

Glenlyon & Loch Tay Community Council

Nurse's Cottage: Bridge of Balgie: Aberfeldy: PH15 2PP

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DRAFT Minutes for July 13th.2023 at 7 pm on Zoom

Present: Chair S. Dolan-Betney (SDB), Secretary S. Dorey (SD), E. Melrose (EM),

Provost X. McDade, and seventeen members of the public.

Apologies J. Riddell (JR), J. Polakowska (JP), W. Graham (WG). JP & WG joined the meeting later. Cllr. J. Duff.

Minutes of last meeting on May 11th. 2023 – had been recirculated. No amendments. Adoption proposed SD, seconded EM. Minutes adopted.

Finance – SD-B stated balance was £559.36. JR asked that members be reminded to claim expenses by the end of August.

Community Council – Scheme of Establishment is being reviewed. Notification has been sent out via CC contacts. CC will comment. Consultation ends August 25th.

Matters arising:

Roads: Closures: C449 Fearnan July 10th for 3 days – confusing map sent. R. Wilson commented on the poor signage at Coshieville: it was confusing; gave no indication of where the closure was; to anyone not knowing the road it effectually closed off Glenlyon, Fortingall and all properties up to Fearnan which is some miles away from the Coshieville. He informed the meeting that BT/Open Reach were only working down one manhole which in his opinion could have been controlled with lights. Also, that there was a need for BT to give more explanation on closure signage.

Croftintygan Farm, Lawers, August 16th. for 3 days 9.30 – 15.30 – alternative route would be approx.. 68 miles. CC sent comment questioning the need for a total closure and suggesting carriage closure instead; and raising the need for access for postal and other deliveries; Awaiting response.

Fearnan -A827 VAS is in. Complaint from resident that it had, so far, made little difference and at a weekend, "the road was like Brands Hatch".

Fearnan C449 – no response to CC request for traffic calming in middle of village. CC to follow up.

Lyon Bridge Repair – no progress. Cllr. Duff sent report that the structural engineer was on holiday so no timescale for repairs. She is also working on masonry repairs to retaining wall in the Pass of Lyon and damage to the parapet on the Invervar Bridge.

Fortingall – Speeding Complaint by resident – little heed given to speed limits. R. Wilson commented that his phone app. showed poor compliance, this he attributed to lack of policing, signs too small and obscured at the western end by foliage. He considered there was a need for bigger signs, more repeaters and possibly a '20' marked on the road.

Muir reinforced these comments highlighting agricultural vehicles as amongst the worst offenders; "an accident waiting to happen", and, again, a request for speed bumps – update requested.

Discussion moved to Garth and a suggestion that a 'headlights' sign could be helpful to improve safety on the bends. SD-B explained that the CC had already had a site meeting with Traffic & Network but there had been no further action. EM raised the point that unclear signage could be confusing for the motorist and cause non-compliance. CC to take up all these remarks with PKC.

20. & 30mph.limits - Official notification for Fearnan C449 & A827, Fortingall C448.

Highland Action Partnership – EM reported it doesn't exist at the moment.

Road Safety Group – no recent activity.

Planning: SD read the current planning list. SD-B informed meeting that the application to build holiday accommodation on the old Aberfeldy Hospital site had been refused.

Two current applications generated a lengthy discussion with good contribution by members of the public, - all objectors:

App. 23/00846/FLL – N. Moge , acting spokesman, outlined the main objections to this application for a commercial short-stay letting property at Morenish, viz. a new, and isolated property in open countryside; the establishment of a new building line far below the road; and closer to the loch which could lead to much more building; a blight on the landscape. Further comments were added by other objectors viz. residents at

Morenish Cottage had no Neighbour Notification despite being the nearest property to the proposed development; destruction of the Loch Tay landscape; unsympathetic design; excessively long, new track to the public road; shared access; exit onto a dangerous road. Here was discussion about making speaking at the Planning Control Committee meeting – SD-B and R. Wilson offered advice. Provost McD. Informed the meeting that,

a) objectors are now allowed 10 minutes collectively b) if a CC objects the application will

automatically now go to Committee. SD-B asked for clarification that CC would have a separate slot and not be included in the 10 minutes allowed for public comment. Provost McD. to follow up. Mrs. W. Graham emphasised the effect from across the loch and wondered if it would be possible to raise awareness through the Killin CC.

App. 23/00907/FLL – R. Wilson led the objections to this proposal to build a dwelling house in the conservation village of Fortingall on the designed space between the two hamlets of Balnald and Kirkton. He informed the meeting that in a Conservation Area development should not harm but should preserve or enhance the conservation qualities of the area. Main objections were that it ignored the conservation and historical importance of the village; the design ‘aped’ and so demeaned its unique qualities; the shared access would pass through four other properties and would cause loss of privacy and amenity; details of the design are incompatible with those of the Arts & Crafts Movement. J. Rees highlighted the other main objection – the potential loss of a mature specimen maple tree on the site which has a history of its own and contributes to accentuate and enhances the separation between the two parts of the village and added objection to specific details of design. The designation of the site as public space was also briefly discussed.

CC will object to both applications.

Planning & Placemaking: Development Control Committee – Provost McD. informed the meeting that Planning and Placemaking is the new name for the Development Control Committee, or just Planning Committee.

