

# Portmoak Community Council

## Draft Minutes

Meeting Tuesday 10 August 2021, 1930 – 2100hrs

Online meeting via Zoom

1. **Attendance:** WCllrs C Purves, W Robertson, and R Watters; Cllrs A Davidson (Treasurer & Acting Chair), S McGregor (Secretary), D Morris, K Donaldson, A Millar, and D Paterson; M Craig Police liaison; and 10 members of the public

**Apologies:** Cllr S Forde

2. **Approval of previous Minutes held on 13 July 2021:** Accepted

3. **Matters arising from Previous Minutes:**

### **Item 1 Road Safety Action in Kinnesswood and Scotlandwell**

The Chair commenced the meeting with a personal note on behalf of PCC to send our condolences to the family of the motorcyclist who was killed on the A911 on night of 15 July 21.

WCllr C Purves was able to give a road safety update on a number of items:

**Easter Balgedie:** a resident of Easter Balgedie had kindly helped to canvas opinion from other residents and farmers on speed mitigation through the hamlet. There was support for a speed table along a longer stretch of road. From PKC roads there was support for some types of speed mitigation, and the effectiveness of speeding tables, and Daryl McKeown will assess and respond with the best solutions.

**Kinnesswood:** the 20mph speed trial has come to an end, and this has recommended retaining the 20mph speed limit. The trial will help with policy on the future approaches to the introduction of 20mph speed limits across Perth & Kinross. The vast majority of the feedback in response to the 20mph limit trial was positive.

**Scotlandwell – Auchmuir Bridge:** following the fatality on 15/07/21 the road safety team are assessing it in terms of policy including a 40mph speed limit requested by locals. The Police and council will have a joint site inspection to look at the causes in order to advise on future speed mitigation limits. There is some resistance to the 40mph reductions based on current policy. WCllr C Purves and some residents will meet with PKC Councillor Angus Forbes in August to make the case for a change in policy that will enable a 40mph limit to be introduced. WCllr W Robertson and PCC requested to attend this meeting and WCllr C Purves agreed to ask if Cllr Forbes was agreeable to this.

**A911 Route Action Plan:** this project is still in progress with no drafts made available yet.

**Agricultural vehicles:** members of the CC voiced concerns regarding agricultural vehicles speeding through Scotlandwell, while PCC understands that Portmoak is an agricultural area, often farm vehicles are heavily laden and travelling well in excess of 20mph.

**Contradictory signage along the A911:** roundels with conflicting info. need correction and more repeaters between Church Hall and Scotlandwell were required. These are known and an outstanding issue.

**Hedges:** PCC were pleased to note that the hedge along the pavement between Kinnesswood and Easter Balgedie has been cut back by the local farmer. Along the path between Scotlandwell and the Church, the undergrowth has grown to the extent that in places pedestrians have to step onto the road to get past. A resident reported they had been hit by a car wing mirror whilst walking along the path and having to step into the road. Police Liaison confirmed that in such an instance the driver should stop and should ideally be reported to Police to aid statistics. Callum Purves confirmed he has raised a request with PKC to have this stretch of hedge cut back.

### **Item 2 Glenlomond sewage, and Water Supply to Glenlomond and Wester Balgedie**

Cllr A Davidson reported Glenlomond water had not been cut off recently. Problem with sewage works: a specialist company has quoted £20k+VAT to complete repairs which is unaffordable to the villagers. The village is currently researching possible sources of grant funding, while still pursuing Scottish Water to adopt the system. WCllr CPurves suggested this was difficult as grant sources aren't available for what the council would consider private issues, but it is a topic WCllrs can raise with the council.

**Item 3 Construction of hill track, Bishop Hill, Kinnesswood: drainage, gorse clearing, electric fencing:** Cllr DMorris confirmed no action on this issue.

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**Item 4 Portmoak Primary parking issues:** Cllr DMorris will write to D McKeown at PKC about the outstanding issues

**Item 5 Friar Place, Scotlandwell: hedge height reducing visibility:** Cllr SForde had been due to follow up but was not in attendance. Cllr A Miller had made enquiries with Friar Place residents at Friar Place and reported that they are not experiencing an issue with the hedge encroaching visibility on exiting Friar Place. PKC have sent planning officers to site multiple times and have not highlighted a sight line issue. Cllr A Miller raised a motion to remove this item from the agenda. Cllr D Paterson seconded this. 2 other CC members agreed with this motion.

