

Portmoak Community Council

Draft Minutes of a Meeting held on Tuesday, March 13th 2012 at Portmoak Primary School.

1. Attendance: CClrs M. Parkin (Chair) J. Bird, R. Cairncross, S. Forde, T. Smith and M. Strang Steel: Ward Cllrs: K. Baird and M. Barnacle.

Apologies: CClr D. Williamson and WClr W. Robertson.

2. Previous minutes: were approved and signed.

3. Police Report: The following report had been received via e mail.

Recent crimes / issues in the area:

18.02.12 – Bishop Hill – possible illegal lamping – area searched. No result.

07.03.12 – Main Street, Scotlandwell – Theft of Diesel, 40 Gallons – under enquiry.

09.03.12 – Old School Cottage, Main Street, Scotlandwell – Theft of 350 litres of Kerosene fuel – under enquiry

09.03.12 – Scotlandwell - Noisy speeding vehicle – under enquiry with Road Policing Unit.

Road policing issues locally:

Regular speed checks continue to being carried out on local arterial routes. Warnings, conditional offers, and reports to Procurator Fiscal where necessary.

4. Treasurers Report: There was a total of £1,268.18 in the two accounts. There had been no income or expenditure during the period.

5. Matters arising from previous meetings:

There was no progress to report, so matters would be deferred to the April meeting.

6. Reports

Roads and Paths

CClr Tom Smith is drawing up a list of paths within Portmoak.

Progress with the A911 footpath connection between Wester Balgedie and Easter Balgedie will be reviewed at the April CC meeting, when TRACKS will be present.

Planning

There had been 8 applications since the last meeting. The CC has no objection to the following applications:

12/00028/FLL The Faulds, Back Dykes Road, Kinnesswood - Formation of a balcony and alterations to dwelling house.

12/00088/FLL Land east of Whitecraigs, Kinnesswood - Change of use from open space to garden ground, relocation of track and landscaping works.

12/00087/FLL Scottish Gliding Union, Portmoak Airfield, Scotlandwell - Modification of existing consent (10/02144/FLL) demolition of existing hut and erection of a new unit.

The CC has objected to 12/00117/FLL, site east of 9 Friar Place, Scotlandwell - Erection of one pair of semi detached dwellings.

The CC is presently considering the following applications:

12/00221/FLL Loch Leven's Larder Wester Balgedie - Modification of previous consent - (11/00354/FLL) - Formation of an extension.

12/00261/FLL Land at Youngs Moss, Scotlandwell - Erection of a dwelling house.

12/00300/FLL East Brackley Steading Cottage, Kinross - Alteration and extension to house.

12/00364/FLL Land 20 Metres East of Climpy Cottage, Leslie Rd, Scotlandwell - Erection of a dwelling house.

Full details of all applications and decisions can be found on the Portmoak Community Council website.

CCLr Cairncross then drew attention to maps displayed in the room, which detailed aspects of the Local Development Plan, and also drew attention to the changes from the 2004 plan.

7 Ward Councillors Reports

WCllr Barnacle gave a presentation on the Local Development Plan, starting with the background and development of the plan, leading to the present position of requesting comments on the published Plan.

Residents were encouraged to make their views known, and this could be done by various means before the deadline of 16.00 hrs on April 10th 2012.

WCllr Barnacle was thanked by the Chairman for his presentation. The information produced during the presentation is available on the CC website.

A representative from Montagu Evans, Chartered Surveyors, Edinburgh, was then invited to make a presentation to the meeting.

This presentation was made on behalf of a resident of Scotlandwell who owns land alongside proposed development site H54, and who wished to include this land in the Local Development Plan. The suggested benefits to the community of doing this would include a lower density of housing on the site, and a possible area for car parking.

(This presentation material is available on the Portmoak Community Council website)

Following the presentation, a number of general questions were raised.

A resident asked if there was a national specification for housing density, and the reply was that this was dependent on individual circumstances.

The style and type of housing on a development site was raised. It was explained that at this stage the Local Plan was dealing only with the matter of sites selected by Perth & Kinross Council for possible housing development, and was not considering the type of property to be built on them.

Comments can be made on the principle of development on a site, which is the present process. Once a planning application is submitted to Perth & Kinross Council by a developer, with specific details, comments can be made on the type of development, such as density, house type, layout, car parking, landscaping etc.

At that stage, the local community, and the Community Council, can comment on the proposals to Perth and Kinross Council, and can also speak to the developer regarding any concerns about the developer's proposals.

It was indicated by the Montagu Evans representative that it was common for developers to engage with the community before an application was submitted, as well as during the application process.

A resident commented that when affordable housing was designated it invariably meant that this would be terraced and double storey, whereas the site and locality often required single storey dwellings.

It was commented that a further 20 houses would probably introduce 40 extra motor vehicles to the area. Cllr Forde noted that the area was poorly served by public transport.

A resident then expressed what he considered to be a core problem, which is that residents are asked to put their trust in developers, and from his experience this had clearly not worked in the past.

Cllr Bird asked about the view from the burial ground in Friar Place, and suggested that this was no more than reminiscence about the past. Cllr Forde answered that this view was still enjoyed by many people in Scotlandwell, including herself.

The Chairman thanked the Montagu Evans representative for her attendance and presentation.

WClr Kathleen Baird was asked to comment on the preceding presentations.

She urged residents to make comments on the Local Development Plan, but added that if residents wanted to negate H54 as a possible area for future building, an alternative site would have to be identified. P&KC had to be prepared for future building, hence the Local Development Plan. This plan would be in place for the next 5 years, but did not prohibit further suggested building sites within Portmoak.

A resident made the point that it was not so much the principle of whether housing was allowed in the countryside, but what that housing looked like. Once again it was urged that residents should make their feelings known during this period of consultation.

A resident said that there appeared to be no logic to the planning process, and cited the case of the Stephens application for a building off Bishop Terrace, Kinnesswood. Following a

public enquiry this was refused, yet in the Local Development Plan the village envelope had been changed to accommodate a possible application in the future.

It was asked why Portmoak CC had agreed to this change. It was pointed out that this decision was that of a previous Community Council, who had made their judgement in the light of circumstances prevailing at that time.

It was suggested that there was a lack of confidence in the planning process for the sustainability and preservation of the area, and that the planning process was not cohesive from start to finish.

Cllr Cairncross again queried the loss of the Easter Balgedie boundary changes, and Cllr Forde asked that residents should question the variation in the numbers of houses on H54 in the Local Development Plan.

WClr Barnacle advised the meeting that current thinking was that settlements with less than 20 houses should not be enclosed by a boundary.

A resident commented that in the last Development Plan (2004) the boundary at Kilmagadwood had been changed without the knowledge of the local residents, and asked what safeguards were now in place to stop the same thing happening again. WClr Barnacle said that the new Councillors in place after the May 2012 elections would be required to approve any amendments to the plan.

The Chairman thanked the residents for their interest and attention.

He mentioned that the quality of the area had inspired his own decision to move to Portmoak some thirty years ago, so it should not be a surprise that people continued to want to live in the area, thus raising planning issues that would have been of a similar nature to those in the past.

8. Communications since last meeting

The Acting Secretary has a list of communications received since the last meeting.

The Chairman thanked everyone for their attendance and the meeting finished at 8.50 pm.

The next meeting will be held at 7.00 pm on Tuesday April 10th 2012 at Portmoak Hall.

Please note that the AGM of the Community Council will now be held at the May meeting.