

Portmoak Community Council

Draft Minute of Meeting held on 12th June 2018

at Portmoak Village Hall, Scotlandwell

- 1. Attendance:** CCllrs: M Strang Steel (Chairman), B Calderwood (Deputy Chairman and Treasurer), R Cairncross (Secretary), S Forde, D Morris, A Muszynski and T Smith; and WCllrs: C Purves, W Robertson and R Watters; and 25 members of the public.

Apologies: WCllr M Barnacle; and PC D Stapleton, Police Scotland.

- 2. Approval of Previous minutes:** The Minutes of the CC meeting held on 10th April 2018 were approved.

- 3. Matters Arising from Previous Minutes:**

Item 3 School Access - policy on parking and safe access routes for children. WCllr C Purves reported that it was anticipated that a Report addressing the matter would be submitted to Environment and Infrastructure Committee for its September meeting.

Item 3 Footpath from Scotlandwell to the Church, Hall and beyond. The Chairman reported that a first stage draft option appraisal identifying possible routes would be concluded shortly and forwarded to PKC to progress.

Item 3 Loch Leven Underpass. Work was proceeding apace and should be concluded by mid-September. The road works should be completed before the end of August.

Item 3 Resilience - being better prepared for risks. Community Emergency Plan. The draft Emergency Plan was in preparation. Application to SSE for funding to support an emergency generator "hook-up" at the Hall had been made.

Item 4 Communication Strategy and General Data Protection Regulations. The CC approved a "Personal Data Policy." This will be placed on the CC website. The CC had sought registration with the Information Commissioner's Office (ICO). A process to rationalise how data is held between the Webmaster, the Chairman and the Secretary was underway.

Item 5 Comfort Scheme. This Scheme offered a number of free to use public toilets through partnerships with local service providers such as hotels, pubs and public buildings. These facilities were available for public use at no cost, regardless of whether or not they were customers. WCllr Purves reported that with a reduction in budget the Scheme had been restricted. There was no provision for it anywhere in Portmoak but it was available at a number of venues across Kinross and Milnathort. Currently new venues were only authorised when a current venue ceased to participate: and then only in the same area. The Scheme would be reviewed by PKC in the autumn.

Item 6 Glass Recycling Kinnesswood. The CC had submitted its views to PKC and waited to hear the outcome. It might be that a single "appropriate" bin could be accommodated behind the bus shelter and might alleviate the pressure.

Item 7 Review of Scheme of Establishment of Community Councils. The Chairman and Secretary had participated recently in a meeting hosted by PKC to review the matter. A number of points had been identified and will be fed back to participating CCs in due course. The matter will also be considered at the next meeting of the Kinross Forum set for 13th August.

- 4. Westfield Update: Presentation by Hargreaves Land and Brockwell Energy.** The Chairman welcomed Philip Rayson (Hargreaves Land) and Robert Watson (Brockwell Energy) who had come to update the Community Council on developments at the Westfield site. The following points emerged from their presentation and answers to questions:

- Hargreaves Land was a large and diverse company and that Brockwell Energy had been established in 2017 as a wholly owned subsidiary to focus on a range of energy related developments including: energy from waste plants; solar farms; peak supply energy generation and wind farms
- An intention to grant letter had been issued in response to the planning application in principle for the development of the site in October 2017. It was anticipated that a section 75 agreement and section 76 agreement (relating to the contribution to PKC for road maintenance) would be signed very shortly to allow a formal decision notice to be issued within the next two months.
- The application for the installation of up to 10 gas engines to generate electricity was the responsibility of Brockwell Energy. Subject to the decision of Fife Council planning consent was anticipated within the next two months.
- Comprehensive survey work was being undertaken to inform further developments. It was anticipated that before the year end the site master plan would be revised and that there would be an application for an energy from waste plant (EfWP). Build completion would be before the end of 2019
- There was an active interest in securing independent businesses to develop on site. An inducement was cheaper electricity supported by long term supply contracts from the EWP which could also supply the national grid. Electricity from the 10 gas engines could either supply the grid or back up the supply for local businesses.
- There was a commitment to establish a Community Liaison Group. The Chairman agreed to follow up separately the arrangements for establishing such a Group.
- Infinis had discharged the planning permission they had for a waste plant. Traffic from that had been included in the traffic analysis presented with the Hargreaves planning application. Thus the impact of transport along the B9097 was likely to be reduced from that set out in the original EIA planning applications. That said there was no way of estimating the additional impact of transport generated from independent businesses established on the site.
- There was no prospect of using rail to transport waste but new businesses may be interested in participating in commissioning the rail link that supplies the site. Use of that option was encouraged.
- Waste was likely to be of local origin and trucked in. Whether it would arrive “sorted” or whether that “sort” would occur on site with waste unsuitable for the EfWP being trucked out was unclear.
- Waste from energy plants were not at risk of becoming redundant in Scotland – there was shortage of capacity.
- Provision of an off-road walking and cycling route alongside the B9097 could be a matter to raise through the Community Liaison Group. It was emphasised that that forum must be two way with the developer listening to what the community had to say.
- Rigorous environmental checks by SEPA should ensure that the EfWP is compliant with environmental regulations. It was unclear whether such checks extended to the impact of transport along the B9097
- The impact on the 42 residences along the B9097 had not so far been properly assessed particularly the impact on health. The interests of two large farms which straddle the B9097 had still to be properly assessed.
- Site security was a significant and current problem. There had been: regular fires and police call-outs; and an increasing invasion of motor bike and 4x4 scramblers.

- Current water pollution on-site is being addressed.
- Speculation in the press that Brockwell Energy might be subject to a change of ownership was acknowledged as correct. Were that to happen it was not thought that plans would be disrupted. Leases and options were in place between Hargreaves and Brockwell at the moment and Hargreaves would remain overall owner of the site.

