

Minutes of a Meeting of Kinross Community Council

Wednesday 4 July 2018

at 7.30pm at the Masonic Hall, Muirs, Kinross

Present: Community Councillors Bill Freeman (Chair), Eileen Thomas (Secretary), Jonathan Bryson, David Colliar, Dave Cuthbert, Lynne McKay, Thomas Stewart and David West (who arrived during the item on the skate park). Also in attendance were P&K Councillors M Barnacle and R Watters; Ciaran Bradley of McCarthy & Stone; Andrew Lester of Pagoda PR and five members of the public.

1. **Apologies:** CCLlrs M Blyth, B Davies and I Jack; P&K Cllrs C Purves and W Robertson; and community police officers.
2. **Declarations of Interest:** None.
3. **Minutes of the Meeting of 6 June 2018:** Agreed as a true record. Proposed: CCLlr Colliar. Seconded: CCLlr McKay.
4. **Police Report:** Police unable to be present. They emailed to say there have been no recent incidents of note in Kinross.

5. **McCarthy and Stone:** Presentation by Ciaran Bradley, Senior Architect with McCarthy and Stone, and Andrew Lester of Pagoda PR. McCarthy and Stone have plans for the Windlestrae Hotel site. The hotel has been on sale for some months with no apparent interest in it as a hotel. McCarthy and Stone propose building 36 2- and 3-bedroom retirement dwellings, mainly bungalows of modern design, on the site. It would be a serviced development with a manager. The houses would be adaptable for future living. There would be a common building with garden to provide a community facility. The development would be restricted to those over 55 years of age. There is a requirement to provide some affordable housing. This might be on-site or off-site. McCarthy and Stone are currently in discussion with PKC and Hanover and Kingdom Housing Associations regarding this.

McCarthy and Stone are the UK's leading retirement builders. The firm built the Sycamores flatted development in Kinross. McCarthy and Stone are bringing back the bungalow; this is their first proposed bungalow scheme for Scotland, though they have built some in England recently.

Mr Bradley explained the need for more retirement housing, giving the projected population figures for over 75s and over 85s for the next 15 years.

Drawings of the site and proposed bungalow designs were available to view.

Mr Lester explained that he hopes to organise a meeting with near neighbours in July and a wider public consultation on 15 August.

The CC and members of the public asked various questions which were answered by Mr Bradley and Mr Lester. The following arose from the questions:

The whole development, including the low-cost housing (if it is built here), will be age-restricted.

There is no low-cost housing as part of the Sycamores. (It is not feasible to have it as part of a flatted development.)

Typical McCarthy and Stone purchasers are down-sizing from large houses.

There will be a service charge for communal facilities.

The proposal requires the complete demolition of the current hotel buildings.

Some trees would have to be felled to accommodate the proposals. There would be some tree thinning which may be appreciated by neighbouring houses.

There will be good provision of off-street parking for each dwelling; one space at some, and two spaces at others. There will also be dedicated visitor parking. McCarthy and Stone developments typically have a low impact on traffic levels, and do not cause problems at peak times.

The site is just under 3 acres.

Concern was raised at the loss of the leisure facilities. Many local children have swimming lessons at the Windlestrae pool as public lessons are over-subscribed.

Mr Lester was encouraged to supply details of the public meeting to the Newsletter etc.
Mr Bradley and Mr Lester were thanked for their attendance.

6. **Skate Park Campaign:** Local resident Steven Robinson told the CC about a campaign to extend the skate park facility near the Live Active Loch Leven leisure centre. Many local parents take their younger children (under 10) to skate park facilities elsewhere, such as Perth and Ballingry, because the Kinross facility is unsuited to younger children. The Kinross park is good for experienced skateboarders. The group will be applying for grants but will require to demonstrate that there is a need for an added facility. Mr Robinson was invited to submit an item for the Newsletter on the subject and the CC can help publicise the issue via its Facebook page and website. It was suggested that Mr Robinson contact Tracey Ramsay at the campus for a funding list.

