

Portmoak Community Council

Draft Minutes of Meeting held on 12th January 2016 at Portmoak School

- 1. Attendance:** CCllrs: M Strang Steel (Chairman); B Calderwood (Treasurer and Deputy Chairman); R Cairncross (Secretary); A Robertson; S Forde; D Morris, T Smith and C Vlasto; and WCllr: D Cuthbert; and PC A Spalding and 22 members of the public.

Apologies: WCllrs: W Robertson; M Barnacle and J Giacomazzi.

- 2. Approval of previous Minutes:** The draft Minute of the meeting held in December 2015 was approved.

- 3. Matters Arising from Previous Minutes:**

3.0 Portmoak Cemetery. The Chairman noted that progress was awaited.

- 4. Reports:**

4.1 Police: The CC noted the monthly Police Report included advice for alcohol consumption and driving. There had been further local thefts (2 quad bikes stolen from Easter Balgedie) and an overnight intrusion into a hangar at Portmoak airfield. The Commander's Bulletins of 10th, 24th, 31st December and of 7th January were noted.

4.2 Treasurer: The general account at the month end of December was £473.34 while the MBW account remained unaltered £874.12, giving a total of funds on hand of £1,347.55.

- 4.3 Planning:

1. New applications:

- a.* 15/01834/FLL, *Levenglen Nursing Home, Glenlomond Kinross KY13 9HF, demolition of Nursing Home and erection of 14 detached 4/5 bedroom dwellinghouses.* The CC's views were informed by individual objections made to PKC, from correspondence reflecting the opinion of the residents of Wester Balgedie, by comments from PKC Road Safety department following a site visit and by the views expressed by residents from both Glenlomond and Wester Balgedie at a well-attended Council meeting.

If this development is completed there would be some 60 dwellings within Glenlomond village and further four nearby. All would depend on a narrow and twisting mile long access road which passed through the conservation village of Wester Balgedie where the road is particularly narrow with three bends providing almost no forward visibility.

In principle the Council supported the replacement of the defunct nursing home with a residential development. However, it objected to this application for the following reasons:

- *the design of the housing proposed.* This was not exceptional and the height of some of the properties at 2.5 storeys was excessive and, in

context, disproportionate. The Council would favour properties of no more than 2 storeys.

- *the access route to the development within Glenlomond.* This would be inconvenient to current residents and place them, including children, at unnecessary risk. The Council supported the evaluation of an alternative and more direct route into the development starting near the main entrance to Glenlomond.
- *the property on plot 14* would occupy a unique position set apart from the main development. It relied on the use of high amenity value land and a steep and limited direct access onto the narrow Dryside Road. As this is the primary access route to Glenlomond (where sightlines are poor and where there is no provision for roadside parking) as well as providing an attractive entrance to the village, the CC objected to a house on this plot.
- *the access route through the conservation village of Wester Balgedie and onwards to Glenlomond.* The CC noted the increasing number of large vehicles (HGVs, buses, tractors and trailers, tankers, large commercial vans) which find transit of Wester Balgedie challenging. Resident's properties and cars had been struck and damaged and banking and verges continually eroded. The increase in vehicular traffic put the safety of pedestrians and other non-motorised users within the village at risk as there were no footpaths and high banking made seeking refuge difficult. Opportunities for such vehicles to pass on the road beyond Wester Balgedie were also very restricted. The CC recognised that there is an urgent need to take pressure off this access route by better management of the traffic using it. It **objects** to work on this development commencing before all improvements identified for the access road are evaluated and, taking account of local priorities, provided. Without such provisions the construction phase will exacerbate an already difficult situation.

In general the CC noted that:

- greater diversity across newly commissioned housing within Portmoak would not be met by this development. There is a need for affordable housing and for smaller homes to meet the requirements of those purchasing their first home, for single people and for the elderly who seek to "down-size".
- arising from this application, the longer term planning matter of improvement to the road junction at the Balgedie Toll linked to options for a short route to Glenlomond by-passing Wester Balgedie should be explored.

2. Progress with developments

- a. Arrangements at Whitecraigs consequent on departure of the developer. The Chairman had written to A & J Stephen seeking clarity on a number of matters relating to the Company's departure from Whitecraigs.
- b. Lomond Inn, 15/00505FLL & 15/00506/CON. Confirmation that a new proposals are being processed by PKC was awaited.

3. Planning applications which have been the subject of objections from community councils – Report by Perth and Kinross Council.

The CC noted that this Report clarified the fate of community council objections to planning applications over the past year. In general few applications were granted by PKC's Development Management Committee or by planning officers under delegated provisions when a community council had objected.

4.4 Roads: Cllr Bruce Calderwood reported that: Clarence either knew or would be informed of the deficient state of the build-out bollards in both Kinnesswood and Scotlandwell as approached from the north; and that the blocked drains and potholes at the junction of the Leslie Road and Main Street Scotlandwell would be pursued.

4.5 Paths: Cllr Tom Smith reported that, in preparation for the new season ahead, the Path's Group will meet soon. As the level of Loch Leven had risen, the Heritage Trail had been temporarily flooded. The CC would be interested to learn how the Loch levels were regulated.

George Lawrie (TRACKS) reported that:

- work on the path from RSPB (Vane Farm) across Benarty would start soon and that the possibility of upgrading the tunnel under the B9097 to make it disabled-friendly was being evaluated, but provision for a new underpass near the existing tunnel seemed a more likely option; and that
- there had been further progress in commissioning the path from Lochend via Levenmouth to the Heritage Trail with SEPA agreeing to culverting the burn by the old Gullet Bridge. The CC would support the application for planning permission for the required works.

5. Perth and Kinross Council Local Development Plan - Developer Contributions Supplementary Guidance - Consultation. The CC will give consideration to this before responding.

6. Perth and Kinross Council Local Development Plan - Main Issues Report - Consultation. The CC will give consideration to this before responding.

7. Perth and Kinross Integration Joint Board for Health and Social Care. Consultation on Draft Strategic and Joint Commissioning Plan. The CC will respond shortly.

8. Ward Cllr Reports:

WCllr Cuthbert:

- The Boundary commission had so far signalled no change to the proposed arrangements for Kinross-shire. Its Report could be anticipated soon.
- The Council would shortly confirm its budget for next year. There will be a sizeable deficit to accommodate and cuts to some services could be anticipated.

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

None submitted.

10. AOCB:

None.

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

The Chairman thanked everyone for their attendance and the Meeting closed at 8.50pm.