

Portmoak Community Council

Notice of Meeting & Community Council

Tuesday 8 February 2022, 1930 – 2100hrs

Online meeting via Zoom

Minutes

- Attendance:** WCllrs CPurves, WRobertson, RWatters; Cllrs AMiller (Chair), DMorris (Vice-Chair), ADavidson (Treasurer), SMcGregor (Secretary), KDonaldson, SForde, DPaterson, GSmith; 5 members of the Public.

Apologies: None

- Comments and Approval of previous Minutes from meeting on 11 January 2021:**

The VC raised two corrections of the Jan draft minutes. Correction 1: in Section 6 Paths Group update 3rd paragraph, should say: "Cllr DMorris, understood PKC were proposing to put in a self-closing gate or stile. A stile was considered inappropriate". Correction 2: renumber the sections as there are 2 "6"s (Secretary note: this makes the Paths Group Section renumbered as "7")

Proposed: Kenneth; Seconded: Dave Morris

- Matters arising from Previous Minutes:**

Item 1 Official Co-opting of Graham Smith to Portmoak Community Council.

The completed signed Documents were confirmed as received at PKC. The Chair raised a Motion to co-opt Graham Smith. Proposed: SForde. Seconded: ADavidson and DMorris

Item 2 Kinross-shire Committee – update following first meeting

The Chair had attended the first Kinross-shire Committee (KC) meeting. **Application to extend the speed limit 40mph from Scotlandwell and Bowhouse:** Cllrs and WCllrs had discussed the issue and residents representing Bowhouse had attended and made a deputation. The KC had voted in favour of implementing the speed restriction. WCllr Purves confirmed the instruction from KC to PKC officials had been made to implement the speed restriction. Speed measuring will be implemented afterwards. Changes to road markings, signage and footpaths will also be reviewed. There will be a consultation period to monitor and review, but it was a huge positive for Portmoak Community and the Bowhouse residents.

20mph Speed restrictions in Kinnesswood: following the trial period these will now become permanent. There are approx. 800 areas flagged for speed restrictions in P&K, with 20mph speed trials in a number of other locations also. The Chair had requested info. Regarding the amount of PKC budget allocated to Kinross-shire and regarding the costs the various speed mitigation measures cost. This request was deemed appropriate so that an assessment of realistic spend and delivery within the area could be assessed. PKC confirmed they would supply the information. WCllr CPurves highlighted that PKC had committed informally to the Route Action in the past, but this was formalised at the KC meeting.

KC Planning & Matters Arising: WCllr CPurves raised intention to get all Cllrs and WCllrs together to identify priorities and main focus and plan for the next 10 months, rather than an ad hoc approach. The Chair asked if any of the Cllrs wanted to raise anything. D Morris noted that he could not pick out the main issues from the existing KC documentation, and any person not sitting on the committee would have reason to ask what is the purpose of the committee? WCllr CPurves said this was a fair comment. Key themes should have been discussed, but there had not been time in advance of the first meeting, hence the suggestion to have another meeting as noted previously to plan the next 10 months. The Chair suggested a short online meeting of the CC members within the coming month to rationalise ideas at a time /date to be arranged. **ACTION: Chair to organise meeting of PCC members.**

Creation of Regional Park: Many of the other Kinross-shire CC had shown strong support for a Regional Park extension of the Lomond Hills Park into Kinross-shire. There was a general agreement to put a motion to PKC at a

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future date. The Chair highlighted that strong support for the Regional Park also gave impetus to look at other issues like pollution into the loch, and farming methods. W Robertson commented that the KC gives all CCs direct input into what is discussed and a much greater degree of power, but it is not up to WCllrs, it is up to the CCs to bring issues to the KC.

Item 3 Road Safety Action Update

The requested data on the Scotlandwell 20mph limit trial was still outstanding. WCllr CPurves read a statement from PKC roads explaining that analysis is being undertaken on the data for all the 20mph trials across PKC which were installed under emergency rules. Once all the data is collected it will be shared with the relevant CCs.

ACTION: WCllr CPurves to keep PCC appraised

Roads & Signage Damage: A member of the public raised the issue of a sunken manhole on the southbound exit from Kinnesswood. The materials surrounding the manhole were reported to be severely degraded and a potential risk was raised.

Cllr SForde also raised the issue of the northbound speed signage into Scotlandwell having been subject to storm damage and was lying at the side of the road. **ACTION: Secretary to advise PKC Roads Maintenance of issues.**

Footpath from Scotlandwell to the Church: The Chair apologised that the proposed on-site meeting among PCC members was still outstanding due to availability of members and restrictions of dark evenings to view the layouts properly. The PCC agreed to arrange the onsite meeting now that light afternoons and evenings was becoming more favourable.

