

MAB/FON

31 August 2017

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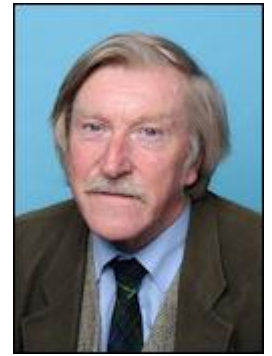
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An Independent Councillor



Dear Colleagues

LOCAL DEVELOPMENT PLAN 2

I refer to my letter of 14 July 2017 regarding the above enclosed and Peter's personal reply by e-mail of 26 July 2017. This was discussed at the Kinross-shire Ward Forum of Community Councils on 15 August 2017 and also with my fellow PKC Ward Councillors at our meeting on 29th instant. I now write to summarise what I understand is our agreed position on the issues of concern in the order they were raised as follows:-

INFRASTRUCTURE

Welcome report accompanying LDP2

Peter's reply focuses on Kinross Parking Survey. General agreement that Plan should facilitate identifying zoned parking areas within settlements during its lifetime. Surely Park & Ride and Supermarket Site should be zoned in masterplan. Local members to lobby Scottish Government and Sainsbury's.

Agreed we have policy CF2 to protect old railway lines.

Insist mitigation measures for A977 and Route Action Plans re A911 and B9097 are emphasised, amid current discussions with Planning and Roads re related developments.

Vice Conveners of Environment, E&I Committee (Councillors Barnacle and Purves) to lobby for further budgetary provision. TRACK'S working on footpath initiative between Kilmagadwood and Scotlandwell. Portmoak Community Council suggested a general aspiration to create non-motorised (cycle and pedestrian) links between settlements.

POLICIES

PM4 Settlement Boundaries

The decision at Kelttybridge under Planning Eyesores is an example. The Powmill settlement boundary would be subject to review when you agree we could revisit the masterplan concept during lifetime of LDP2, supported by Fossoway Community Council. Both the local members and Fossoway Community Council prefer the 2004 boundary for Rumbling Bridge that included village setting north of Care home and

the locus of a recent planning consultation, we would welcome this areas inclusion primarily as open space for community benefit use to be explored further.

RD1 Residential Areas

Support from Forum on strengthening policy RD1.

RD3 Housing in the Countryside

Forum felt my figures were correct and planning don't recognise extent of windfall development.

RD4 Affordable Housing

There is a need for a revision of the affordable housing policy RD4, its definition and effectiveness, in delivering appropriate provision in the rural villages. We seek to secure on-site provision, not financial contributions.

RD5 Gypsy Traveller Sites

Local members would welcome further discussion on policy RD5.

HE3 Conservation Areas

If Cleish and Blairadam Community Council instigated a community led study into feasibility of conservation area status for Keltybridge and Maryburgh, would planning support this? Forum felt that conservation reports on planning applications should be appended to DMC reports and posted on planning website.

NE2 and NE3 Trees and Biodiversity

Forum disagree with Peter's response and feel Councillor Barnacle's points are well made. It is rare for bio-diversity and tree protection officers to appear at DMC and there is a general feeling that the timing and veracity of surveys should be more strictly enforced. The question of the 'independence' of surveys was raised when they are commissioned by applicants, rather than PKC, this in relation to other areas such as building retention, transport, etc.

ER1 Renewable Energy

Community Councils and local members are aware of current consultation and should have commented.

ER6 Landscape Designations

Forum do not understand why supplementary guidance that is part of Policy cannot be subject to objection and/or review. Disagree fundamentally with planning department's approach on lack of designation for Cleish Hills and Devon Gorge. It is further stated that initial dialogue with neighbouring local authorities on Regional Park issues do not contain significant resources and should be undertaken to 'test' responses before allocating resources. Councillors Barnacle and Purves will endeavour to address these issues through their committee roles.

EP7 Drainage within Loch Leven Catchment

Brenda indicated to local members recently that water quality of Loch Leven has seen a deterioration and Forum believe Councillor Barnacle's assertion is correct. In fact, we feel that Policy EP7 should be tightened and mirror EP6, including a review of settlements within the catchment that have had their boundaries removed. Why should Loch Leven have less protection than Lunan Valley?

General agreement that a new policy to protect “assets of community value” from immediate closure and change of use should be explored and that this should extend to garages and shops.

Forum felt that more clarity is needed on housing numbers in LDP guidance! There was also a view that planning should encourage more developers to engage in voluntary pre-application consultations rather than limiting this to ‘major’ applications.

PLANNING EYESORES

Peter’s comments are noted; main point is how do we prevent issues dragging on without resolution?

SITE ZONINGS

FOSSOWAY

I thought developer interest was significant for Blairingone at the consultation event earlier this year.

Both local members and Fossoway Community Council accept that the proposals put forward at February’s consultation event for Crook of Devon are opposed by approximately 60% of respondents in relation to the detail, scale and impact on the village. However, we disagree on the way forward. The Community Council oppose re-zoning of this site. We feel that a number of community benefits offered and suggested are worthy of further exploration, in the context of a smaller development and so advocate zoning as “an Opportunity site” for further consultation with the community; with particular reference to affordable housing, employment opportunities, A977 mitigation measures and a growth project to facilitate expansion of the Drum WWTP.

Both local members and Fossoway CC disagree with the planning department over the revision of the settlement boundary mentioned earlier for Rumbling Bridge. The Forum note Peter’s agreement to the points made on Carnbo and Powmill.

GLENFARG

The Community Council will suggest on Employment site.

KINROSS & MILNATHORT

Forum accept and welcome Peter’s comments on a masterplan approach for Kinross/Milnathort to be developed during LDP2. Councillors Barnacle and Purves will need to lobby for resources through their committee roles. It is agreed that we should seek to safeguard land alongside Junction 7 of the M90 against any development that would hinder upgrading. Upon further reflection we think that Employment site 20 east of Milnathort should be taken out of the settlement boundary as non-viable.

We recognise that Peter has noted Councillor Barnacle’s comments on employment zoning west of the motorway.

The recent planning refusal at Beaufield, Balado has reinforced our view that there should be no more housing development in Balado until mains drainage is available.

PORTMOAK

Portmoak Community Council agreed with Councillor Barnacle's suggestion that Stephen's field should be incorporated into the settlement boundary of Kinnesswood and designated as open space for community use.

CONCLUSION

I trust this update will be useful to yourselves and look forward to further dialogue in advance of the published plan, set to be discussed as I understand it at a special meeting of Perth & Kinross Council on 22 November 2017.

Yours sincerely



Cllr Michael Barnacle
Independent Member for Kinross-shire

- c.c. Nick Brian, Head of Development Management
Kinross-shire Ward Councillors Purves, Robertson and Watters
Kinross-shire Ward Community Councils
Councillor Colin Stewart, Convener of Environment, E&I Committee
Councillor Murray Lyle, Convener of Development Management Committee
Councillor Ian Campbell, Leader of the Partnership Administration