

MINUTES of a Meeting of Kinross Community Council
On Tuesday 23rd May 2023 at 7.30 pm
In Masonic Hall, The Muirs, Kinross

Present: CClr L McKay, (Chair), CClr W Freeman, CClr E Leslie, CClr H Phillips, CClr C Collins

Ward Councillors: Cllr D Cuthbert, Cllr W Robertson and Cllr R Watters

Members of the Public: Approx 35

Minutes: Mrs C Aird

1. Welcome and introductions

CClr L McKay welcomed everyone to the May meeting of the Community Council, especially the team from LSPIM, who were attending in respect of item * of the agenda.

2. Apologies for absence

Apologies for absence were received from CClr T Stewart CClr M Wilson, Cllr N Freshwater and Police Scotland.

3. Declarations of interest

No declarations of interest were received.

4. Police Scotland Report

Police Scotland were unable to attend the meeting but had provided a report advising that since the last meeting there has been 96 calls to Police from the Kinross area. There have been 11 crimes recorded on Police systems within this period.

DATE	OFFENCE	RESULT
01/05/2023	Drug Driving (Park & Ride, Junction Road, Kinross)	Subject to live enquiry

Officers continue to carry out speed checks across the area during patrols in an effort to reduce the amount of speeding in the area, with four drivers being spoken to.

In terms of community team activity, on 3rd May 2022 PC Samson held a talk with a modern studies class at Kinross High School in relation to their current studies.

@PSOSPerthKin Twitter page is updated regularly with what officers are doing out and about in the local area under #KinrossCPT.

5. Andy Robertson & Team, London & Scottish Property Investment Management re proposal for former BCA site (Planning Application: 23/00005/PAN)

CClr McKay welcomed representatives from LSPIM who were attending the meeting to update the community on the proposed plans for the former BCA site.

Mr Robertson thanked the CC for the opportunity to attend and advised that processes were already underway with PKC in terms of a PAN being submitted. Mr Robertson presented those present with a history of both his organisation and work previously carried out by them across the country.

LSPIM are looking to regenerate the site, providing employment both in the construction phase but also with a range of retailers, with the ultimate aim of reducing expenditure leakage to other

areas, reducing CO2 emissions, helping PKC to achieve their Net Zero target, providing new linkages to both the Loch and the High Street, while noting that there are currently a number of constraints including ground contaminations, asbestos in the buildings and flooding problems. Mr Robertson advised that PKC were currently looking into a flood mitigation scheme and they will work with them on this.

Mr Robertson advised of key milestone dates including public consultations between 14th June and mid-July, planning application submission around August 2023, with building work estimated to be complete by 2025 (construction will not commence until all funding is in place).

A member of the public questioned the flood defence scheme in respect of building a retaining wall and Mr Robertson advised that this work was about a wider area of flood defence, with SEPA not allowing anything to be built which would make the system worse.

In respect of some of the potential retailers, it was noted that a petrol station was proposed and the public enquired about EV points, with Mr Robertson advising that with all applications, a minimum of 30 EV points must be provided (ducting will be fitted to the car park to allow this number to be increased over time).

The audience also raised concerns about litter and were advised that it would be part of the contract with retailers that litter would be collected by their employees and about lighting (would not be on 24 hrs).

Concern was also raised about the removal of the bollards and were advised that BCA had removed them. Concerns about access to the car park would be looked at and Mr Robertson agreed to do something about this to allay fears.

Cllr Watters asked whether LSPIM would work with residents with regard to safeguarding the quality/buffer and the impact of same, with Mr Robertson confirm he heard their concerns and would be happy to work with them.

The audience also raised concerns with the current drainage system and suggested a rain garden/creative landscape be provided. Mr Robertson confirmed he was happy for the community to raise concerns/challenges and whilst he could not promise the company could deliver everything, he was willing to listen to suggestions.

Another resident raised an issue with regard to the lack of pavement and speeding issues on the B996 and Mr Robertson confirmed that his modellers would advise him on the possible solutions to this.

Mr Robertson and his colleague advised that public consultation events would be held (first one on 14th June (venue TBC)) both in the afternoon and evening. A bigger team would be present to allow as many questions/concerns to be raised and discussed as possible.

A microsite was currently being prepared and would be available through the LSPIM website (<https://www.lspim.co.uk/>).

Cllr Mckay thanked Mr Robertson and his colleague for their informative presentation.

6. Minutes of meeting held on 25th April 2023

The minutes of the April meeting were accepted as an accurate record. The minutes were proposed by Cllr E Leslie and seconded by Cllr H Phillips.

7. Matters arising from meeting held on 25th April 2023

Members were advised that the Myer Park sign will be moved as soon as possible.

8. Kinross Town Centre

Tour of town centre – a tour had been held earlier in the day with a number of concerns raised including the car park at Millbridge Hall, “give way” signs at the junction of Burns Begg Street and the High Street (these have been ordered but no date for erection had been agreed).

Regarding the parking restrictions at Montgomery Street/Indian restaurant, members were advised that the restrictions can be updated as required. It was agreed to keep the 1 hr restriction for the shops, and there was concern about the lack of disabled parking in the area. It was agreed that Cllr Watters would discuss the matter with PKC officers and report back in due course.

ACTION: Cllr R Watters

Other areas of concern centred around the introduction of a one-way system along Springfield Road (southbound, although Northbound would be better if the retail park is approved) – PKC are to look at this, as well as better signage to car parks. There was also concern raised with a lack of pavement and overgrown hedges (owners to be requested to cut back) and signage re pedestrians crossing in Gallowhill Road. There was also a request to make crossing safer at schools and the introduction of a crossing in Argyll Road, with Cllr Watters advising that a safer route to school should be seen as a priority. It was also suggested that a build out be put in near the Lathro crossing/walkway. VAS would be fitted soon.

