

Portmoak Community Council

Draft Minutes of Meeting held on 13th January 2015 at Portmoak Primary School

- 1. Attendance:** Cllrs: Malcolm Strang Steel (Chairman); Robin Cairncross (Secretary); Bruce Calderwood; Susan Forde; and Tom Smith; WClrs: Willie Robertson and 3 members of the public.

Apologies: Cllr Richard Williamson; WClrs Mike Barnacle and Dave Cuthbert; and PC Douglas Stapleton.

Previous minutes: The Minutes of the Meeting held in December 2014 were approved.

- 2. Matters Arising from Previous Minutes:**

- 2.1 Stephen's Field:** The Chairman, Secretary and Cllr Tom Smith met with John Stephen, Managing Director A & J Stephen Ltd on Tuesday 13th January. In October 2008 Portmoak Community Council contracted with A & J Stephen Ltd to transfer the property "Stephen's Field" to the CC for no consideration conditional on A & J Stephen obtaining all necessary statutory consents (essentially planning permission) for their proposed development of ten houses. The transfer would take place when the consents were obtained. The size of the "Field" is 7.1 hectares of which it was agreed that 0.80 hectares would be retained by A & J Stephen for a single building plot. Subsequently A & J Stephen proposed to add to the transfer the path and surrounding land leading from the "Field" to the Golf Club on the A911 and an access path from Whitecraigs. As the CC recognised that the final phase of the Whitecraigs development was almost complete (9 houses), it met with A & J Stephen to move to conclude the transfer. It had not realised that the retained plot was intended to be the site for the tenth house.

A new Local Development Plan had been adopted in 2014. In this the Kinnesswood settlement boundary was redrawn to exclude the entirety of "Stephen's Field": the Government's Reporter, against the recommendations of PKC, having accepted the arguments of objectors to exclude the single building plot alongside Bishop Terrace that A & J Stephen had sought to retain.

"Stephen's Field" has now lost the protection it enjoyed under the 2004 Local Development Plan when it lay within the settlement boundary (*policy 90 "Village Setting" which promoted green uses and where there was a presumption against any form of built development*). Planning will now be governed by the PKC "Housing in the Countryside" policy and as such may, at some point, meet the requirements for potential development. Were the "Field" to be owned by the CC that would not be an issue as its amenity status would be safeguarded. A & J Stephen remain committed to transferring ownership to the CC in line with the contract but only if the condition is fully complied with by the grant of planning permission for the tenth house on the retained plot.

The CC wishes to consult on this matter with the community and will shortly meet with A & J Stephen Ltd and PKC to determine what options are open to resolve this matter.

- 2.9 Kinnesswood Post Box: Royal Mail's installation of a new capacious Post Box with an orifice capable of taking A4 envelopes was warmly welcomed. The CC supports the Kinnesswood Shop in its attempt to secure suitable arrangements for the removal of the old box.

3. Reports:

- 3.1 Police: The CC noted the Commander's Bulletins of 11th, 18th and 26th December and received the Police Report. It noted that; on the 15/16 December a break-in to the Lomond Inn and vandalism to a garden gate in Kinnesswood remained undetected; and that theft of a JCB from a building site in Scotlandwell on the 10/11 December and the attempted theft of a caravan at Portmoak Airfield during December were both under enquiry. The Report highlighted new drink driving legislation, thefts from roofs across Tayside and break-ins to sheds and garages.

- 3.2 Treasurer: The Council's accounts at the end of December 2014 showed: a balance of £771.05 in the General Account and £541.10 in the Michael Bruce Way Account (MBW) giving a total of £1,312.15. All the movement in the month lay in the MBW account with receipts of a grant for £2,565.00 and expenditure of £2,899.20 both in relation to the maintenance of the MBW." The CC would consider further commitment of funds before the end of the financial year.

3.3 Planning:

- New 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 made no comment.
- 14/02165/IPL Land 40 metres West of Caol Ila, Backdykes Road Kinnesswood, erection of a dwelling house and garage (in principle). This was a re-application and, although the CC did not object in principle to the proposed house and there was now a helpful detailed tree survey, it would maintain its objection until it can determine whether or not the requirements of the conservation area can be met. It would express concern as to whether Backdykes Road can sustain the development particularly in the light of use of this section by schoolchildren and that drainage for neighbouring properties should not be compromised. It should be a condition of any permission that occupancy should not be taken up until the planting in any approved landscape plan has been carried out.