Mr Robinson has spoken with some of the nearby Lathro Meadows residents and they did not have a problem with a proposed extension. The land is owned by Live Active Leisure and they are encouraging. The group is thinking of charging for membership of a club to get tuition but not to use the park. Cllr Barnacle paid tribute to Cllr Robertson whose efforts resulted in the current skate park. Mr Robinson was thanked for his input and wished well for the project.

7. **Matters Arising from the Meeting of 6 June 2018.**

- a. **Station Road incident:** Cllr McKay had visited the gentleman who was injured at the crossing on Station Road, taking a fruit basket and card from the CC.
- b. **Swansacre sign:** The Secy replied to the resident and asked councillors to cancel any request for a sign.
- c. **War Memorial rail:** Cllr Colliar awaits a meeting with PKC.
- d. **Action Partnership:** Cllr Purves reported by email that he had written to Tracey Ramsay again. She said that generic feedback had been sent out to all unsuccessful bids while more specific feedback had been sent to those who had specifically requested it. He asked her to check again whether everyone had received feedback and she said that she would do this. The Secy had received documents from PKC regarding the participatory budget process. Cllr Barnacle referred to a paper at Full Council on 20 June regarding a review of Action Partnerships. Cllr Barnacle believes that Action Partnerships are officer-led and have the potential to conflict with CCs. The relationship between Action Partnerships and CCs should be put on the agenda for the forthcoming Kinross-shire Forum.
- e. **Better Place to Live Fair:** Cllr Freeman manned the CC stall. He felt it was the wrong time of year for the event. Cllr McKay said the volunteer information point at the library is not visible to the public. Cllr Watters will do something about this. **ACTION: Cllr Watters.**
- f. **Dog mess:** Cllr McKay has ordered the paint.
- g. **M90 sign:** Cllr West reports that this is not going to be replaced. He will ask why. **ACTION: Cllr West.**
- h. **Tillyochie Road:** Reply from Mr Haggart. He has passed the resident's email on to the Road Safety Team. They will consider: (i) possible creation of a speed limit where there is development and (ii) possible introduction of Vehicle Activated Signs. However, any progress may be slow because: the team is busy with traffic management on the A977; 54 other VAS are programmed for this year; and speed limits require Traffic Regulation Orders which can take up to a year.
- i. **Hedges at Wilson Court:** Cllr Purves emailed to say that PKC will ask residents to cut hedges back. If residents do not, PKC will take action.
- j. **Springfield Road/Argyll Road:** Cllr McKay found members of the Greenspace Team on another job and asked them to cut back the low-hanging branch on a tree in Springfield Road that was obscuring the vision of drivers exiting Argyll Road.
- k. **CC boundary:** Cllr Purves had forwarded a map showing the boundary change that Cleish & Blairadam CC would like to propose. It is a small change which also affects the boundary with

Fossoway CC. It was reported at the recent CC review meeting that the affected residents tend to take any issues to Cleish & Blairadam CC. However, this may be because Cleish & Blairadam CC delivers a newsletter to these houses. Some Kinross CC members were in favour of the affected residents deciding. Other Kinross CC members felt the boundary should stay as it is because it relates to former parishes and has a natural physical boundary (at a stream). If a response from the CC is required, it is that the CC has mixed views.

- i. **Minute Secretary:** Cllr Thomas felt a sum of money needed to be agreed to put in an advertisement. It was agreed to pay a minute secretary £30 per meeting.

8. **Kinross Town Centre Regeneration:** Cllr Barnacle has still not received a response to his request for a review. Cllr Robertson reported by email that PKC's Mr Haggart had been pressed again for an update regarding Avenue Road/Talla Park but had not been able to provide one. Cllr Robertson reports that there is an order out to repair the walls and steps at Coventry Place.

9. Planning Matters.

a. New Planning Applications.

