

Portmoak Community Council

Draft Minute of Meeting held on 14th November 2017

at Portmoak Village Hall, Scotlandwell

- 1. Attendance:** Cllrs: M Strang Steel (Chair); B Calderwood (Deputy Chair and Treasurer), T Smith, D Morris, A. Robertson and A Muszynski; and WClrs: M Barnacle, C Purves, W Robertson and R Watters; and 15 members of the public.

Apologies: Cllrs R Cairncross, S. Forde and PC D Stapleton, Police Scotland.

- 2. Approval of Previous minutes:** The Minutes of the CC meeting held on 10th October 2017 were approved.

- 3. Matters Arising from Previous Minutes:**

Item 6 Arrangements for the maintenance of residual plots across Whitecraigs. WClr Watters reported that he had consulted with the PKC lawyers who confirmed that the plot and path adjacent to the golf course is being included in the transfer.

Item 7.4.e. Manhole cover in Kinnesswood. WClr Purves reported that a member of PKC roads dept would go to inspect the problem when it is raining.

- 4. Westfield Opencast Site - Restoration and Regeneration Project (Fife 16/03661/EIA).**

The chairman reported that he had written to Mr. Stewart, the relevant minister, asking him to call in the application. Letters of support had been sent by the MP and Liz Smith MSP. Meanwhile fife Council had approved the application; the draft decision notice included restrictions on working hours and a limitation on the amount of waste taken onto the site; It was conditional on the applicant, Fife Council and PKC signing an agreement obliging the applicant to provide £100,000 for road maintenance. Fife Council had written to the applicant warning it that the council would expect the applicant to consult with communities before lodging future applications for the site. WClr Robertson said that the four ward councillors would be writing in support of the CC's request for the application to be called in and WClr Purves said that the leader of the PKC administration would also be writing. Concern was expressed by Cllr Morris about the handling of the application by Fife Council, and by members of the public about the need for this type of waste management facility. The chairman invited those with concerns to write to the minister as individuals supporting the request for calling in. The ward councillors were concerned that PKC's response to the application had not been approved by the relevant committee of elected members despite being assured that it would be. They would take up with the administration the need for a review of PKC procedures and in particular the delegation of powers.

- 5. School access - policy on parking.**

WClr Robetson had contacted the roads department. They would not proceed with parking restrictions in the teeth of opposition from local residents. It seemed strange to the CC that the PKC roads dept. should defer to local residents on such a matter. Cllr Morris said that he had spoken to one of the objectors, who would not maintain her objection. Cllr Muszynski believed this to be a matter for the PKC roads dept. and their transport planners.

WClr Barnacle had a letter from the roads department suggesting that a paper putting both sides of the argument should be submitted to the relevant committee of elected councillors for them to make a decision. The paper should make alternative suggestions such as parking restrictions for a limited time only and reversing the one way system as well as a blanket parking restriction. WClrs Barnacle and Robertson would pursue this suggestion with the roads department.

- 6. Reports**

- 6.1 Police:** No local report was submitted. The Area Commander's Bulletins of 11th, 18th and 25th October and of 1st November were noted. There had been a major burglary at Manorleys farm. The police have the matter

in hand. It appeared that there had been a reconnaissance as the thieves knew what they were looking for. There had been a further accident at the bend on the C50 at the Manorleys turn off. Only one car was involved.

6.2 **Treasurer:** The balance at the month ending 30th September was £475.20 in the General Account; and £1,042.23 in the Michael Bruce Way Account giving a total of £1,517.43.

6.3 **Planning:**

1. New applications:

- a) 17/03377/FULL (FIFE). Installation of up to 10 gas engines generating 19.96MWe at Westfield OCCS Fife. Considerable concern was expressed at the way that this application had been lodged on the day after Fife council had decided to approve the in principle application (IPA) for the whole site. Why had this development not been included in the IPA? Why had there been no consultation with communities as recommended in the Fife Council letter? Why fossil fuels in what purported to be a green development? CC and public concerns were raised over the impact of CO2 emissions on the environment. It was agreed that the CC would object on environmental and procedural grounds:- (a) expressing concern at the applicant's procedure and in particular the failure to carry out any consultation with the CC (b) objecting to the application on the grounds of insufficient information on the effect on air quality and the effect of noise in particular unless the acoustic screen to the north and west of the development is installed; and also on the ground that the environmental work promised should be carried out before the development is commenced including the provisions for access etc in the IPA draft decision and should include provision for access from Portmoak.
- b) 17/01749/FLL. Land 90 Metres West of Findatie Farm. Erection of a dwellinghouse and stables. The CC had already agreed not to object but to comment that consideration should be given to moving the proposed house further down the hill where it would be less conspicuous.
- c) Loch Leven's Larder. 17/01738/ADV (Display of signs);
- d) Loch Leven's Larder. 17/01621/FLL (Alterations to car park, play area and landscaping);
- e) Loch Leven's Larder. 17/01885/FLL (Erection of mixed use barn - retail cook school and function venue).
The CC had no comment on the first two applications. They were supportive of the proposals in the third but had some concerns about the impact of increased traffic on the dangerous junction at Balgedie Toll and about the noise generated by evening functions. The chairman reported that the Nivens would make a presentation to the next CC meeting and he would seek an extension of time for lodging comments until after that had taken place (**Extension of time granted**).
- f) 1 Friar Place, Scotlandwell. 17/01990/FLL. Erection of boundary fence (retrospective). This relates to the fence of which CCIlr Forde had complained. The chairman had inspected it. The fence as erected obscures the sightlines when driving out of Friar Place. The application is not truly retrospective as it proposes a fence on a different line, which allows for a proper sightline but does not say anything about removal of the existing fence. It was agreed to write to the planners to say that the existing fence, at least so far as fronting The Causeway must be removed.