**Item 6 20mph traffic sign reorientation in Scotlandwell:** covered in Item 1

#### 4. New Matters arising:

**Item 1: Portmoak Community Council By-Election, new PCC members:** the recent by-election had resulted in 3 additional full members of PCC. The Chair welcomed Cllrs A Miller and D Paterson to the CC. Cllr Davidson had also become a full member having previously been co-opted.

**Item 2: Grahamston Road signage for no vehicle access to LLHT and speed limit:** WRobertson suggested that the CC may be able to help residents with funding for formal signage and ask local people about the scale of the issue. DMorris did not think this was a task for the CC as all signage on private land was primarily a responsibility of landowners..

**ACTION: SMcGregor to follow up with resident about this issue and CC decision to take no action.**

#### 5. Reports:

**a. Police Reports:** Mark Craig Police Liaison was in attendance and gave a summary. Local policing plan included enforcing speed limits along A911. Daily encouragement for patrols to do speed checks. Police reports: several speeding drivers have been stopped, including one charged with dangerous driving. There had been a road traffic collision outside Old School Cottage in Scotlandwell. A break-in had occurred at Portmoak Primary School. Regular patrols had been attending at the Sluice House and Burleigh Sands speaking to campers, reminding them of their responsibility to leave their campsites tidy. Mountain Rescue had been called to John Knox' Pulpit. Joint effort between MR, Fire & Rescue and Ambulance services: a teenager had fallen from a height, but fortunately they are safe and well.

#### b. Planning

(1) New Applications:

(a) 21/01122/FLL P8- Kinrossshire Extension to dwellinghouse at 32 Whitecraigs Kinnesswood Kinross KY13 9JN. Comments by 20-Aug-21: no comments

(2) Existing Applications:

(a) 21/00997/FLL | Erection of 22 dwellinghouses, 3 garages and a garage with ancillary accommodation, formation of SUDS pond, landscaping and associated works (LDP site H54) | Land 100 Metres South East Of Cragton Villa Rost Gardens Scotlandwell..

The date has passed for public comments. The CC noted that at the time of consideration of the planning application by the CC there was outstanding information, as indicated by PKC consultees. There are 25 comments, 22 in objection and 3 in support. The number of valid objections will push the application to review by the Planning and Development Management Committee. The CC have submitted a letter including a complaint that a time extension was not granted for PCC to discuss the application with residents and a special meeting had to be organised. There was opinion that designating H54 as building ground is questionable now that recent knowledge is available as to the high value of carbon sequestration in peat lands. Cllr D Morris felt the next action should be to take the objection to the Scottish Government. At the Special Meeting on 27/07/21 the developers had admitted that they had submitted the application in order to pressurize SEPA. This questionable approach should be raised with the Scottish Government. PCC feels there is a fundamental question about whether H54 should remain in the local development plan as a site for development. All the zoning was done in a time prior to current knowledge and concerns

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about peat conservation and climate change. There was comment that it seemed conflicting to be planning to remove peat from H54 while 100m away at Portmoak Moss the raised bog and peatlands are being conserved. There is speculation that there could be as much as 3-4m of peat in the site that requiring removal and each plot could need to be investigated. Both environmental and physical impact of excavation and back fill are potentially huge and impactful to local communities by way of extremely large numbers of construction vehicles travelling the A911. PCC also noted concerns that these 22 houses are proposed to be built when there is still no safe walking route from Scotlandwell along to Portmoak Hall. All 4 WCllrs were very keen that this off-road path should be created during their period of office which ends in Mar 2022. WCllr W Robertson agreed the land had been zoned without the appropriate path infrastructure in place. A resident expressed concern about large urban style developments in rural locations being disproportionate in size to the existing villages. WCllr W Roberston explained that in previous years policy was not to expand villages more than a certain % and by incremental growth, but this is policy is no longer in place. WCllr C Purves suggested that the main issue was directives from the Scottish Government with allocations of housing need required to be built in each area while building density is often in excess of the LDP guidance. In such instances the council and councillors are often operating with one hand tied behind their back. There were concerns voiced by WCllrs and PCC that while housing was required, PKC Planning Officers need to assess what they need from the developer e.g. it was important to ensure the quality of the entire carbon footprint was assessed thoroughly and that new housing should be of a high environmental standard. Also that the size of the houses should be in alignment with the locale, and that there should be affordable housing created in every site, and correct application of housing policy followed. It was not acceptable for a commuted sum fee to be paid to PKC – according to PKC policy this is a final option, after on and off site affordable housing has been considered as the first option but PKC planning officers are ignoring the policy and making the commuted sum route the first option. This means that the commuted sum usually is not routed back to create affordable housing in the same community.