Mr Ryson and Mr Rayson were thanked for their update.

Conclusion: Significant activity can be anticipated over the next year. The ability to monitor and review carefully what is happening would be important. The establishment of the Community Liaison Group would be an important first step.

5. Reports

5.1 **Police:** There was no local police report. The Area Commander's Bulletins of 9th, 16th, 23rd and 30th May and of 6th June May were noted.

5.2 **Treasurer:** The balance at the month ending 30th April was £284.80 in the General Account; and £1,192.48 in the Michael Bruce Way Account giving a total of £1,477.28 The new "Holding Account" No. 3 held £1, 500.00.

5.3 Planning:

- New applications:

a. **18/00667/FLL** Former Lomond Inn, Kinnesswood. Erection of a dwellinghouse.

b. **18/00666/CON** Former Lomond Inn, Kinnesswood. Complete demolition of a building.

These applications lay within the Kinnesswood Conservation Area. Together they sought to modify the planning consents already granted for: a) the part demolition of the Inn and demolition of the Annexe building and outbuildings (16/00325/CON); and b) part demolition, change of use and extension of the Inn to form a dwellinghouse, erection of 4 dwelling houses and associated works (16/00326/FLL). The purpose of the modification was to seek the complete demolition of the Inn on Plot 1 and its replacement with a new dwellinghouse with a different footprint and set back from Main Street.

The Community Council **objected** to these proposals. The primary reasons for doing so were:

- **Conservation.** The Community Council was mindful that this development lay at the heart of the Kinnesswood Conservation Area. This was an historic building and formed a significant part of the development making a critical contribution in both its design and setting to the Conservation Area. The building was specifically mentioned in the PKC appraisal of the conservation status of the village as forming "the focus of the approach to the village from the south." In 2016 the CC had welcomed the proposal to retain the original Inn by building a new property around its shell. Its position on that matter remained unchanged. It would wish to see the applications to retain the old Inn, for which there is already planning consent, taken forward. It believed that this development should enhance and not despoil that Area. It noted that the applicant has not made out a case overcoming the presumption applicable to unlisted buildings in conservation areas for retention of the remainder of the building.
- **Revised cost appraisal.** The Community Council agreed with and supported the views expressed by Historic Environment Scotland which succinctly stated. *"The information provided in the revised cost appraisal does not, in our view,*

demonstrate the non-viability of retaining the existing structure. The costs of repair are not balanced against end value. There is no information to demonstrate that these costs couldn't be supported by the proposed new development elsewhere on the site, or that a different project couldn't be achieved by the engagement of a restoring purchaser for this structure."

If the application for demolition were to be refused, it would follow that the application 18/00667/FLL for building a house on the site must be refused too.

In the event that the Council grants planning consent for the demolition, the Community Council would nevertheless object to the house proposed in application 18/00667/FLL on grounds of scale. It would look more favourably on a reduced scale and footprint of any new build on Plot 1 and on including within it smaller housing units for example, flats or apartments. It will write to PKC planning accordingly.

Separately the CC would seek a meeting with the developer to explore options for the site.

- c. **18/00881/FLL** The Cobbles, Kinnesswood. Change of use - garage to dwelling house. No comment.
- d. **18/00827/LAW** Balneathal Farm Easter Balgedie. Formation of a silage pit. No comment.

- Progress with Developments:

- a. **17/02227/FLL** Levenmouth Scotlandwell: *Erection of two houses.* There had been no response from the Chair of the PKC Development Management Committee to the letter from the Chairman. The matter would be pursued.

5.4 Roads: Councillor Bruce Calderwood reported that limited progress had been made on outstanding road matters. A full Report would be made to the forthcoming July meeting. Plans to close the A911 from the Golf Club as far as the centre of Scotlandwell for resurfacing between the hours of 9.30 - 4.30 and from 23rd July to 10th August were considered. The more imminent closure of the B920 between its junction with the A911 Main Street, Scotlandwell to its junction with the C50 Righead to Auchmuirbridge from 18th June for 20 days to permit carriageway patching works was also considered. This would occur at the same time as the B9097 has traffic regulation to accommodate the new underpass at RSPB Loch Leven. Councillor Calderwood would explore whether delaying the A911 closure to the October holidays could be a possibility. Given the wider community impact of these closures Councillor Calderwood and Ward Councillors will explore whether CCs should be told directly by PKC of such plans for road closures.

A resident explained that the traffic risk around the Wester Balgedie Toll junction remained serious. Vehicle Activated Speed signs were not the solution. The installation of traffic lights to control the junction is required. Despite good will to take this forward it had not been possible to find the required funding. Councillor Calderwood would write to PKC to seek that the matter is reviewed. The matter of funding sources would be considered further by Ward Councillors.

5.5 Paths: Councillor Tom Smith. No report.

6. PKC Ward Cllr Reports

Ward Councillor C Purves. Arrangements to finalise a PKC scheme for participatory budgeting for communities including community councils were in hand. This was separate from the not dissimilar and recently launched scheme by the Scottish Government.

7. Matters previously notified to the Secretary plus matters raised from the floor: *Democracy Matters Convention: People to have their say on Scotland's public services.* This was a listening

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4

exercise conducted by the Scottish Government. Anyone or organisation with points to make should use the internet to communicate their views. Further information was available on democracymatters@gov.scot

8. **AOCB.** None.

9. **Date of next meeting:**

TO BE CONFIRMED The next meeting of Portmoak Community Council will be held at 7.30pm on Tuesday 10th July 2018 in Portmoak Village Hall, Scotlandwell. The Chairman thanked everyone for their attendance and the Meeting closed at 9.25 PM.