

**MINUTES of a Meeting of Kinross Community Council
On Tuesday 27th September 2022 at 7.30 pm
In Masonic Hall, The Muirs, Kinross**

Present: CClr L McKay (Chair), CClr D Colliar, CClr W Freeman, CClr H Phillips and CClr T Stewart

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

Members of the Public: Approx. 80

Police Scotland

Minutes: Mrs Caron Aird

1. Welcome and Introductions

CClr L McKay welcomed everyone to the meeting and thanked Police Scotland for attending and introduced representatives from Miller Homes, Montagu Evans and Orbit Communications who were presenting information on the pre-application for Davies Park, Springfield Road, Kinross (item 9c).

2. Apologies

Apologies for absence had been received from CClr M Wood.

3. Declarations of Interest

CClr T Stewart declared an interest in respect of a planning application.

4. Minutes

Minutes from the meeting on 26th July 2022 were accepted as a correct record of the discussions. The minutes were proposed by CClr D Colliar and seconded by CClr T Stewart.

5. Police Report

CClr L McKay thanked Police Scotland for taking time out of their schedules to attend. The audience was advised that there had been 23 calls recently, 18 of which were crime related including an assault, a number of thefts, housebreaking, vandalism and drunk driving. The audience was advised that the community officers were engaging with motorists around the primary school and Kirkgate areas (parking on grass verges).

6. Matters Arising from 23rd August 2022 meeting

CClr D Colliar advised that the area in front of the opticians in the High Street had been repaired and that the other repairs would be completed after the market had been held.

All other matters arising were covered by the agenda.

7. Kinross Town Centre

The CC felt that there had been a big improvement in the town centre. In response to a question about the pillars being replaced, Cllr W Robertson would look into this. Cllr Robertson also advised that he had requested a report in respect of the regeneration works and would bring this to a future meeting.

CClr McKay raised the issue of the works at the junction at Hunters and expressed concern around the businesses affected by these works, and the incorrect signage in the area.

8. Hayfield Community Wildlife Garden

Cllr Mckay advised that she and Cllr R Watters had met and walked around the garden. Cllr Watters advised that he is still to speak to people in respect of the various funding initiatives available, but it was an ideal opportunity to involve the community in improving the garden and for learning for pupils.

9. Planning

a) New applications:

22/01356/FLL -erection of two dwelling houses at land 80 metres southwest of Gellybank Farm, Kinross

22/01342/FLL – erection of a dwelling house and associated works at Tillyochie Farm Cottage, Balado, Kinross, KY13 ONL

22/01515/LAW - extension to dwelling house (proposed) at 42 Gallowhill Road, Kinross, KY13 8RA

22/01493/LAW – extension to dwelling house (proposed) at 3 Hopfield Place, Kinross, KY13 8FS

b) Decided Applications

No applications had been decided since the last meeting.

c) Other Planning Matters

(i) **22/01004/FLL** – in response to a question from an audience member, Cllr Mckay confirmed that the CC had been consulted by PKC in respect of this planning application but had agreed not to submit any representation with regard to the application as it was outwith the KCC boundary. It was agreed to remove the item from future agendas.

ACTION: Minute Secretary

(ii) **22/00005/PREAPM** - Davies Park, Springfield Road, Kinross, KY13 8BA
Cllr Mckay welcomed representatives from Miller Homes, Montagu Evans and Orbit Communications to the meeting and asked them to introduce themselves. Those present were:

Miller Homes

Peter Carus, Senior Strategic Planning Manager
Rachael Robertson, Land and Planning Assistant

Montagu Evans

Fraser Littlejohn, Partner
Rhiannon Evans, Senior Planner

Orbit Communications

Alex Orr, Consultant

Prior to the presentation, Cllr D Cuthbert advised those present that Cllr Watters and himself sat on the PKC planning committee and would therefore be unable to participate in the discussions.

Mr Carus opened the presentation by giving some background history on Miller Homes, advising that the company had acquired Wallace Land Investments in 2021 and therefore the land where the application is proposed. Miller Homes are therefore familiar with the area, history and previous planning applications. He went on to advise that a lot of work had already been undertaken in respect of questions and that if the community were keen to get a better understanding of the quality of their work, they could visit/look at the website for their current development at Bertha Park, Perth.

