

# Portmoak Community Council

## Draft Minute of Reconvened Meeting held on 21<sup>st</sup> May 2019

### at Portmoak Village Hall, Scotlandwell

- 1. Attendance:** CCLlrs M Strang Steel (Chairman), R Cairncross (Secretary), B Calderwood (Treasurer), D Morris, and T Smith; and; and 16 members of the public. Andrew Sinclair, owner and developer of the site, participated in the latter part of the meeting.

**Apologies:** CCLlrs G Cox, S Forde and A Muszynski

#### 4. Reports

- 1. Planning:** to include:

- a) New applications:**

- 1. 19/00559/CON** Demolition of building Former Lomond Hotel, Kinnesswood.
- 2. 19/00558/FLL** Erection of a dwellinghouse and garage (Lomond Inn), Kinnesswood.

The Chairman welcomed all to this reconvened meeting of the CC and explained that the CC had to consider the two planning applications before it. It could object; make comment; or take no action. The CC then considered two documents:

- a. *The Residential Development Appraisal by DM Hall*, Chartered Surveyors.** This report had been commissioned by the owner at the request of PKC and was first presented in an un-redacted form on the PKC Planning Portal on 5<sup>th</sup> May 2019. The CC acknowledged that the report had concluded that retention and restoration of the old Inn would incur a significant loss for the overall project to build five houses. Replacement of the old Inn with a new build would enable the overall project to produce a profit. In the Chairman's view this could be broadly correct. The CC acknowledged that it was not competent to analyse the DM Hall Report. It would be for Perth and Kinross Council and not the CC to confirm and consider the validity or otherwise of this evaluation.
- b. *A letter from Historic Environment Scotland (HES)*** dated 8th May 2019 to PKC as a response to the planning applications. This letter made several points:
  - The DM Hall's Development Appraisal was for PKC to verify and consider.
  - Because the building still makes a significant contribution to the streetscape of the conservation area, the [HES] preference is that it should be retained and converted.
  - Planning authorities are expected to treat [HES] comments as a "material consideration."
  - The [HES] view is that the proposals do not raise historic environment issues of national significance and therefore [HES] does not object. However, our decision not to object should not be taken as our support for the proposals.

The CC noted HES Interim Guidance on the "*Designation of Conservation Areas and Conservation Area Consent*" and in particular paras 18 – 20 which dealt with *Conservation Area Consent for demolition of Unlisted Buildings*.

"18. If the building is considered to be of any value, either in itself or as part of a group, a positive attempt should always be made by the planning authority to achieve its retention, restoration and sympathetic conversion to some other compatible use before proposals to demolish are seriously investigated.

19. In some cases, demolition may be thought appropriate, for example, if the building is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult. In instances where demolition is to be followed by re-development of the site, consent to demolish should in general be given only where there are acceptable proposals for the new building.

20. Decision makers are required to have regard to the desirability of preserving or enhancing the appearance of the conservation area in exercising their responsibilities under the planning legislation, and this statutory duty should always be borne in mind when considering demolition applications (Scottish Planning Policy, paragraph 143)."

The CC recognised that if planning consent was not granted for demolition then the second application for a replacement building would also fall and that the converse was also true.

The CC considered application **19/00559/CON - Demolition of building Former Lomond Hotel, Kinnesswood**. Notwithstanding the outstanding PKC evaluation of *The Residential Development Appraisal* by DM Hall, it remained of the view that it would **object** to the proposal to demolish the old Inn. It was aware that: it was asked to comment on two 2019 applications; it had been some 7 years since the Inn had stopped trading; and that since then there had been 9 applications. The fabric and structure of the old Inn had now deteriorated significantly and many believed it was beyond retention and development. The CC agreed with HES that the building made an important and significant contribution to the streetscape of the conservation area and that if possible that should be preserved. It was unfortunate that alternatives to demolition did not appear to have been explored and separate funding sought to support its retention.

The CC considered application **19/00558/FLL Erection of a dwellinghouse and garage (Lomond Inn), Kinnesswood**. The CC had two principal concerns: a) it was a large house in a prominent part of the village; and b) its size and scale meant that it would impact on the streetscape. While there may be advantages in turning the front elevation towards Main Street and setting it back from the Street, concerns remained on how it would be perceived by those approaching it along Main Street from either direction. It was unfortunate that there was no photomontage available of views from Main Street. The CC would **object** to this house in its current form.

The Chairman thanked all for participating and the Meeting closed at 8.40pm.