18/01054/FLL Part demolition of buildings, erection of 2no. dwellinghouses and 4no. flats and associated works, Kirklands Garage, 10 High Street, Kinross, and 18/01055/CON Part demolition of buildings, Kirklands Garage, 10 High Street, Kinross. The developers have addressed the concerns that the CC previously had, therefore it was agreed not to comment.

18/00959/FLL Demolition of dwellinghouse, change of use of land to form vehicle hardstanding, erection of a fence and re-routing of core path (in part retrospect), Lochside House, Kinross, KY13 8EN. Deadline for comments is 20 July. The CC had previously objected on several grounds. The main change here is the re-routing of the core path. It was agreed to object again. Cllr Cuthbert will draft a letter for the Secretary to submit. **ACTION: Cllrs Cuthbert & Thomas.**

b. Planning Applications Approved by Perth & Kinross Council.

18/00646/FLL Alterations and extension to dwellinghouse, Torriebank Carsegour.

18/00768/FLL Formation of walking/cycling trail, Loch Leven Heritage Trail.

18/00662/FLL Erection of stables, land 120m W of Chance Inn Farm.

18/00814/FLL Alterations to mast (replacement of antennae etc), Green Hotel.

18/00930/FLL Change of use from agricultural land to garden ground (in retrospect), 5 Newton of Classloch.

18/00785/FLL and 18/00784/LBC Alterations to building and installation of roof lights, 108-114 High Street, Kinross. (Former Town Hall.)

18/00756/FLL Alterations to dwellinghouse, 10 Swansacre.

- c. **Beaufield:** Application 18/00540/FLL was determined at the Planning and Development Management Committee (PDMC) Meeting at PKC today (4 July). It had been recommended by planning officers for approval but on a motion by Cllr Barnacle, seconded by Cllr Robertson, it was refused by the PDMC. This application had been discussed by the CC at its May meeting and an objection lodged. A resident from Balado was present and there was some discussion of the reasons for refusal. It is possible that the applicant will appeal.

d. Former Kinross High School site.

Enforcement: After the June meeting, Cllr Robertson forwarded a copy of an email from Mr Jordan (PKC Enforcement Officer) with a timetable of inspection dates and enforcement action to be taken if progress is not sufficient.

Disputed heights: The CC had received a copy of a letter from PKC's Nick Brian to ward councillors regarding the disputed height levels of the development.

FoI review: Cllr Thomas had received confirmation that the sum of £1,049,962 has been paid to PKC for the site. PKC continues to refuse to give an unredacted version of the report that went to the Property Sub-Committee of 18 December 2015 on the grounds of commercial confidentiality. PKC has now supplied a copy of the report that went to the Strategic Policy & Resources Committee of 28 March 2012 (when Persimmon was chosen as preferred bidder).

This is redacted on the same grounds. Cllr Thomas will probably appeal to the Information Commissioner.

- e. **Planning Correspondence and other Planning Matters:** Acknowledgement of CC's comments on Town Hall application 18/00785/FLL. Email informing CC of approval of same. Email informing the CC that 18/00540/FLL (Beaufield) was on the agenda for PDMC on 4 July.

10. Reports from Perth & Kinross Councillors.

- a. **Review of Establishment of CCs:** Cllr Watters proposed a motion at the last Full Council meeting asking officers to look at the rules for membership of CCs. Under current rules, only those on the electoral roll are eligible to be on a CC. His motion, which was passed, aims to preserve the rights of EU nationals to continue to stand for election to CCs, regardless of the outcome of 'Brexit'.
- b. **Street Audit:** The report has been published. PKC allocated only £9,000 (which is all that was available) for improvements, such as more dropped kerbs, without seeing the report.
- c. **Buffer strip at Lathro Meadows:** Cllr Barnacle has written to PKC's Mr Brian regarding the lack of a promised buffer strip between the Lathro Meadows development and the existing Lathro Park estate.
- d. **PKC Committees:** Following the change of stance of the Independents at PKC, Cllr Barnacle is now on the Scrutiny Committee, including the sub-committee looking at planning issues. (Cllr Purves is also on this.)
- e. **Speeding on Station Road:** Cllr Barnacle has received a representation from a resident of Ochil View on this. Cllr Barnacle awaits the review of 20mph zones. Cllr Watters said speeds on Station Road will be checked when the school building works are completed.
- f. **Millbridge car park:** Cllr Barnacle reported that the work to extend the car park at Old Causeway will begin on 3 September.
- g. **Social housing:** Despite the many difficulties that have arisen with Persimmon, Cllr Watters welcomes the 50 social houses becoming available through their developments in Kinross.
- h. **20mph signs at roundabout:** Permanent signs have still not been installed near the High Street roundabout. Cllr Barnacle will chase this. **ACTION: Cllr Barnacle.**