The audience were advised that as well as this session, there was an online event planned for Thursday 29th September where the views/comments from both these events, as well as those already received by email, would be considered and incorporated into an in-person consultation on 26th October at Millbridge Hall.

Mr Littlejohn wanted to reassure those present that this presentation would be reviewed as part of the overall consultation process, and he welcomed everyone's thoughts. He advised that the pre-application had been submitted to PKC, with a view to submitting a full application in due course. While the presentation boards had been prepared, Mr Littlejohn advised that there was still a lot of detail to be worked on and this event was important as it would allow comments to be passed direct to the developer and then to PKC as part of the application. He appreciated that there were a lot of concerns and comments in respect of the proposed development but that he was keen to hear these.

In response to a question from the audience, the red line on the board did not necessarily represent the land that Miller Homes owned, and this would be clarified at the online event later in the week. The audience were advised that the proposed entry would be via current access and that the core path would be retained. The developers appreciated that access to the site is a concern and other options may be looked at, but they intend to keep the majority of the park. There have been some suggestions re traffic calming measures, and this will be looked at.

Mr Carus thanked the CC for the opportunity to come along to the meeting and confirmed that he recognised the concerns of the community. He commented that Miller Homes want the development to allow the community to benefit and there may be an opportunity to do something in conjunction. He went on to say that the proposed development is aimed at the family market, with a range of 2 – 5 bedroom homes.

In response to a question from the audience, it was confirmed that Miller Homes and Miller Construction are two separate organisations. The floor was then opened up to questions.

1. Is there potential that the development doesn't progress, and the land is used for a different purpose
Miller Homes are not committed to making an application and feedback will be considered and a decision made whether to progress with the application

2. Access to development will remove Davies Park completely
Answer as question 1
3. Traffic concerns, children of all ages use the park on a daily basis and the amount of traffic would be dangerous for children
This would be reviewed, and traffic calming measures considered as part of any application
4. Concerns around pollution
It was noted that houses would be built up to the border of the M90 motorway and this would result in pollution and health issues
Miller Homes advised that all the necessary surveys and assessments would be carried out in due course
5. How many homes are proposed?
160
6. Safety concerns from 10 years ago have not disappeared, so why are you submitting an application? PKC reporter declared this land as open space.
These concerns will be reviewed, and Miller Homes will see if any can be addressed. The pre-application will cover these concerns.
7. Who has suggested an application be submitted? Don't believe Miller Homes would be spending a large amount of funds if they did not believe the application would be approved
Miller Homes have taken the decision to review the proposal and no-one from outwith the organisation has asked them to do so. A number of factors are to be considered and these will be balanced around the requirements to provide homes in the PKC area

In terms of LDP 2, the audience believed that Miller Homes should be looking at the town as a whole, and the proposals would be taking away an amenity which is used by the majority of residents on a daily basis. Miller Homes were advised that the limit for new homes, according to LDP 2, had been reached. In response to this point, Mr Carus advised that this was the only land that Miller Homes owned in the area and as such, they are looking at smaller sites.

A member of the public advised that the housing zones in LDPs 1 and 2 allow for 502 dwellings – Kinross currently has 704. The audience therefore felt that the area was oversubscribed in terms of homes, and amenities for the community, e.g., doctors, dentists, schools, shops were unable to cope with more families moving into the area.

Mr Carus noted all these concerns/comments advising that the developers were advised that the amenities would be able to cope but that this would be looked at again, as there may be the opportunity to include a community hub as part of the proposal.

There were a number of concerns raised about global warming, the potential for more homes to be built than originally planned (e.g., Persimmon Homes), pollution of the loch, flooding and drainage issues and Mr Carus advised that

the overall infrastructure will be looked at in the context of the PKC policy framework

Cllr Robertson advised the meeting that PKC must consider all applications in the normal way and the ward councillors were trying to improve the amenities in the area.

Cllr McKay thanked everyone for coming along and presenting to the community. She asked the audience to direct any further questions direct to Miller Homes.

(iii) **Kinross Astro** – Kinross Hockey Club had asked to present their plans to the Council, but no-one was present.

