

Scone Community Council Minutes of Meeting February 27th 2017

Attending were: V. Shand, B. Paterson, H Mackinnon, D. McKerracher, M. Rhodes, J Belch, G. Clark, Councillor L. Simpson and 7 members of the public.

1. Welcome from chair V. Shand. Mr. D. Dykes has retired as vice-chair and the committee welcomed J. Belch to the position, she will also take on the task of co-signatory for the bank transactions. The committee formally accepted the resignation of Mr. P. Meikle as a co-opted member, the quota for members is now one short and we would welcome a new nomination.

2. Apologies for absence: Mr. D. Dykes

3. Police Report no police presence, one local report of spraypainted garage doors in Spoutwells Drive and several display signs giving information regarding the housing proposals, disappeared from roadside verges and private property. Some have since been located. These thefts were reported to the police.

Police Scotland will no longer issue reports to Community Councils but a Commander's Bulletin is issued and should contain all information about incidents in the local area.

4. Adoption of the January minutes, the 2 public meeting minutes & Matters Arising.

The minutes were proposed by B. Paterson, seconded by M. Rhodes and duly signed.

The minutes are available to the assembled company 10 minutes before the opening of the meeting for comment and discussion. Each month the adopted minutes are emailed to PKC, displayed in the village library and uploaded to the website.

5. Correspondence. See separate sheet. Comments: B. Paterson has obtained a reply to his letter to SGN, the gas company involved with the emergency in February, stating that the final report is still under preparation and it will be unlikely that this will be shared with the public due to potential legal issues. The main cause for the damage was water congregating and blocking off the main outlet of the regulating station so the gas supply was completely cut off. A debrief of the incident will be presented to PKC in due course.

6. Treasurer's report: Funds are currently £397.81. SMF £5081.38. £5.00 has been paid to insure the projector. The Gofundme campaign initiated by the Study Group is still open to raise funds for the campaign against the housing proposals.

7. Convenor's reports:

Planning: During the period since the last meeting there have been 2 minor applications and 5 approvals for minor extensions/alterations.

There has been no further information forthcoming in respect of the proposed development of 50 houses at Gannochy. Although no details have yet come to hand for the proposed development in Birch Avenue works have started on the demolition of the former children's home.

There has been no further information forthcoming in respect of the proposed mixed development at Perth Airport. The time for comments is past and the application is currently being processed by PKC.

Communications. All correspondence will be posted on the website.

PACC: No report.

Community Open Space: B.Paterson has been in touch with Dave Stubbs of PKC Community Greenspace Team regarding ponding and lying water in Scone Park because the drains are ineffective and do not function. He will continue to pursue a solution to this problem.

Comments from the floor: 1: disgraceful state of the pond with overgrown vegetation and lack of suitable attractive planting, improvements made several years ago have not been maintained with unsuitable advice having been followed as regards landscaping, the state of the pond is bad for the free roaming of the ducks, unsightly and unsafe for park visitors.

2: request for a fence to be reinstated around the children's playpark : a) keep dogs out, b) reduce vandalism, 3) reduce incidents of smoking within the area. It is not policy of PKC to have fences around play areas however this is not the policy of other authorities. Fence costs would be £12000-£15000. The CC will write to Community Greenspace to further this request and discussion.

8. Councillor's report. The demolition of the old children's home at Birch Avenue has started. As the Glebe site and this site are owned by PKC and are brownfield sites, the same planning restrictions do not apply, neighbour notification for Birch Avenue has been carried out but the CC was not informed as would happen with other planning proposals. The opportunity to object does not exist and only 1 neighbour is unhappy with the new buildings proposed for Birch Avenue.

Lock ups are being refurbished or demolished. The Greystanes set have been demolished and this is now an open space car park which will alleviate parking both for the local residents and for users of the ball court.

A meeting will take place with the new management structure at Stagecoach next week to continue a push for the reinstatement of the no 7 bus route with entry and pick up in the Park and Ride.

The nicoprene tar covering over some roads in the village has failed resulting in potholes etc and will have to be done again employing the only firm from south of the border able to carry this out.

At the latest budget meeting, £250000 extra cash has been set aside to implement road safety measures, PKC has the equipment but had no budget to install it ie speed activated flashing road signs, 3 new technicians will now be employed.

CTLR: D. Littlejohn from Planning has been seconded to organise the Tay Cities Deal which will contribute 30% of the cost of the road and bridge. The question has been asked as to **1)** where the rest of the funding will come from, **2)** there is no budget for traffic surveys so this is done by using a method of traffic modelling, **3)** is the CTLR just a means of getting more houses with roundabouts and roads basically leading to nowhere?

Praise for SGN the gas company for their handling of the recent emergency, in the future to continue in the community spirit, they might also help with restoration work at the Bleachie.

Bad drainage is responsible for the ponding in the Scone Park.

Question: Is there still money available for the upgrading of private roads? Yes.

Cllr Simpson will write to AJ Stephen for clarity on the planning issues giving a week for a reply before making the request public in the press.

9. Scone Village Association.

The February issue of Destiny will be on sale at the usual outlets. Future dates are Friday 19th May; Friday 21st July; Friday 22nd September; Friday 10th November

10. Community Plan, a member of the study group has volunteered to take this forward and will attend meetings with PKC to determine the best way forward to gather information for a Community Plan for Scone.

11. Barrel Drain. As reported at the last meeting PKC have issued a report of the further survey works carried out in December, however this shows coverage slightly different from the previous survey.