There was also a need for a dropped kerb to be installed at Persimmon Homes along with a pavement at the woodland between Milnathort and Kinross.

Cllr Watters would discuss these points with PKC and report back to a future meeting.

ACTION: Cllr R Watters

9. Planning Matters

(a) Planning Applications received

23/00590/LAW - erection of a garden studio (proposed), 3 Hopefield Place, Kinross, KY13 8FS

23/00323/FLL - siting of combined heat and power unit (CHP) and erection of steam boiler enclosure, transformer and compound, radiator, low temperature hot water boiler enclosure and fencing, Todd And Duncan Ltd, Lochleven Mills, High Street, Kinross, KY13 8DH

23/00613/FLL - extension to dwellinghouse, 4 Renton, Drive, Kinross, KY13 8FN

23/00625/FLL - Change of use of agricultural land to storage and distribution (class 6), siting of 54 storage containers, formation of vehicular access and associated works at Land 250 Metres South Of Jetrigg, Kinross, KY13 9JT,

23/00648/LBC - installation of replacement windows at 1st Floor, 111 High Street, Kinross, KY13 8AQ

(b) Planning Applications determined

23/00590/LAW - erection of a garden studio (proposed), 3 Hopefield Place, Kinross, KY13 8FS
(APPROVED)

23/00274/FLL - alterations to dwellinghouse, 11 Talla Park, Kinross, KY13 8AB **(APPROVED)**

23/00316/FLL - alterations to garage to form garden room and associated works, Gellybank Cottage, Kinross, KY13 0LE (**APPROVED**)

22/02196/LAW - siting of 2 caravans and a storage container for residential use (existing), Residential Caravan, Queich Place, Kinross, KY13 8DF (**APPROVED**)

23/00593/FLL - erection of a dwellinghouse at Land 20 Metres South West Of Braeside House, Hatchbank Road, Gairney Bank, Kinross, KY13 9JY (**APPROVED**)

23/00367/FLL - Alterations and extension to dwellinghouse Green Gates 12 Station Road Kinross KY13 8TG (**APPROVED**)

22/02230/FLL - Installation of replacement windows at Glen Luke, 3 High Street, Kinross, KY13 8AW (**APPROVED**)

22/01044/AML - erection of a dwellinghouse (approval of matters specified in conditions of 20/01371/IPL) Land 40 Metres West of Berryknowe, Hatchbank (**APPROVED**)

22/02181/FLL - erection of an office/workshop building, formation of car park and associated works Land 150 Metres North West of Unit C, Kinross Business Park, Clashburn Close, Bridgend Industrial Estate, Kinross (**APPROVED**)

(c) Other planning matters

22/00623/FLL - erection of 16 dwellinghouses (revised design and change of house type) | Land 300 Metres North West Of Lathro Farm Kinross
Cllr Watters advised that PKC had treated this as a local amendment to a major application so went through without discussion. He also advised that another application was being submitted, this time being treated as a major application, but the PKC officer was arguing that this should also go through without any clause or conditions being applied to the application.

It was agreed that both these applications, and the concerns around them, should be escalated to a higher level.

10. Reports from PKC Councillors

It was agreed to hold this item over to the next meeting.

11. Reports from CC representatives

Cllr E Leslie advised that she was still awaiting further information regarding the IT devices which had been promised to local schools.

Cllr W Freeman advised that an email had been received regarding “Managed for Wildlife Trials - Biodiversity Monitoring” and the need for volunteers to monitor Davis Park and Kirkgate Park to identify if they have demonstrated enhanced biodiversity in comparison to the nearby mowed areas. Cllr McKay urged volunteers to come forward to monitor the areas, particularly because of an increase in the number of ticks and it was agreed that the information would be added to the Facebook page.

Cllr Freeman confirmed that he would represent the CC at the Kinross-shire Local Committees meeting on Thursday evening.

It was noted that Loch Leven Castle has opened again

Cllr Mckay was pleased to see the planning application for the golf driving range at Burleigh Sands, although expressed concern if the facility was to get busy, particularly around traffic build up.

There had been a meeting of LLCC Management Group where it had been agreed to look at accessibility for less able-bodied people.

Cllr Mckay again raised the issue of the goalposts being used by the Colts and subsequently being left on the pitch for anyone to use. This continues to cause local residents concerns with their health and she asked if it was possible for these to be moved to another area of the pitch. Cllr D Cuthbert agreed to raise the issue with Andy Williams at a meeting on Wednesday.

ACTION: Cllr D Cuthbert

Mark Ruskell MSP had agreed to attend the July meeting to discuss concerns with the Loch, and it was agreed to invite David Cairns and Catch to this meeting.

ACTION: Cllr H Phillips

12. Licensing Applications

No applications have been received.

13. Correspondence

Covered under item 11.

14. AOCB

- A member of the public raised an issue about the number of HGVs using Gallowhill Road to access the Persimmon Homes site. They had emailed Persimmon Homes providing photographic evidence supporting their complaint and while he had received a response, he asked if the CC could do anything to help in the matter. Members urged the community to keep reporting such instances, copying in PKC's planning officers, as well as the ward councillors. Cllr Watters agreed to forward all such emails to both Sean Panton and Mary Barr at PKC.

it's **ACTION: Cllr R Watters**

- Boundaries Scotland is undertaking its Second Review of Scottish Parliament boundaries, with a consultation on constituencies running from 17th May to 17th June 2023 inclusive. More information can be found on the Boundaries website - <https://boundaries.scot/>

15. Date of next meeting

The next meeting will be held on Tuesday 27th June 2023 at 7.30 pm

Meeting closed at 2153hours approximately
All minutes are draft until considered at the next meeting