

Minutes of Meeting of Cleish & Blairadam Community Council

7:30pm, 8th July 2024 – Cleish Village Hall

Present:

- Fran Principe-Gillespie
- Fred Whalley
- Sean Gordon
- Cllr Neil Freshwater

Apologies:

- Margaret Traylor
- Charles MacLaren
- Cllr Dave Cuthbert
- Cllr Willie Robertson
- Cllr Richard Watterson
- PC Ben Samson

Previous CC Meeting

Matters Arising

3 actions which were covered in the relevant section of this meeting

Minutes

The minutes of the previous meeting were accepted.

Crime Prevention & Police Report

From 22nd April 2024 (last CC meeting) there have been 26 calls to Police from the Cleish and Blairadam area and 4 crimes recorded on Police systems.

23/04/2024 - 24/04/2024: Theft of motor vehicle (Templeton, Cleish) - Steal a Ford Transit Connect van via true key. This crime is subject to live investigation

11/06/2024: Theft by housebreaking (Mawmill, Cleish) – Intruders used metal ladder to scale onto first floor roof enter the building via skylight and into communal bathroom, once within enter various room ransacking each in turn, taking items from each before egressing via rear porch door leaving it ajar. This crime is subject to live investigation

Traffic Update

Community officers are aware of regular areas where there are complaints about speeding in and around Cleish and Blairadam. These have all been added to our speeding matrix and we will continue to make efforts to carry out speed checks across the area during our patrols.

Roads Policing officers have been carrying out speed checks on the M90 at junction 5 which has resulted in drivers being reported for speeding, no insurance and dangerous driving offences.

Correspondence

None received.

Co-opting a New Councillor

With the decision of Margaret Traylor to step down from the role of CC Treasurer later this year, the membership of the CC would drop below the minimum number of members needed, so the CC has decided to co-opt an additional member to the CC.

The meeting unanimously agreed to co-opt a new member Jes Bunce of Keltybridge to the Community. The co-option paperwork will now be submitted to PKC's Community Council team and the Mr. Bunce will officially be co-opted at the next Community Council meeting in September.

Broadband Update

Keltybridge Area

The final phase to connect the remaining 13 properties in the Blairadam area is progressing well, with 6 of the remaining properties already connected. Openreach has committed to complete the remaining work by September this year. The Tabernacle Hall now has an installed Fibre Broadband line and although this is yet to be activated by Openreach. It is hoped that it will be commissioned in time for the next Community Council meeting which is due to be held at the Tabernacle Hall in September.

Drainage

Cleish

There are on-going flooding problems in Cleish, and in particular into the cemetery. This flooding appears to be linked to a drainage problem in the fields to the South of the main road through Cleish.

Keltybridge

The road gully has now been repaired and is draining as expected, however Keltybridge is still experiencing intermittent problems with sewage flowing onto the road near Middleton Park. Scottish Water have attended the scene and confirmed that the problem is not related to their sewers. The problem has been raised with PKC Environmental Services, but we are still awaiting a response.

Planning

Under the new guidance, an objection by the Community Council automatically refers an application to the Planning Committee; otherwise, it requires 6 objections from separate households to refer an application.

Applications Pending

- **24/00941/FLL:** Erection of 5 dwellinghouses formation of vehicular access and associated works - Land 90 Metres North Of Nivington House Cleish Kinross KY13 0LS
 - Representatives of the Community Council will meet with the developer to discuss this application.
- **24/00734/FLL:** Change of use of land to form extension to garden ground - 8 Abbot's Wynd Keltybridge Kelty KY4 0JS
 - The Community Council has raised concerns about this application given that the ground lies outside the settlement boundary of the village. The CC is requesting that no development should be permitted on this land beyond the conversion to garden space.
- **24/00703/IPL:** Residential development (in principle) - Land 140 Metres North East Of The Bungalow Benarty Road Kelty

Applications Approved

- **24/00513/FLL:** Extension to dwellinghouse - 4 Middleton Park Keltybridge Kelty KY4 0GZ
- **23/01695/FLL:** Erection of a dwellinghouse - Land 15 Metres East Of Borrowdale Blairadam Keltybridge
 - A number of planning conditions were applied to this approval due to the proximity to a listed building, and the prominence of the site in relation to the entrance to the village.

