

Present: CCLrs W Freeman (Chair), D Cuthbert, D Colliar, L McKay, M Blyth, D West, I Jack

Minutes: Mrs C Aird

Ward Councillors: Cllrs C Purves, M Barnacle and R Watters

Public: 7 members

Police: None

1. Apologies for Absence

Apologies for absence had been received from CCLrs J Bryson and T Stewart, as well as Cllr W Robertson.

2. Declarations of Interest

There were no declarations made.

3. Minutes of Meeting of 7th August 2019

The minutes were accepted as a correct record, proposed by CCLr D Colliar and seconded by CCLr I Jack.

4. Police Report

No police report had been received at the time of the meeting.

5. Windlestrae Hotel Proposals

The CC welcomed Jason Steel, Juniper Residential and Alex Orr, Orbit Communications, to present their proposal for the site at the Windlestrae Hotel.

Mr Steel advised that Juniper Residential were part of Cruden Homes and had recently taken ownership of the site from McCarthy and Stone. Plans for the site are for 11 cottages, 14 bungalows, 16 flats and 8 affordable housing units (49 properties in total) and a reduction in the density on the eastern boundary (9 properties reduced to 6 bungalows), 8 cottages previously proposed for the northern boundary will be replaced by 16 x 2 storey apartments. There is no proposed change to the road layout, with 72 parking spaces across the site.

In response to a question from CCLr D Cuthbert, Mr Steel advised that the target market would be people over the age of 55 years, with a typical occupant being 70 years plus. CCLr Cuthbert also asked about parking and it was confirmed that there would be individual parking spaces for some cottages with visitor spaces available also. It was also confirmed that the road does not go around the area completely so service vehicles will need to use reverse manoeuvres when required.

In response to a question about the gardens, it was confirmed that rear gardens would be maintained by residents with front and communal gardens being maintained by Cruden Homes or contractors.

A member of the public asked why there were so many 2 storey properties and whether the existing bungalow and hotel would be demolished. Mr Steel confirmed that it was felt these types of properties would be more appropriate for the area and that the hotel would be demolished in its entirety. Cllr M Barnacle asked if the company had considered refurbishing the hotel and it was confirmed that they had, but the company did not feel that this would be achievable to a suitable standard.

In response to a question from Cllr I Jack, it was confirmed that the maximum number of people (taking 2 per household) who would move into the area would be 98, compared to the 88 which had been proposed by McCarthy and Stone.

Cllr R Watters asked if the 8 affordable properties would be the maximum and Mr Steel confirmed that the council required 25% of the development to be affordable housing, and their proposal was four short, so they would be making a payment to the Council for the difference.

A member of the public asked if one big block of apartments, similar to that at the Green Hotel site, had been considered which would leave the existing green space. Mr Steel confirmed that this had been considered but that it was felt 70/80 apartments would not be suitable to the town.

In respect of the trees, Cllr D Cuthbert asked if any trees would be removed from the eastern boundary and it was confirmed that trees would be removed from the western boundary, the sycamore tree would be lost at the junction but the trees on the eastern boundary would not be touched.

The public were concerned with the garden space being removed and asked if it was possible to move the clubhouse to the eastern side, thereby giving more communal gardens. Cllr C Purves stated that Mr Steel would see that the public felt strongly about retaining the gardens and Cllr D West suggested that if the public were so concerned, they should consider a community purchase.

A member of the public asked whether an impact analysis including a traffic analysis had been undertaken and was advised that this had been instructed. The CC asked to see the results of the analysis when these became available.

Cllr D West commented that the major pinch point in relation to traffic issues in Kinross was at the Services so did not see this being a major issue. Those present were advised that the residents of the properties were unlikely to be commuters and would in fact increase the sustainability of the town.

Dr A McCracken, who was in the audience, commented that the residents would likely to be 77 years of age and over, and therefore likely to suffer from a number of chronic illnesses. He stated that the CC needed to think about the services the town provides as they are now struggling to cope with these types of residents.

Cllr M Barnacle commented that following a recent development, there had been no feedback from NHS Tayside in respect of the impact on local services and enquired as to whether Juniper had researched whether there was a local need for these types of apartments. Mr Steel

confirmed that PKC figures showed a massive need for these types of apartments (he was unaware of the actual figures involved) but Cllr Purves advised that since 2014, PKC had not requested any information from NHS Tayside. Those present were advised that GP practices are independent of NHS Tayside.

Cllr I Jack stated that the CC noted concerns re the strain on local services for future developments and it was agreed that Cllr D Cuthbert would write to PKC asking how local service provision was being taken into account in planning decisions.

ACTION: Cllr D Cuthbert

6. CC Meeting Day

Deferred until October 2019 meeting.

ACTION: Minute Secretary

7. Kinross Memorial

Cllr D Colliar advised that he would be standing down from the sub-committee who organise the memorial parade in the near future and said that one issue that remained to be resolved - the location of wreaths on the metal frame. He suggested that CC members met at the Memorial to discuss this matter further. It was agreed that Cllr W Freeman would arrange this.

