In General: There was an acceptance that if the old Inn or its successor could not function as an inn/public house/restaurant then residential housing would be considered. However, the application was not of a high standard and the Design Statement had not fulfilled what was required. It was unfortunate that the application did not, as was required, include elevations across the development site from Main Street to show the development in its setting, nor any drawing or montage showing the development to include views from Main Street. (The CC had requested that this omission be rectified.) It was noted that the anticipated report of the Conservation Officer had yet to be lodged on the PKC website. There was a need to clarify whether, in line with the Local Development Plan, the designated garden ground lying outside the settlement boundary could be included in the development.

Demolition of the core building which formed the original inn: The case for doing so was not made and, in line with the Policy HE3B of the Local Development Plan, there had to be a presumption in favour of its retention. There was a strong view that the original inn could be retained (less the more modern additions of dining room, bar and entrance). Flexibility in design could enable preservation and the costs for doing so could be met in part through cross-subsidy from the development of other properties on the site.

The proposed housing development of five houses: There was a widely held view that these proposals did not, as was required by the Local Development Plan, preserve or enhance the character or appearance of the conservation area - in particular the loss of the iconic Inn central to the streetscape of the village was significant. Specifically: the proposed buildings were large and not in scale with the surrounding properties; in layout they did not reflect the character of nearby properties; further, they would occlude valued views of Loch Leven from the Main Street; and their bright appearance could be unsympathetic to the conservation area.

The CC would take these points into account when confirming its objection to the application.

- **Tayplan: Call for Representations on proposed Strategic Development Plan 2016 - 2036:** The CC noted the detailed reports and determined that it would make no comment.

4.2 Roads:

- **Build-out illumination:** There had been no progress. WCIr Wille Roberson would pursue the matter
- **Consultation on proposed 20 mph speed limit – Main Street, Bruce Road and Buchan Avenue, Kinnesswood:** PKC have responded that there is now an opportunity under the Smarter Choices Smarter Places (SCSP) project to include the entire village of Kinnesswood, along with Scotlandwell, in a 20mph limited trial. As a result the original 20mph report for Kinnesswood has been withdrawn and both villages will be included in the larger SCSP report. The Community are to be consulted on these proposals shortly.

4.3 Paths: CCIr Tom Smith confirmed that the brush cutter had been commissioned. The Group were now pursuing an approach to secure funding for path maintenance in the coming year. Tom reported that the Group would welcome more volunteers. Anyone wishing to join the Paths Group or to help with its work should contact Tom Smith (Tel 841160).

5. **Stephen's Field:** Preparations for a ballot of the community on the future of the Field would be taken forward shortly. Portmoak residents would have the opportunity to record their views either on-line or by completing a paper ballot return.

6. **Ward Cllr Reports:** The following were raised:

- PKC had approved the proposal for three years to allow the T in the Park to proceed at Strathallan Castle.
- The Full Council would meet shortly to give initial consideration of the advance notice of the Boundary Commission to significantly reduce the size of the Kinross Ward (which closely approximates to the boundaries of the old Kinross Council) and the number of its councillors to three. Glenfarg CC had expressed an interest in remaining within the Kinross-shire ward. Kinross WCllrs would raise their concerns with PKC.

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

1. *Perth and Kinross Council's Election Timetable for Community Councils – November 2016:* New members for the CC would be welcomed. An election would be exceptional and would only occur were there more than 8 applicants for the Council's places.
2. *Withdrawal of Stagecoach Bus Services:* The CC noted these were: 201 (late Friday Service) and 203 (Sunday only Loch Leven Circular).
3. *Post Office:* new mobile post office timings at Kinnesswood are: 12:15-13:15 (Monday and Wednesday); and 10:30-12:00 (Tuesday and Friday).

8. **AOCB:** None raised.

9. Date of next Meeting: The AGM and next meeting of Portmoak Community Council will be held at **7.00pm, on Tuesday 9th June 2015 at Portmoak School.**

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

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