10. Reports from PKC Councillors

Cllr R Watters commented that the issues in respect of the Loch were due to the phosphates in the sediment in the Loch which in turn causes algae issues due to the amount of sewage going into the Loch, and the matter will only get worse as the climate issues deteriorate. He also advised that the community group would be undertaking some work to help highlight the issue. It was agreed that KCC would write to SEPA on this particular issue once Cllr Robertson had had a response from the Minister for the Environment.

ACTION: Cllr H Phillips

Cllr Watters also advised that there were two main priorities in the PKC's corporate plan – poverty and climate change, with an anti-poverty taskforce being set up incorporating a number of stakeholders, including businesses, with funding of around £470,000 available for initiatives.

Cllr D Cuthbert advised that there was a meeting of the Community Campus Management Group soon, to which CC should be invited. Cllr Cuthbert is to follow this up and confirm the date of the meeting to the CC.

ACTION: Cllr D Cuthbert

Cllr N Freshwater advised that traffic issues would be looked at as part of the Road Safety Team review of the schedule of works.

Cllr W Robertson expressed his frustration at the disregard of some businesses over the pollution of Loch Leven by the waste water treatment plant, advising he had written to the Minister for the Environment and SEPA about this particular matter. He also advised that he had written an article on this subject for the next edition of the newsletter.

Cllr Robertson also advised that the Road Safety team were currently prioritising a schedule of works (in excess of 870) for the Kinross-shire area. Ward councillors will bring this list to the next meeting for the CC to discuss the priority works for Kinross.

ACTION: Cllrs Cuthbert/Freshwater/Robertson/Watters

11. Reports from Community Councillors

Cllr W Freeman reported that the drains at Auld Mart had collapsed, and Cllr Robertson advised that PKC had arranged to monitor the situation, but at the moment, the drains were not bad enough to be repaired at the moment.

Cllr Freeman also advised that the hedging had been cut back in the area.

Cllr L McKay thanked those who attended the ceremony following the passing of The Queen and wished to place on record her thanks to Stuart Skinner, Reverend Reid, Jamie Montgomery, the gardeners and the piper from the Pipe Band.

Cllr D Colliar advised that there was a full meeting of PKC the next day where they would be seconding a motion in respect of the Scheme of Administration meaning Community Councils would only be seen as one voice as opposed to a number of voices in respect of planning objections.

In respect of the Kinross-shire Fund, Cllr Colliar advised that £3000 had been allocated to Kythe and a further £3000 to Broke Not Broken.

Cllr Colliar also advised that the CC AGM would be held prior to the next meeting (25th October) and as such, applications to KCC NL would need to be closed. It was agreed that a meeting would need to be arranged, with Cllr Freeman observing that a meeting was arranged for 5th October. This is to be confirmed.

ACTION: Cllr W Freeman

12. Licencing Applications

No applications had been received.

13. Correspondence

- **Community Investment Fund**
It was noted that applications for the Fund closed on 4th November 2022, and it was agreed to put this information on the Facebook page.

ACTION: Cllr L McKay

- **Road Closures – Morlich Place/George Drive** – this information would be uploaded onto the Facebook page.

ACTION: Cllr L McKay

Members noted that Gallowhill Road, heading to Balado, would be closed in order for pavements to be created.

14. AOCB

- **Co-option to CC**
It was noted that the co-option of a member of the public onto the CC would be delayed until after the elections.

- **Change.org Petition/Kinross Action Group**
Cllr McKay confirmed she had received a copy of the petition raised by Kinross Action Group respect of the potential Miller Homes development at Davies Park which asked KCC to offer its full support to the efforts of the group to bring Davies Park, the core path following the line of the old railway, and the green open space at the top of said path, into community ownership and thereby protect them from future developer threats. Cllr McKay advised that she had discussed the matter with CC members who had all agreed that the CC would not take on this piece of work. A member of the public raised concerns that the CC had not followed their own scheme and advised that he would be raising the issue with PKC.

Cllr McKay advised that this was incorrect, and she had discussed the petition with the representatives at PKC and while the CC waited on a response from Greenspace in respect of the points raised, they would be unable to comment until then.

No other items of business were raised.

15. Date of Next Meeting

The next meeting of Kinross Community Council will be held on 25th October 2022 at 7.45 pm in the Masonic Hall. This would be held preceded by the KCC Annual General Meeting at 7.30 pm. All welcome.

Meeting closed at 2140 hours approximately
All minutes are draft until considered at the next meeting