2. Progress with Developments

a)17/01596/IPL. Land 50 metres south of 9 Bishop Terrace, Kinnesswood. Erection of a dwelling house in principle. (*Stephen's Field*). The chairman reported that he and CCllrs Cairncross and Morris had met with Peter Marshall and John Stephen. They were looking at an alternative to the proposal and would report at a further meeting fixed for 4th December.

b)16/00325/CON Lomond Inn, Report on request for Building Safety Evaluation. A surveyor from PKC had looked at the gable wall which had given rise to concern and pronounced it safe.

6.4 Roads:

- a) Wester Balgedie/Carsehall Junction. CCllr Calderwood reported that there had been a meeting onsite with local residents, Darryl Macewan and WCllr Robertson. There are three blind spots and much increased traffic partly due to Loch Leven's Larder. Darryl Macewan suggested 4 way traffic lights as a solution and he will investigate both the practicalities and finance. The planning application from Loch Leven's Larder is likely to lead to more traffic so action is required. The long term solution, it was agreed, is a realignment of the road to the northwest of the Toll. Robin Niven said that he could make ground available, but not on the shortest and most economical route.
- b) Footpath from Scotlandwell to the Church, Hall and beyond. WCllr Purves reported that Darryl Macewan had agreed to a site meeting at which Willie Greig from the bereavement department would also be present. The Chairman said that he had written to the owners of the field between Scotlandwell and the church seeking a meeting and awaited a reply.
- c) Vehicle Activated signs. CCllr Calderwood reported that he had had a meeting at which it was proposed that three signs be placed in Scotlandwell and two in Kinnesswood. Finding a suitable spot to site them was not easy as a power source was required, they needed to be a certain distance off the carriageway, and also far enough away from the edge of the restricted zone to avoid activation by vehicles outside it. Also, to make way for the signs some items might have to be moved. Detailed proposals would be forthcoming shortly. It was confirmed that the signs could be set to function at different speeds e.g.20mph instead of 30mph.

6.5 **Paths:** CCllr Tom Smith reported that PKC had held a useful workshop for paths groups. Planning for work next year, including a large project for improvement was taking place. Cattle were poaching the surface of the Michael Bruce Way.

7. PKC Ward Cllr Reports:

WCllr Callum Purves. He has had a meeting with Chic Haggart who is now considering a review of policy on 20mph limits

WCllr M Barnacle. He has met Peter Marshall(PKC planning)_ with WCllrs Robertson and Watters to discuss the proposed Local development plan (LDP2) being presented to PKC on 22nd November. The only change in this version is to specify a range for the numbers of units on a site instead of an indicative number. The maximum in the range will only be exceeded in exceptional circumstances. They also discussed development site zonings in Portmoak with Kinnesswood and Scotlandwell unchanged in the LDP.. The possibility of zoning Stephens Field, as public open space, leaving the house site unzoned, was discussed but Peter Marshall had advised the WCllrs to leave it as it is. The cemetery situation is recognised and there are changes to PM4. If approved, the plan will go out for consultation in the New Year, but it will be regarded as PKC's settled will.

WCllr W Robertson. He reported that with effect from April there will be a charge of £25 per annum for the collection of garden waste. This is a pure money raising exercise and PKC estimate that 50% of those with brown bins will pay for this service. There may be an effort to supply brown bins to those who do not already have them.

WCllr R Watters. He had nothing further to report.

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

- a. A member of the public raised the issue of a supply of water from Scottish water when the normal supply fails. Apparently they do not bring water to a house unless the occupier asks for it and the supply has been

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interrupted for 12 hours. This is not satisfactory and particularly for the vulnerable. WCLr Robertson said that PKC had an emergency officer who could deal with this sort of situation and he would supply the name.

(N.B. He is called John Handling. Scotiish Water's contact is resilience specialist John Stewart (John. Stewart@SCOTTISHWATER.CO.UK mob 07875-872041))

9.Date of next meeting:

The next meeting of Portmoak Community Council will be held at 7.30pm on Tuesday 12th December 2017 in Portmoak Village Hall, Scotlandwell. The Chairman thanked everyone for their attendance and the Meeting closed at 9.20p.m.