These were the unanimous decisions of the CC.

- Progress with applications:

14/00707/FLL. The Lomond Inn Kinnesswood, Erection of 5 houses. A new application can be anticipated.

- 3.4 Roads: The CC received an updated version of the CC Road Report.

- a. *West Bowhouse section of the A911 (Scotlandwell to Auchmuir Bridge) - accidents and speeding.* ACTION: In light of the recent report of the Enforcement Officer that the required visibility splay conditioned in the original planning consent was unachievable, the matter would be taken forward with the PKC Roads Department (WCIlr Giacopazzi).
- b. *Pavement outside of Kinnesswood shop.* ACTION: added to the PKC list for “sealing” programme for 2015 (WCIlr Robertson).
- c. *Maintenance of Build-outs.* Three bollards damaged and one no longer lit. ACTION: Maintenance to be carried out shortly. Uncertainty remains on whether reflective kerb strips are to be installed to improve build-out visibility as the CC believes they should be (WCIlr Robertson).
- d. *Dryside Road from Wester Balgedie to Fife Boundary.* Considerable increase in HGV traffic. ACTION: PKC will consider this for “Green Route” status. If agreed this should provide protection to cyclists and walkers (WCIlr Robertson).
- e. *A911 Wellside south exit.* Maintenance of pot holes and status of the soon to be installed and potentially redundant mini-roundabout. ACTION: potholes to be repaired and the proposed mini-roundabout should not now be installed in the light of the construction of a build-out since the mini roundabout was required in the planning permission (WCIlr Robertson).
- f. *Reinstall road markings B920 and B9097 junction (Ballingry).* ACTION: this will happen shortly, weather permitting (WCIlr Robertson).
- g. *Signage for cyclists and pedestrians using new footpath from Easter to Wester Balgedie.* ACTION: Request for signage made (WCIlr Robertson).
- h. *Grit Bin for Bishop Terrace.* Decision remains unclear.
- i. *New Cats eyes along A911.* ACTION: Agreed by PKC to be done but no date as yet for installation.
- j. *Improved antiskid surface at Wester Balgedie junction.* ACTION: under consideration.
- k. *Improving footpath along A911 from Scotlandwell to the Church and Hall.* ACTION: PKC considering options.
- l. *Improving pedestrian crossing at A911 junction with Wester Balgedie:* ACTION: new footpath under consideration which would include a safe crossing.
- m. *Snow Clearing 2014-15.* ACTION: Difficulties in finding a suitable contract for local volunteers have not been resolved.
- n. *Speed limit Portmoak Primary School and parking around the school.* ACTION: pilot project in preparation.

3.5 Paths: CCllr Tom Smith reported that weather was hampering further work on the Michael Bruce Way. Some contractual work remained to be completed. The Paths Group were reviewing paths across Portmoak and among their priorities were improvement to the Peat Loan entrance to the Moss and gradual development of

the old Dryside Road path from Glenlomond down to Easter Balgedie. Access up the Bishop Hills behind Balneathill Farm is to be discussed with the owner.

- 4. Closure of Levensgleng Nursing Home, Glenlomond.** The Chairman reported that the CC's letter to key players had resulted in an excellent and constructive response. He welcomed Deirdre Calderwood (Chair, Glenlomond Residents Association) who reported that: the Home had now closed; 24/7 security staff had been provided by the current owners; there had been a successful and well-attended site meeting of interested parties; there was no interest in a community buy-out; and that the proposed auction of the property had been deferred pending the outcome of discussions with a local developer.
- 5. P&KC Consultation on Supplementary Guidance - Landscape.** In principle the CC welcomed this Guidance but was uncertain how it would impact on local planning. It would respond to the effect that it welcomed the proposed designation of Portmoak; believed that the Cleish Hills should also be designated; and believed that the guidance should be more explicit as to the effects of designation.
- 6. Ward Cllr Reports:**
None made
- 7. Matters previously notified to the Secretary plus matters raised from the floor.**
None.
- 8. AOCB:**
None.
- 9. Date of next meeting:** The next meeting of Portmoak Community Council will be held at **7.00pm, on Tuesday 10th February 2015** at Portmoak Primary School.

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

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