

Portmoak Community Council

Draft Minutes of Meeting held on 9th February 2016 at Portmoak School

1. **Attendance:** CClrs: 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 WClrs: M Barnacle; and W Robertson; and PC D Stapleton and 10 members of the public.

Apologies: WClrs: J Giacobazzi; and D Cuthbert.

2. **Approval of previous Minutes:** The draft Minute of the meeting held in January 2016 was approved subject to in 4.3 Glenlomond “George Lawrie suggested that, as a consequence of the development, funding might be available for a footpath from Glenlomond to Wester Balgedie be explored.”

3. Matters Arising from Previous Minutes:

3.0 Portmoak Cemetery. The Chairman reported that there was possible interest in providing a site for a new cemetery.

7.0 Consultation: Integration Health and Social Care - the CC had made a submission.

4. Reports:

4.1 Police: PC Stapleton was welcomed. The CC was alerted to the circulation of forged Bank of England £50 notes. Recent local crimes reported: there had been a break-in in Kinnesswood and a quantity of heating oil had been taken in Easter Balgedie. Locks on oil tanks were recommended. Progress with recent thefts of quad bikes across P&K: police had located a number of bikes and one had been returned to its owner in Easter Balgedie. A number of individuals were assisting the police. The advice is to note or photograph vehicle registration numbers if concerned about untoward events. The CC regretted that the Police were currently no longer able to provide Monthly Police Reports for Portmoak. These had been helpful. The Commander’s Bulletins of 14th, 28th January and 5th February were noted.

4.2 Treasurer: The general account at the month end of January was £430.44 while the MBW account remained unaltered £874.21, giving a total of funds on hand of £1,304.65. Plans were in hand to manage any end of year surplus.

4.3 Planning:

1. New applications:

a. 16/00121FLL 9 Bruce Road Kinnesswood, Extension to dwellinghouse. No comment.

b. 16/00073/IPL Land 80m North East of Nether Birnie House, Wester Balgedie Erection of a dwellinghouse in principle. The CC will object as it is incompatible with PKC policy: Housing in the Countryside.

c. 15/02206/FLL, 15/02207/CON Kantara Wester Balgedie, Extension to dwellinghouse and erection of garage. No comment.

2. Progress with developments

a. Lomond Inn

- i. *An alternative concept.* A group of residents presented an alternative vision for the development of the site of the Lomond Inn. There was continuing concern with the proposals in the current planning application including recent amendments to the application. Their proposal was a preliminary attempt to explore whether or not the site could be developed to preserve both its conservation heritage and enhance the centre of the village through improved amenities overlooking the Loch: restoration of the original Inn as a dwelling house or apartments; low profile new build for restaurant/café/ bar; accessible community gardens, and increased car parking.

The CC welcomed the initiative but recognised that it would be a challenge to advance at this stage as PKC was currently preparing to consider the current application including recent amendments. Time was short. It suggested to the promoters that, to take the idea forward, it would be helpful: to take the views of the wider Portmoak community; to develop a business plan; and to review their proposals with the developer.

- ii. *Progress with amendments to 15/00505/FLL and with 15/00506/CON.* (CCllr Dave Morris declared an interest in that he had facilitated the meeting of the group promoting the alternative proposal.) The CC had been granted additional time to respond to these amendments. Although it had reservations, it did not object in principle to the use of the overall site for domestic housing and it welcomed the new proposal to retain the original parts of the old Lomond Inn as a new dwelling house. However, the CC will **retain its original objection** of 26 May 2015 to this application for the following reasons:

- Both applications are for the demolition of all buildings on the site. The amended scheme proposes to retain the main building. PKC has no choice but to refuse both applications as they stand as the applications do not reflect what is now proposed.
- There is now no relevant Design Statement.
- As required for conservation areas, there are no elevations across the site which show the development in its setting.
- Changes to roof heights of the three houses facing Loch Leven are unclear.
- After now nearly two years there is still no report available from the conservation officer commenting on the impact of the development on the Kinnesswood Conservation Area.
- Handling of the recent amendments had been poor: information was not available on the planning site after neighbours had been advised of amendments; it took five days to correct a poor quality presentation of the elevation of the old Inn and even then it remained

difficult to read; and some additional plans were added at a later date without neighbour notification and some were backdated.

The CC believes that, over the past two years, delays in handling both applications for this development has placed the application process in an uncertain limbo. Further, it sees recent significant proposals presented as amendments to the second application as contrary to PKC policy. It believes that submission of a fresh application would avoid many of the difficulties encountered, enable a coherent presentation of relevant information and provide a fairer basis on which to consult.

- b.** Glenlomond 15/01834/FLL, erection of 14 4/5 bedroom dwellinghouses. The CC noted that the application had been withdrawn. A further application could be anticipated.
- c.** Arrangements at Whitecraigs and Stephen's Field consequent on departure of the developer. The Chairman had responded to A & J Stephen's recent letter: welcoming their reassurance that arrangements would be made for the open spaces which the Greenbelt Company were contracted to maintain; seeking information on arrangements for new areas not covered; signalling Kinnesswood In Bloom's interest in developing a particular area; and agreeing to meet when plans for the "retained plot" at Stephen's Field had been formulated.

4.4 Roads:

- a.** Consultation: *20mph speed limit Wester Balgedie and Glenlomond.* The CC supported the proposal to introduce a 20 mph speed limit along Dryside Road from its junction with the A911 through Wester Balgedie and up and past Glenlomond. Appropriate signage for both villages would be sought.

- b.** Maintenance:

South Loch Road: The road surface was now deteriorating. A commitment to take forward the next phase on re-surfacing would be pursued by Ward Councillors.

Scotlandwell drains, roads and the pavement to Church. Key road drains had now been unblocked within the village. However, a significant blockage remained which was being evaluated by PKC. The poor condition of the footpath opposite the cemetery had been reported to PKC.

Easter - Wester Balgedie footpath. Reasons for poor drainage resulting in flooding would be reviewed by PKC.

Balgedie Toll hedge - need for a trim. The matter was being pursued by PKC.

Illuminated bollards at Kinnesswood - Maintenance. This was being pursued with PKC.

Winter damage potholes. These were noted and reported. However it seems that without more substantive work many will recur.

- 4.5 Paths:** Tom Smith on behalf of the Paths Group reported that plans for the year ahead were in hand. The Michael Bruce Way would shortly be inspected with George Lawrie and representatives from Paths for All to determine priority areas for

maintenance. Other paths would also be considered. It appeared that unsurfaced paths had stood up better to the recent rains than the surfaced ones. Recent flooding of the Heritage Trail was noted: there was a case to advise visitors when parts of the Trail may be impassable.

8. Ward Cllr Reports:

WCllr Barnacle reminded the CC that a response to the Main Issues Report would be due shortly. He recommend that Portmoak look in particular at village boundaries.

WCllr Robertson. PKC would shortly confirm its budget and the extent of any cuts which may fall disproportionately on the Environment Service. The unresolved matter of road arrangements at the Kilmagadwood access would be pursued. It appeared that the Boundary Commission would not hold a specific hearing for Kinross-shire and that its report could be anticipated by May. Automatic traffic censuses across Portmoak were in place in preparation for a possible pilot scheme for 20mph speed limits in Easter Balgedie, Kinnesswood and Scotlandwell.

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 8th March at Portmoak School.**

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