B9097 poor Road Surface: WCllr WRobertson had raised the issue of the surface of the B9097 to the Perth and Kinross Council Road Maintenance Partnership, who had replied. Two surface dressing schemes had been carried out over the last three years with the most recent one being carried out on the section between Findatie and the B920 junction. Patching works and resetting of gullies had also been completed along this section of the B9097. The current overall condition of the South Loch section of the B9097 did not give immediate concerns. Looking forward to PKC Roads capital works programme over the next three years, there is a section of the B9097 due for resurfacing on the section that runs from the M90 to the A977. A survey of the South Loch section of the B9097 will determine if structural patching works need to be carried out in the 2022-23 financial year and / or any resurfacing works need to be programmed into the three-year rolling programme of capital works. **ACTION:** Secretary to report the broken 20mph sign on the Scotlandwell end of Causeway. And pothole at man hole cover on exit from Kinnesswood going to Scotlandwell.

Bowhouse Bus Laybys: WCllr CPurves and the CC had received a paper circulated by the Developer at Land 50 Metres West Of Wester Bowhouse Leslie under planning Ref. No: 20/00231/FLL re: the bus lay-bys at Bowhouse. In brief, some years ago, RTK original developers were to install a bus layby on the West bound side of the A911, but this had not been done and the building firm had subsequently gone out of business. In years since then, on the opposite side of the road, the farmer has created a widened field entrance which has created a space that school children can stand back from road and the residents were satisfied with this solution at present for children waiting for the school bus. One of the criteria of the planning of the two new houses at Bowhouse was to create a new stance on the Eastbound side of the road. This is now considered to be superfluous. The Developer commented that the tarmac at the entrance to the development will suffice as a bus layby on the East bound side once the development is finished. The Developer intends to submit a request to planners to remove that conditional criteria from their planning permission. Cllr DPaterson commented that he felt a bus stop was advised to allow a bus to pull off to avoid a hazard of traffic coming from behind round the corner and over the blind summit. The Developer replied that the tarmac will allow the bus to pull safely off the road. The Chair thanked the developer for his communication to PCC and it is up to PKC Planning to decide on any request to remove the condition, however the Chair raised reservations regarding deviation from current development planning conditions for the benefit of all current and future Bowhouse residents.

Item 4 Glenlomond sewage, and Water Supply to Glenlomond and Wester Balgedie: Cllr ADavidson explained the reason why there was a small core of retired residents looking after the sewage plant, was because the nursing home had previously maintained the sewage plant but this had stopped when the home was demolished. The village committee had submitted a FOI request concerning how many of similarly maintained plants had been adopted by Scottish Water, suspecting that many had been taken on already. It was suggested if this turned out to be the case, that there was a significant precedent for the Glenlomond site to follow. Some professional

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analysis of the current sewage system had shown that all the surface water is not flowing into the sewage system, this is good news as the system should not become overwhelmed and this has provided some reassurance and peace of mind to the villagers. R Watters commented that the partial or total adoption of the sewage system would be great news. Cllr Davidson also advised there is a new developer was in the process of taking over the nursing home site. It was also advised that part of the site upon which nothing can be built, the developers have removed mature bushes and wild habitat, which has upset residents. Cllr Davidson asked the WCllrs if there was any recourse for enforcement by PKC regarding these actions. Cllr DMorris suggested that a local Glenlomond Development Trust could apply for assistance to acquire the land.

The Chair declared a potential 'Conflict of Interest' and that he would not be able to take part in any further discussions regarding the development of the former nursing home site, due to professional engagements related to engineering consultation. The Chair requested if the Vice-Chair could pick up on any further discussions concerning the development at Glenlomond, and Cllr DMorris agreed.

Item 5 Scotlandwell to Portmoak Church Path: This item had been covered under Road Safety. PCC members will meet to walk the area and identify a best option for a route.

Item 6: Kinross-shire Community Investment Fund – second round open for applications: The 2021/2022 Community Investment Fund had opened for a limited second round of applications on 10 January 2022. Some projects had not used all the funds granted to them and so there was still £16,013 available for Kinross-shire. Information for the Community Investment Fund can be viewed at <https://www.pkc.gov.uk/article/20535/Community-Investment-Fund> **Applications will close on Friday 18th February 2022 at 5pm.** If you have any questions, please email CIF@pkc.gov.uk or call 0345 30 111 00.

4. New Matters arising:

Item 1: Wester Balgedie Farm development –Correspondence had been received by the Secretary and Kinross Civic Trust, from the Developer at Wester Balgedie Farm. PCC were encouraged that a developer had approached the CC in advance of submitting planning and expressed encouragement to other developers to do similar and engage the community in advance of submitting planning. The Developer had offered to meet to show plans to PCC and /or the Community. The consensus was that a public meeting would be preferred. The Secretary to reach out to the Developer to arrange this as soon as possible. At time of meeting no planning application had been submitted, but residents had reported some actions occurring at the site that appeared to be outside those permitted within a Conservation area, such as demolishing some old stone walls and a tree being taken down. The Secretary had reported the commencement of work to the PKC Planning Enforcement Officer, who had confirmed the developer could take down the metal barn which was dangerous. Some residents had expressed concern about safety at the site. There are concerns that there are discrepancies between what the Planning Enforcement Officer has stated, and the open line of approach that has appears to have been taken by the developer. WCllr WRobertson confirmed that consent is required to do most things within a Conservation Area, including tree felling. PCC are concerned that due process is not being followed correctly, given this is also a sensitive historic layout at Wester Balgedie Farm.