ACTION: PCC to write to the Scottish Government to explain that H54 is wrongly zoned for development in the LDP and to ask what the Scottish Government can do about this.

(b) Planning Decisions

(a) Progress with Developments: Westfield Community Liaison Committee: Cllr K Donaldson reported no update. Next liaison meeting on Tue 21<sup>st</sup> Sep 21.

c. **Paths Group:** The Paths Group has been busy this month with a focus on keeping the following paths clear of vegetation:

- Peat Loan from Grahamstone track to Portmoak Moss
- Dryside Road path from Easter Balgedie to Springfield farm
- Michael Bruce Way (MBW) around the water tank to Esme's Gate and on up the steps
- MBW from Kilmagadwood Gate back along above the golf course
- MBW from The Napix to the hill gate
- Main routes across Stephens Field.

The Paths Group extended their thanks to Alistair from PKC Community Greenspace for bringing the flail machine along at the end of July to help make light work of the Peat Loan and Dryside Road paths.

If any residents are interested in volunteering please contact Alison 07943 881181 or Anne 07547 457046.

PCC would like to thank the Paths Group for their commitment and time in keeping local paths clear for everyone.

## 6. Treasurer CC Accounts:

CC Account: £595.85

Michael Bruce Account: £1372.65

Cheque being processed for website fees. £91.15 still to be paid out

Credit union form had been passed to Secretary for counter-signature.

## 7. Ward Councillors' Reports

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R Watters: Raised a reminder to Community Groups that the Community Investment Fund is open for applications. A Panel will sit to decide allocation of funds. One member from each CC will be on Panel along with the WCllrs. Panel to sit on 13 Sep'21.

W Robertson: highlighted speed problems along The Causeway between Scotlandwell and Lochend Farm. TRACKS have planning consent to start the path connecting Lochend with the LLHT. WRobertson has requested that the section between Scotlandwell and Lochend be designated a Green Route to reduce speed and help connect Scotlandwell residents with the LLHT.

CPurves: Additionally wanted to flag the Public Consultation on a new National Care Service, taking responsibilities from Councils into a National Care Service, including childrens care services. WCllr CPurves voiced concerns that this will erode local control or influence over services. Members of the public are encourage to comment at: <https://consult.gov.scot/health-and-social-care/a-national-care-service-for-scotland/> Comment may be appropriate from the CC and members of the public.

## **8. Matters notified to the Secretary:**

- a. Public Consultation – Draft Flood Risk Management Strategies & Local Flood Risk Management Plans  
Members of the Public are encouraged to comment online at link:  
<https://consult.pkc.gov.uk/communities/floodriskconsultation2021/>

9. **AOB:** Cllr Dave Morris: At the PKC planning and development management committee meeting which considered the plot 5 housing application for the Lomond Inn site he raised the significance of the flooding issue. In Aug 20 the whole of the Main St., Kinnesswood became a river as water flowed off Bishop Hill . Such flood water needs to escape from the Main Street before flooding houses and the best escape route is the Lomond Inn site. This has potential implications for Plot5 of Lomond Inn site and much larger implications for the proposed houses at the lower end of the site. The planning committee approved the application and ignored this flooding issue. Both the CC and PKC need to give this some further consideration.

**10. Next Meeting:** 7.30pm Tuesday, 14<sup>th</sup> September 2021

**11. The Chairman closed the meeting at 2110hrs.**

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