PKC to provide planning training for CCs – no details yet.

Glenlyon House & Track SD-B summarised an e.mail from an enforcement officer to Cllr. Duff – The enforcement investigation is ongoing; there was a site visit on July 6th.2023; a full internal and external inspection was carried out with a conservation officer present; investigation into wood rot and damp had been carried out and the kitchen floor removed; no evidence of unauthorised work, therefore no breach of planning. This also applied to a steading. The owners confirmed that they do intend to undertake development and planning applications and Listed Building Consent **is** in process.

Track - Enforcement case remains open awaiting a) retrospective applications for an unauthorised bridge b) a decision on an unauthorised access.

This has been passed to Roads by Enforcement and CC.

SD-B stated that CC is not consulted on enforcement matters, cannot object, or make comment. This is considered unsatisfactory, and she made a call for change. JP pointed out that this includes Prior Notification Notices(PNN) which apply particularly to tracks. Provost McD. Provided useful comment: PNNs cover Forestry and Farming but not Sporting, these need a Planning Application; Elected Members are also excluded from PNN & Enforcement and are in discussion to get this changed for themselves and CCs; Enforcement is enforcement of the law therefore there is less ambiguity than with a Planning App. and less room for third party comment; there is now an Enforcement Portal so anyone can check on enforcement progress; **anyone can report a possible breach in Planning to Enforcement and he strongly recommended this.** CC to follow up.

PKC LDP3 – The Big Place Conversation Engagement – This is a public consultation which ends on August 31st. It was circulated but SD-B thought that the public may not have appreciated its significance as it will influence the decisions of all Planning Applications. CC met to work through the Place Standard Tool taking the area as a whole with special comment about particular aspects – results to be uploaded onto PKC website. **SD-B explained that it would be a way of getting the design space in Fortingall designated as Green Space and urged the people at the meeting not to wait for the outcome of the Planning App. but to take action, as will the CC. Provost McD. Further stressed its importance as being the critical stage to engage; it is where Green Space and Settlement boundaries and policy are decided; all future Planning Applications are judged against it. He encouraged everyone at the meeting to engage with it.**

<https://www.pkc.gov.uk/article/22957/The-Big-Place-Conversation>

SD-B noted that this also applied to Garth to help control development there and asked JP to take up the matter with Garth residents.

Taymouth Castle & Schiehallion track – Planning app. for infrastructure – Public consultation led to formation of “Protect Loch Tay” group on Facebook. PLT meeting in Killin coinciding with CC meeting - JP & WG delegated to attend this meeting. They re-joined CC meeting. Full report at next meeting.

SD-B cautioned CC to be careful as the group sounds quite militant and there are conflicting reports. PLT maintain that DLC could destroy the whole area; SD-B read report from Peter Ely had sent to CC – assurance that DLC fully accept Kenmore CC's views on usage of Loch Tay and hope it will be quiet. Noise and light are issues for them as they need quiet and dark skies for star watchers.

SD-B stressed that CC needs to hear both sides but needs to keep a balance. WG recognised the benefits to the Kenmore community but expressed concern about the proposed use of helicopters as a means of transport for DLC clients; called for limitations of flights and raised the ecological argument against helicopter use.

SD-B expressed the view that the Morenish Application was a bigger concern just now as it really did have potential to destroy the character of the lochside landscape.

Provost McD. wished to assure the meeting that PKC are aware of the current situation; he has requested a meeting, in two weeks, of Elected Members and Officers to look at statutory issues around access; they are aware of the enforcement issue about the Glenlyon Estate and are monitoring it.

Schiehallion track – a 3-metre-wide vehicle access track has been put in apparently obliterating the original walking path. The track is unsuitable for walking on. JP has contacted John Muir Trust, & the Ramblers Association is also involved. CC to contact Enforcement again.

Perthshire Nature Connection Partnership – David Tollick arranging meeting with shepherd re. the Fearnan Cow Park SSSI.

Lochside Pathway – J. Penfold briefly reported on site meeting with Andrew Barrie – provisional plans drawn up to connect Kenmore with the Crannog and then extend the path to Fearnan – pinch points, crossing the road at Dalerb and, at the Fearnan end, getting from the Letterellan gate to Quarry Rd.

Dog Fouling – Poster provided by FVA & J.D and distributed to residents.

Gran Fondo- consultation. JP complained to the organisation re. the notification letters arrived too late to allow attendance at meeting, did not give details of road closures. It seems that 51,000 maps to accompany the letters were not sent out – PKC did the distribution.

Correspondence: EM read the list:

Boundaries Scotland undertaking second review – details circulated.

Scotland's Infrastructure & capital investment in challenging times: What happens next? – The Improvement Service conference – complimentary tickets were offered and link to conference.

Perth Studio audience BBC Debate Night – details circulated.

National Meadow Day – circulated.

Edinburgh International Book Festival – 300 free tickets were available for community groups and young people – circulated.

Funding alert of June.

PKC Nature restoration Fund now open – circulated.

Community Investment Fund now open.

AOCB: Short-Term Lets Control Zone consultation closes August 18th. CC to comment.

Next meeting: September 14th.2023 at 7p.m via Zoom.