

Portmoak Community Council

Draft Minutes of Meeting held on 8th April 2014 at Portmoak Village Hall

- 1. Attendance:** CCllrs: Malcolm Strang Steel (Chair) Bruce Calderwood (Deputy Chair); Robin Cairncross (Secretary); Richard Williamson (Treasurer); Susan Forde and Tom Smith; and WCllrs D Cuthbert; and W Robertson; and 27 members of the public.

Apologies: WCllrs: J Giacobazzi and M Barnacle, and PC D Stapleton.

- 2. Invitation for New Members:** The Community Council would welcome interest from any resident of Portmoak over the age of 18 years who might wish to join the Council. Interest in the position of Minute Secretary would also be welcome. Please contact the Secretary on 0159 284 0672 or any member of the Council.

- 3. Previous minutes:** The Minutes of the Meeting held in March 2014 were approved.

- 4. Matters Arising from Previous Minutes:**

4.1 Stephen's Field: No further progress.

- 5. The Lomond Inn: preliminary notice of possible development plans:** The developer for this site was not able to attend but would be present at the CC meeting on the 13th May. He had made available preliminary plans which engendered the following comments: regret that an iconic village building would be lost and concern that, as a consequence, so could employment opportunities and an important asset to the village; concern that the siting and scale of the proposed buildings did not appear appropriate to the character and setting of this conservation village; and that this was compounded by the loss of views from Main Street to Loch Leven. The CC would seek that an official from P&KC Conservation Team join the next meeting of the CC on 13th May when the matter would be reviewed.

- 6. Fife Wind Farms:**

a) Outh Muir: report on 5 wind turbines (13/01898/EIA);

The CC noted that the Fife Council had rejected this application but that it yet may go to appeal. Separately the CC would pursue eligibility for community benefit.

b) Blairadam: proposals for 11 wind turbines (14/0008/EIA)

This was a significant development. The CC, with the support of P&KC, had contacted Fife Council and secured an extension to the consultation time to allow time for it to comment. The CC would object to this planning application. It was concerned at the paucity and poor quality of the View Points (VP) within Kinross-shire and the absence of such VPs for the residents of Portmoak. It believes that this development would have a significant visual presence when seen for Portmoak. It would also have an adverse impact on the landscape character and quality of the hills to the south of the

Loch Leven/Kinross Basin and so cumulatively, when taken with other such wind farms, on the Basin itself. Eligibility for community benefits would be pursued.

7. Reports:

7.1 Police: The CC received and noted the Police Report. Councillors were concerned that there could be under-reporting of significant road incidents by the police to P&KC. They noted that P&KC now encouraged the CC independently to notify them of such incidents. The CC would consider how best to do this but would approach Police Scotland to explore what might be done to assure valid reporting of such incidents and whether such police reports to P&KC could be put in the public domain.

7.2 Treasurer: The Treasurer reported as at the end of February 2014 a balance of £43.15 in the General Account and £771.05 in the Michael Bruce Way Account giving a total of £814.20.

7.3 Planning: The CC noted progress with the following applications:

13/01976/FLL junction at Kilmagadwood. (Planning consent had been granted. Safety at the junction would be reviewed after the changes had been made.); and

14/000153/FLL footpath Easter to Wester Balgedie. (Planning consent had been granted and work was underway. WCllr W Robertson will pursue a request to retain a verge between path and road in the section immediately north of Easter Balgedie.

The CC considered the following planning applications and agreed not to object to:

14/00518/FLL 22 Whitecraigs, Kinnesswood - erection of single story extension; and

14/00271/FLL Langayre, Pittendreich - extension of dwellinghouse.

The CC considered the following planning applications and agreed to object to:

14/00413/FLL 40 metres NE of The Napix, the Cobbles, Kinnesswood - erection of a 4 bed dwellinghouse and upgrade of access from Gamekeepers Road (the application was not appropriate for the conservation area and the proposed access arrangements could compromise the integrity of core paths including the Michel Bruce Way); and

14/00200/FLL Caol Isla, Back Dykes Road, Kinnesswood - erection of a new dwelling house (the format of the application did not conform with the requirements for a conservation area);

These decisions were unanimous.

Developer contributions. The CC had sought transparency in the arrangements for all developer contributions. Following the meeting of the Chair and Secretary with P&KC officials on this matter there had been no further feedback from P&KC - a further explanation in respect of educational contributions was awaited. P&KC had admitted that it did not comply with the Town and Country Planning Regulations (2008 and 2013) nor with its own Supplementary Guidance. It was endeavouring to do so. The new Local Development Plan now required all development to contribute towards the provision of on or off-site public space and play facilities

where required in line with Council guidance. However this Guidance was not available. The CC would consider a further approach to P&KC.

7.4 Roads: CCllr Bruce Calderwood presented an up-dated “Roads Report”. The Report had been well received by Ward Councillors and P&KC officials and progress had and would be made on most matters. Recent accidents on the A911 around Wester Bowhouse were a specific concern. WCllrs agreed that there was a case to look again at the matter and, in response to a letter from the CC, would take the matter up with P&KC officials.

7.5 Paths: CCllr Tom Smith reported that the “Paths Group” of the CC had prepared a listing of all paths in Portmoak and that this in due course would be circulated. It included those paths which were the responsibility of others to look after. A path visit to the upper reaches of the Michael Bruce Way would take place shortly and would focus on identifying the need for repairs.

8. Ward Cllr Reports:

WCllr W Robertson reported that: legislation which could restrict over-tall hedging was now in place and could be pursued with the help of P&KC; the complete Heritage Trail would be open informally from Good Friday 18th April with the formal opening following on 30th May; and that a new approach aiming to secure longer lasting road repairs was being applied.

9. Matters previously notified to the Secretary plus matters raised from the floor:
None.

10. AOCB

None raised.

11. Date of next meeting:

The next meeting of Portmoak Community Council will be held at **7.00pm, on Tuesday 13th May 2014**, at Portmoak School. This is also the AGM.

The Chairman thanked everyone for their attendance, and the Meeting closed at 8.45 pm.

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