ACTION: Cllr W Freeman

8. Fountain (Kinross in Bloom)

Cllr W Freeman advised that KiB had written to the CC seeking support for the Fountain to be repaired/renovated and after discussion it was agreed that the CC would support this. Cllr W Freeman would contact Susan Mitchell, Secretary of KiB, to confirm this and also suggest that KiB apply to the newsletter fund for additional funding.

ACTION: Cllr W Freeman

9. Matters Arising from Minutes of 7th August 2019

a. Adoption of Land behind the Church

Cllr C Purves confirmed that he had not yet heard back from Green Space in regard to this and the confusion over whether the area was to be maintained by the developer, the residents or Perth and Kinross Council remained.

b. Scheme of Establishment Changes

Cllr I Jack confirmed that £480 had been transferred to the website leaving £20 in the account for payment of the August hall hire. The accounts have been submitted for auditing by an independent party and would be discussed at the next meeting. Once the audited accounts have been approved by the CC, a request would be made to PKC for the account to be topped up.

c. Community Transport

Cllr D Colliar confirmed he would attend the first meeting of the group. Cllr M Barnacle advised that he had not heard from Cleish and Milnathort CCs, but he would call them after the meeting.

ACTION: Cllr M Barnacle

d. Broadband

Cllr C Purves agreed to forward the presentation to CClr W Freeman.

ACTION: Cllr C Purves

e. Footpath in Hatchbank Road/Gairneybank Area

Cllr C Purves advised that a number of options had been raised, following the quote of £385,000, and these would be discussed at the next Tracks meeting. Cllr Purves will provide a further update at the next CC meeting.

ACTION: Cllr C Purves

10. Kinross Town Centre Regeneration

- It was noted that the speed checkers were now in place but that the cobbles have sunk in the middle of the road near the bollards adjacent to the Salutation Hotel.

It was noted that a survey concerning the rejuvenation works had been sent out to a local group but Kinross Community Council had not been asked for their views. Cllr C Purves agreed to raise this issue with Mike Morgan (who is the officer carrying out the review).

ACTION: Cllr C Purves

- The road in Avenue Road/Talla Park area is due to be resurfaced soon.
- A meeting had been held between Cllr W Robertson, members of the public and the owners of Kinross House, with the owners taking on the maintenance of the local area in Avenue Road.

11. Kinross-shire Forum Meeting

No update provided.

12. Provost's Lamp

Deferred until October 2019 meeting. Cllr C Purves agreed to forward on correspondence between Cllr W Robertson and PKC to CC members.

ACTION: Minute Secretary/Cllr C Purves

13. Antisocial behaviour in Lathro Park

Members of the audience confirmed that there had been no improvement since the last meeting and in fact, tonight a motorbike was being ridden on the land behind the swimming pool. Bottles continue to be smashed, especially on a Friday and Saturday night, and the Council coming to clean up the area on a regular basis.

CCllr D West advised residents to phone the police every time there is an issue as the police are allocated via the number of recorded incidents. The public felt there was no point registering the issues as nothing was ever done but again CClr West advised that the Police cannot do anything if they are not notified and there are no registered incidents.

CCllr D Cuthbert suggested the CC write to the Chief Constable enquiring as to what their strategy on antisocial behaviour is, and to specifically invite the police to the next meeting to discuss these concerns further.

ACTION: CClr D Cuthbert

14. Planning Matters

a) Planning Applications Received since the Last Meeting

Ref: 19/01254/FLL - formation of raised decking and steps (in retrospect) at 11 Douglas Crescent, Kinross, KY13 8TJ

Ref: 19/01368/IPL - renewal of permission 16/01267/IPL (erection of a dwelling house) (in principle) at 27 Alexander Drive, Kinross, KY13 8TY

Ref: 19/01349/FLL – alterations and extension to dwelling house and domestic workshop, erection of a fence and formation of courtyard and roof terrace at 179 High Street, Kinross, KY13 8DB

Ref: 19/01295/IP – erection of a dwelling house (in principle) at land 60 metres north of Braeside Cottage, Kinross

Ref: 19/01406/FLL – formation of vehicular access and hard standing, and erection of a wall and gate (in part retrospect) at 72 Muirs, Kinross, KY13 8AY.

b) Planning Applications Determined by PKC

Ref: 19/00844/FLL – erection of 3 hangar buildings and formation of hard standing at Balado Park, Kinross (**APPROVED**)

Ref: 19/01129/IPL – erection of a dwelling house at land 80 metres north east of The Stables, Hatchbank (**REFUSED**)

There were no comments made on any of the above planning applications.

c) Former Kinross High School site

Attendees were advised that the Civic Trust had written to PKC in respect of the stone around the steps and had been advised by the Case Officer that all the original stone had been removed from the site.

The boundary wall on Green Road is also being tested to see if it weathers at the same rate as the other materials.

d) Other Planning Matters

- A completion certificate in respect of the toilets at Pier Road had now been received and it was agreed that this should be retained by Cllr W Freeman.
- A member of the public advised that a new application had been lodged for Kirklands Garage and commented that he had been disappointed that the CC had not commented on the application as it raised some very serious concerns.