In general this covered more of the area south of the Wheel Inn but less of the area around Ian Taylor's premises. The survey highlighted a few areas where potentially the conditions have worsened and owners have been notified, however generally the drain is similar to earlier. There is still however a problem with the CCTV surveys for approx. 50% of the length in that the silt and rubble on the base of the drain prevents the camera gaining access.

12. Proposed Housing Development at Scone North: planning convener D. McKerracher

We have submitted our objections to the proposed development, however due to the submission of additional information by Stephens the final date for submission of objections/comments is now 9th March 2017.

We were approached with an offer of assistance by William Walton, who is a chartered town planner/barrister previously involved in the Aberdeen Bypass objections. He very kindly offered to provide free advice based on his experience and I am pleased to say that, whilst not providing a lot of additional information he confirmed that the objections submitted by ourselves and Ironside Farrer were the best way forward.

As a CC we are continuing to try to get meetings with PKC, however despite assistance from a number of local MSP's this has been unsuccessful to date.

We have now formally requested John Swinney to get the relevant Scottish Minister to instigate an official enquiry into PKC handling of planning matters.

We are also pursuing meeting in respect of clarifying the CTRL, however we have, under the FOI process, obtained a copy of the Stage 2 Report on the CTRL and are currently studying this. At the December 14th council meeting, the line of the CTRL was approved and shows that a cutting would need to be built through the proposed houses and this must be taken into account with the final plan of the scheme.

Everyone who has responded to PKC regarding this application must be thanked and to remember that the application is still open for further comment/objections until 9th March.

Questions : is it likely that another report will be submitted by the developers before 9th March? Unlikely!

Comments : PKC have 4 months to study the proposed plan and submit to the Councillors to pass or reject. April will be the next planning meeting but it is unlikely that the council will be ready to approve or reject given such a timescale. More likely to be June.

Might the councillors just agree the proposals in April then retire from the Council thus avoiding responsibility?

Cllr Simpson: agreed with the comment on an April decision and, with a number of councillors retiring at the May elections, it is unlikely the proposals will be decided at the next planning meeting in May.

Up to date figures (Feb 27th) for comments were 874 with 91 letters of support, 8 neutral and the rest objections. So far there have been not many statutory consultee responses. SNH have requested further information about ancient woodland on the proposed site since the beaver report was submitted.

The construction traffic access to the site will be within 2 metres of the beaver colony. Concern was expressed about the possibility of beaver activity blocking the Crannock Burn which will be the main drainage channel from the site down towards the A93.

Other drainage concerns include at the A94 housing area at the top of the village, the main surface and field drainage will be down into the Annaty Burn, through the village and, in flood conditions, could cause problems.

With Red Squirrels now attracting extra Government funding to ensure their survival, there is evidence of a considerable population on the proposed site.

With the CC requesting a meeting with PKC and the planning department, it has been decided a "Mediation" type meeting which PKC are offering, is not appropriate and the CC do not wish to participate in such a meeting.

A member of the CC, G.Clark in both a professional and personal basis, attended a seminar on Mediation and put forward the following points for consideration :

- 1) The seminar was attended by the assistant chief planner for the Scottish Government, Petra Bieberbach CEO of PAS (Planning Aid for Scotland, an agency run by volunteers with planning experience who advise local organisations on planning issues) and Peter Marshall from PKC planning department.
- 2) There is a disconnect between planners and local people and mediation, which is a type of assisted negotiation, is recommended in planning issues.
- 3) A report on reviewing the planning system has been approved by the Scottish Government, stating that **Infrastructure must be in place** before development can commence ie roads, medical, recreational and educational facilities. Some

local authorities implement this now. This will become law later in 2017. A guide is to be produced by the Scottish Government for Councils when going through planning proposals called "Right First Time".

4) The assistant chief planner from the Scottish Government stated that "one size does not fit all" and a mediation type of meeting will not work in all planning disputes. (The CC has a mandate given to it by the voting of the villagers to resist the proposed development). There is no mandate for assisted negotiation.

It was stated that the Ombudsman will not take submissions from the Community Council but only from individuals.

Points for consideration;

The CC could write to the Reporter asking him to call the proposal in.

The CC could contact the reporter with an FOI listing the concerns of the CC about: 1) the timing of the word change, constructed to committed, who approved it, involvement of the landowner and the developer, all leading to the LDP being approved on false information, 2) lack of consultation on the change.

Comments: in the LDP, the reporter will allow 100 houses to be built before the CTRL is constructed.

Access to the site for construction traffic will be from the A93, up a farm track opposite Balboughty Farm, this entrance is just round a bend on a 60 mph road.

The Study Group held a successful coffee morning raising the sum of £1000 Everyone was thanked for their hard work, time and effort. Funds after the Environmental Audit from Ironside Farrar has been paid will be approximately £2400.

13. AOCB:

1) We have written to Castle Huntly regarding their offer of help with community projects ie the Bleachie. Groups of offenders would be carrying out useful duties in the community to help with their rehabilitation and reintroduction into society.

2) Funding has been applied for from Eastern Perthshire Action Partnership from the Scottish Government Participatory Budget regarding providing a piece of exercise equipment in the park, the maximum grant is £1200.

3) Nominations have been put forward for the Royal Garden Party in July at Holyrood Palace : Fred Farmer the retired lollipop man and Margaret Lobban retired RDM schoolteacher.

4) Notice board posters: there is a change in the arrangements for putting up posters in the village notice boards, a new volunteer is required.

5) It was agreed to contact John Stephen regarding false allegations in the local press, we will request a retraction from AJS, Cllr Simpson will also pursue this matter.

14. The meeting finished at 9.10 pm. Next meeting will be held on Monday, March 27th at 7.30pm [at RDMI](#).