Agricultural Applications Notified

- **24/00946/PNA:** Erection of agricultural storage building - Mawmill Farm Cleish Kinross KY13 0LN
- **24/00917/PNA:** Erection of agricultural storage building - Land 300 Metres East Of Grianan Blairforge KELTY KY4 0JD
- **24/00248/PNA:** Erection of an agricultural storage building - Ardgairney Farm Kinross KY13 0LG
- **24/00130/PNA:** Erection of an agricultural building - Land 140 Metres South East Of Bonny Brae Cleish Kinross KY13 0LS Cleish

Planning Enforcement

PKC Planning Enforcement has been referred to the PKC Scrutiny Committee because of apparent disparities in how the Enforcement Team operates and how it chooses to enforce particular cases.

The Planning Enforcement Charter will be reviewed by the Scrutiny Committee in September, and this will be the opportunity to provide input into the way in which the Planning Enforcement Team operates. The current PKC Planning Enforcement Charter can be reviewed here:

<https://www.pkc.gov.uk/article/24042/Planning-Enforcement-Charter-2024-Our-Approach-to-Planning-Enforcement>

Village Updates

Blairadam

- Attendees expressed concern that the multiple planning violations at Blairfordel Farm are not being enforced despite already subject to a Planning Enforcement Notice (24/00123/LAND).
 - Cllr Freshwater noted that the Planning Enforcement team have entered into a mediation process with the residents who are impacted by the enforcement notice.
- Concerns were again raised in relation to the enforcement of planning decisions, and in particular the lack of progress on enforcement of the planning violations at Blairfordel Farm which appears to be leading to the unconstrained growth of a settlement where there are increasing numbers of structures without planning consent.
- In addition, concerns were again raised about the perceived lack of equal treatment of residents by Perth & Kinross Planning Enforcement. The commonly held view still being that Planning Enforcement discriminate against lawful settlements by aggressively pursuing “soft” targets for planning violations while allowing more “difficult” cases like Blairfordel Farm to go unchallenged. Such an approach makes a mockery of the planning process in Perth and Kinross where individuals are apparently able to ignore planning regulations with impunity.
- It was noted also that the conditions of planning consent for Numbers 29 & 31 Keltybridge have not yet been fulfilled. Specifically in relation to the restoration and re-wilding of the area of land to the North of 31 Keltybridge where a condition was included in the planning consent.
 - The CC agreed to again write to PKC Planning Enforcement to request that they investigate why the developer has not complied with the conditions in the planning consent.
- Cllr Freshwater raised the question of cleaning and maintaining the historic “County of Kinross” sign which is at the entrance to Keltybridge village.
 - CC member agreed to contact the owner of the land where the sign is located to confirm that they are amenable to the sign being cleaned and maintained.

Cleish

- Verges around the village need to be cut to improve visibility.
- Thanks to Cllr Watters recommendation the Community Payback Team visited Cleish and painted the railings at the cemetery, and benches in the village.
- The new school sign has still not been removed and replaced, despite agreement with PKC to do so.

Any Other Business

- **Local Place Plan** – With the deadline for submission approaching, it was suggested that the CC takes the lead in helping to develop a Local Place Plan for the Cleish and Blairadam area. As noted in previous CC meetings, creating a Local Place Plan for Cleish & Blairadam, which reflect the views of the community is the most effective way that a local community can express their vision for the future of their local area as the council is required to take into

account any existing Local Place Plan when looking at planning applications, and when they develop the next Local Development Plan.

- The Local Place Plan for Cleish and Blairadam would need to be submitted by January 2025 to be considered as part of the next PKC Local Development Plan which will run from 2027 to 2037.

Next CC Meeting

It was agreed to hold the next Community Council Meeting on Monday September 16th, at 7:30pm in the Keltybridge Tabernacle Hall.