15. Reports from Perth & Kinross Councillors

Cllr C Purves –

- Cleish and Blairadam CC boundary change – Cllr C Purves advised that there had been a request to change the boundary with Cleish and Blairadam CC, which Fossoway CC agreed to accept. Cllr D Colliar felt that the CC boundaries should stand as is but that he would accept the majority decision if other members of the CC felt differently. It was agreed that Cllr C Purves would re-issue the proposed layout changes for information and the Community Council would then debate the matter.

ACTION: Cllr C Purves

- Closure of Bridge of Earn GP practice – Cllr C Purves confirmed that the closure of the Practice at very short notice had created an issue with the allocation of patients to other practices in the area and that this was another reason why pharmacies are undertaking treatment of minor ailments, vaccinations etc.

Cllr D Cuthbert asked if the IJB would be bringing forward a paper to look at the issue of Surgery Provision and closures and Cllr C Purves advised that there was a meeting of the IJB on 27th September, with Colin Stewart likely to call a special meeting after this. A further update will be given at the October meeting.

ACTION: Cllr C Purves

Cllr R Watters

- VAS signs – a meeting had been held in respect of the position of the signs in the area and it was agreed that the signs intended for Springfield Road were not in the correct place. It was felt that the VAS for Station Road was too close to the junction and should be placed before the roundabout, and the sign for Springfield Road should be placed opposite Argyle Road heading towards the Muirs.

Cllr Watters is to advise PKC of these concerns as well as asking for the plan to be updated.

ACTION: Cllr R Watters

Cllr M Barnacle

- LDP 2 – a lot of supplementary guidance had been issued following the consultation which commenced on 18th August 2019. A copy of the submission in respect of the landscape is to be sent to the Civic Trust and respective CCs.

Cllr M Barnacle had a number of issues with the Plan including the amount of housing in the zone and he advised that at the meeting on 25th September, he will be asking to be disassociated with these decisions, as he did not agree with them. It was agreed that the four ward Councillors would discuss this matter outwith the meeting, prior to 25th September.

ACTION: Cllrs R Watters/W Robertson/C Purves/M Barnacle

Cllr D Cuthbert asked if the cutting of the verges beside the link road going around the Kinross West industrial estate could be removed from the cutting calendar as they were full of wild flowers which were delightful and Cllr Barnacle agreed to look into this.

ACTION: Cllr M Barnacle

16. Reports from CC representatives

Cllr D West advised that the next meeting of the LLHC school management group is scheduled for later in the month

Cllr D Colliar advised that the latest meeting of the Kinross-shire Fund had been postponed.

17. Licensing Applications

No applications had been received since the last meeting.

18. Correspondence

- a) Town Clock – CClr W Freeman advised that a local resident had complained earlier in the year in respect of the town clock sounding during the night and therefore disturbing their sleep. The issue had resolved itself but has now happened again. After discussion it was agreed that CClr D Cuthbert would write to the owners in respect of timing and access.
ACTION: CClr D Cuthbert
- b) Kinross Hockey Club – in response to a question from a member of the public, it was confirmed that the Hockey Club had not yet submitted their planning application as per their presentation at the last meeting.
- c) Community Council Elections - there are currently three vacancies on the CC but this will increase in October/November when the elections are held. Applications are welcomed from members of the community.
- d) Heart 200 – CClr W Freeman reminded the meeting that this event would be taking place shortly and asked if anyone had any comments on the event itself. CClr D West felt that anything which drew tourists into the area was a good thing but Cllr M Barnacle advised that there had been criticism by Fossoway CC at the lack of consultation.

19. Any Other Competent Business

- a) The Muirs – CClr I Jack raised the issue of the lack of light in the area with lampposts surrounded by trees and branches overhanging the road at the Green Hotel. Cllr R Watters is to arrange for these issues to be investigated.
ACTION: Cllr R Watters
- b) Caravans at Kirkgate – CClr D Cuthbert enquired as to whether it was felt that the removal of the caravans at Kirkgate was good or bad. Cllr C Purves advised that he had been contacted by a local resident regarding some issues with the caravans being sited at Kirkgate but essentially there was no byelaw to stop this.
- c) LLHC Business Plan – CClr D West advised that he had received no comments from the previously circulated business plan and agreed to resend the document to CC members for comment.
ACTION: CClr D West
- d) School Crossing Patrols – there had been no update given on the situation regarding the removal of the school crossing patrols. Cllr M Barnacle advised that there was a meeting on this with Tayside Contracts the following day. An update will be given at the October meeting.
ACTION: Cllrs W Robertson/M Barnacle
- e) Lathro Meadows – members of the public again raised concerns in respect of the sewage situation on the site, with drains being cleared every 2 nights. Cllr R Watters commented that he was aware of an agreement with SEPA, PKC and Persimmon Homes in respect of the removal of silt from the drains in order to avoid environmental damage.

A member of the public also advised that there had been notes put through letterboxes of the houses in Phase I in respect of roadworks/road closures for 4 or 5 days with completion due by 12th September.

20. Date of Next Meeting

- Wednesday 2nd October 2019

The meeting ended at approximately 9.45 pm

All minutes are draft until considered at the next meeting

DRAFT