ACTION: Secretary to approach Developer and advance arrangement of a public meeting as soon as possible. Secretary: raise this item of demolition and tree felling once again to the Enforcement officer for confirmation that permission has been granted and that all current works are compliant with existing permissions.

5. Reports:

a. Police Reports:

- a. Community Speed Watch program: WCllr WRobertson had heard from a number of CCs confirming they would like to be involved. Some volunteer names have been submitted to the police. The Police are awaiting response from all CCs before putting a program together. WCllr WRobertson hoped to have a more significant update in March. PCC Secretary is still collecting volunteer names if any local residents would like to be part of the Speedwatch team.

b.Planning

(1) New Applications:

- a. 21/02118/FLL | Erection of a dwellinghouse and garage | Land 20 Metres West Of Applerigg Leslie Road Scotlandwell. Closing date for comments: Fri 18 Feb 2022

PCC: No comment

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- b. 21/02274/FLL | Replacement of sewage treatment plant, erection of a coffee takeaway building and playhouse, installation of a sculpture and associated works (in part retrospect) | Vane Farm Nature Centre Kinross KY13 9LX. Closing date for comments: Mon 28 Feb 2022
PCC: No comment

(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.

A follow up to a previous actionable point was requested by the Chair who had requested WCllrs approach The Planning Officer for information regarding the reasons the Planning application had been withdrawn. The Officer had confirmed the reason was due to the representation made in opposition, and it appeared likely that the application was going to be refused. WCllr Watters indicated that Sean Paton thought the application would probably be resubmitted.

ACTION: PCC to keep this item on agenda for further development.

(b) Planning Decisions

- (a) Progress with Developments: Westfield Community Liaison Committee: 16/02/22. Cllr KDonaldson confirmed work has commenced on the site. Site offices are being set up, and roads and infrastructure are being created. There have been some variations submitted, due to the design and build company that have taken over. The Chair asked if there were any items that PCC should be aware of or items for consideration. K Donaldson thought the main item was to ensure lorries and large vehicle traffic travelled into the site along the B9097 from the motorway, but some large lorries had been seen coming in the C50 from Glenrothes. **ACTION: Cllr Donaldson agreed to highlight this at the next liaison meeting.**

- 6. Paths Group update:** Maintenance of the Orwell Arlary Core path MTHT/127, A911 west of Orwell to Cycle route east of Arlary. Cllr DMorris had sent some documents to WCllr WRobertson on this item. D Morris and Ann MacIntyre had a virtual meeting with DStubbs about the maintenance of the core path between Glenlmond and Glenvale scheduled for 9 Feb.

- 7. Treasurer CC Accounts:** no change to Jan22 accounts:

General Account: £700.00

Michael Bruce Way Account: £1,523.00

8. Ward Councillors' Reports

W Robertson: Complaint from residents of Cobbles about runoff damaging the road. The problem areas have been repaired. Also, the burnis needing some attention at the point it is piped down through the village, where it often blocks and overflows down the Cobbles. Potholes have been filled on A911 between Milnathort and W Balgedie.

RWatters: returned to the subject of Affordable Housing (AH). M Barnacle had received a response from the Chief Executive. On the H54 plot: the letter stated that the developer had met with PKC, explaining their intention to provide self-build plots as contribution to AH. This was one item that had been covered in the letter. This was considered an interesting and extremely contentious response from the C Executive specifically in respect of H54. The Chair did not accept the answer from the CE, citing self-build plots are not an option, where the purchase cost was potentially way beyond the cost of the average house-buyer and would certainly not fulfil the principles or ethos of AH. WCllr RWatters said there is not guidance or framework for how this would work, as self-build plots were not something that had been explored much to date in P&K. WCllr WRobertson highlighted a self-build scheme at Crook of Devon. Scripture Union had donated a plot of land to people who were renting, PKC agreed planning to build 8 houses, the residents were able to obtain the money to build as the land had been acquired. The Chair reiterated opposition to such a scheme on H54, advising it was highly unlikely to meet any definition of affordability in specific relation to this site and would significantly oppose any such proposal.

- 9. Matters notified to the Secretary:** nothing additional

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10. AOB: 08/02/22 meeting the Chair extended his apologies in advance that he would not be able to attend. The Vice-Chair thought he would be available to Chair the meeting.

11. Next Meeting: 7.30pm Tuesday, 8March2022, Online

12. The Chair closed the meeting at 2103hrs