11. Reports from CC Representatives.

- a. **Review of Establishment of CCs:** Cllrs Thomas and Bryson attended this. Issues discussed included the legalistic wording of documents, GDPR, lack of resources etc. The wish to get younger people involved was also raised. Cllr Bryson wondered if the CC might co-opt a school pupil on to the CC. PKC will produce a summary of the meeting.
- b. **Website:** Cllr Colliar is trying to arrange a meeting of the CC/KP website sub-committee.
- c. **Community Choices:** Cllr Cuthbert attended a meeting which had been described as a 'drop-in' but appeared to be of a different nature when he arrived. Those present appeared to find the meeting very frustrating. Cllr Cuthbert felt it had been a waste of time, but did obtain copies of documents. Community groups can apply for up to £100k of funding to address inequalities. He proposed that this CC should apply, in conjunction with other local CCs. This was agreed. Cllr Cuthbert will contact other CCs and send in the application. The deadline is 13 July! **ACTION: Cllr Cuthbert.**
- d. **Kinross Newsletter Ltd:** A new editor has been selected to take over when the current editor retires.

12. Correspondence.

- a. **Proposals for Green Park Play area:** Drawings received. Secretary will send to P Watson for the website and put on Facebook. Comments are required by 30 July. **ACTION: Cllr Thomas.**

- b. **Street Audit:** The CC had received a link to the report.
- c. **Armistice 100th Anniversary:** A request received from Rev Reid for the CC to be involved in extra events. This matter delegated to the Remembrance sub-committee. **ACTION: Remembrance sub-committee.**
- d. **Kinross Common Good Fund:** Kinross CC now has a permanent non-voting advisory member on the KCGF.
- e. **Road Traffic Orders:** CCs are now being copied into these for information only. Currently, they are not specific to a CC area so every CC receives them for all orders being made in the whole authority area.

13. Other Competent Business.

- a. **CC grant:** Treasurer Ian Jack emailed to say the grant of £697.48 is in the CC bank account.
- b. **Freedom of Information:** CClr West informed the CC of some of the results of his FOI request regarding Action Partnerships. PKC made numerous errors, including a breach of data, when answering his request.
- c. **Dangerous litter:** CClr McKay has heard of used needles being found in Kinross streets. She should report this to the police. CClr Thomas will pass on the email address. **ACTION: CClrs McKay & Thomas.**
- d. **Youth prize:** CClr Bryson wondered if the CC should sponsor a prize for the High School and/or Primary School. To be deferred until next year.
- e. **Provost's lamp:** CClr Colliar reported that the widow of the last provost had moved to a nursing home and raised the issue of what should happen to the Provost's lamp. CClr Thomas remembered seeing a letter by PKC in the museum recently about protocol regarding these lamps. There was a brief discussion of where the lamp might be kept, with the museum within the campus being suggested, but the matter was deferred to the next meeting.
- f. **NHS 70th anniversary:** CClr Freeman noted this occurs on the following day.

- 14. Date of Next Meeting: Wednesday 1 August 2018.** Apologies received in advance from the Chairman, CClr Freeman. The meeting will be chaired by Vice Chair CClr Bryson.

The meeting ended at 9.41pm.

All minutes are draft until approved at the next meeting.