

Portmoak Community Council

May Meeting

Tuesday 12 May 2026, 1930 – 2100hrs

In-Person meeting

Minutes

- 1. Attendance:** WCllrs NFreshwater, RWatters; Cllrs AMiller (Chair), KDonaldson (ViceChair), SMcGregor (Treasurer), AClark, JHornal, LHatch. 5 members of the public.
- 2. Apologies:** WCllrs WRobertson and DCuthbert; Cllrs ADavidson (Treasurer) and GMarshall.
- 3. Comments and Approval of previous Minutes from PCC March meeting on 14/04/26**
LHatch proposed; KDonaldson Seconded
PCC March Final Draft Minutes approved

4. Matters arising from Previous Minutes:

Item 1: Kinross-shire Committee and other Committee updates: KC update pending next meeting on 14/05/26. No other updates on other Committees.

Item 2: Kinross-shire Active Travel Master Plan: AClark gave an update following the meeting in Mar26 with NMainprize and DStubbs the Recreation Ranger. There was positive news regarding the path along the back of Portmoak Primary School between the Cobbles and the play park as the path is a Core Path (Path code: PTMK/127), owned by PKC and they are responsible for maintenance. NMainprize is researching quotes for repair work. Suitable machinery is needed that would cope with the dip in middle of the path. There was a suggestion that perhaps Portmoak Primary Head Teacher could assist to expedite by writing to PKC. Regarding the connecting grass path between Back Dykes and The Cobbles that goes past Balbury Cottage, this path is on land owned by residents and is believed to be a right of way. A post has been added at the Back Dykes end to prevent vehicles from turning in the lane. New turf was laid but this has worn away during the wet Winter weather. PKC Greenspace suggested to reseed with grass seed and restrict planted areas against foot traffic until grass has a chance to renew. Residents were involved in discussions. There was also a discussion about what could be done on Back Dykes Road to reduce speeding but Lane is unadopted so limits on what signage can be provided.

Item 3: Portmoak Travel Plan: WCllr RWatters provided an update. PKC are largely reliant on Stagecoach who have a high focus on route profit. There were concerns that low viability of routes would make them subject to be withdrawn in all areas of P&K. PKC Transport consultants had provided a radical report on a new approach, but there were limitations to the information available to public at present. There is a model where PKC may not be able to save money but could offer a better service. Option referrals may be before PKC by end of Summer. More updates to follow. PKC cannot control Emba routes, only their subsidised routes.

Item 4: Road Safety Action: This item is high on priority list. Chair had confirmed that SpeedWatch was being started up again. There had been previous issues with GDPR and sharing data. PCC will re-engage with previous interested applicants and present a list to MOCC to take project forward.

Reduction in speed out the Gliding Club: Discussion around speed limit reduction along Causeway down to 40mph from Scotlandwell. Suggestion that 40mph should extend out to just beyond the New Gullet Bridge. Speed mitigation has been raised by Transport Planning as part of the planning application process at the Levenmouth proposal.

GMarshall is progressing the campaign to have the B9097 to be reclassified as an A-road. PCC will try to obtain Road Traffic Management data for the road. It is hoped a reclassification would improve maintenance of the road against the high level of traffic and heavy goods vehicles.

Signs along Causeway which are currently bent and damaged have been reported to PKC for repair.

Item 5: Scotlandwell to Portmoak Church Path: no update. WCllr WRobertson had placed a request to PKC to improve the surface of the existing path which is becoming very poor.

Item 6: Portmoak Church – future for the church and car park: ARobertson for the KDT attended the meeting and gave an update. At the recent Community Engagement meeting there was little enthusiasm from members of the public for community purchase of the church. With regard to the car park, there were no confirmed details yet of the necessary upgrades to allow the car park to be adopted. The fence on the loch side needs repaired, and KDT were currently looking at funding options. Insurance has been obtained for the car park. A formal request to PKC for adoption has not yet happened as KDT feel they must consult the Fundraisers that they are happy with the next stages. It was hoped Electric car charging points would be installed. In the meantime, Tayside Contracts may be able to fill potholes at the car park free of charge as part of standard service to Community.

Item 7: Adoption of road: Wellside Park, Scotlandwell: WCllr WRobertson confirmed Wellside Park was not yet adopted by PKC. WRobertson has requested further info. regarding the status.

Item 8: Portmoak Moss – Peatland Restoration project: no Community engagement meeting has been arranged yet. Chair had received communication from Woodland Trust asking if PCC had specific questions for the Peatland Restoration Group (PRG). PRG were apparently reluctant to attend any community meeting. It is understood that the clear-fell of trees that was previously proposed will not happen. Also confirmed that some native tree planting on peat can happen. Some trees need felled as they are mature but a planned replanting will be possible. Peatland restoration of the peat bog will be subject to questions about water levels and the effect on the surrounding area.

Item 9: Scotlandwell Flooding update: LHatch had been making enquiries locally to obtain information. Chair thought the item should remain on the agenda. Ditch at Fairdene looks like it is chocked up with soil and trees, again there is question of ownership.

5. New Matters arising:

Item 1: Portmoak Community Action Plan & Funding: Chair had applied to PKC for funding and assistance for producing a Community Action Plan, and will liaise with KDT, ARobertson was in agreement with this. Forms for completion that PCC need to complete. KDT is progressing a similar item, so it was suggested PCC and KDT would pair up to move the funding application forward. WCllr RWatters mentioned STAR who can complete the Community Action Plan. This would then be converted into a Place Plan to sit alongside LDP3. LDP3 is obliged to take the Place Plan into material consideration. Will not influence the LDP3 in its own right. Fossoway Dev Trust had offered to assist and KDT are in contact with FDT.

6. Reports:

a. Police Reports: The Commanders Bulletin had been circulated. Police Liaison Officer had sent a local report

b. Planning

(1) New Planning Applications:

PKC Ref#	Address & details	Closing Date for Public Comment
26/00514/FLL	Installation of solar array and siting of plant room Land 70 Metres North East Of Loch Levens Larder Wester Balgedie Kinross KY13 9HD	Thu 28 May 2026
	<p>Chair had read application and had no comments. 4 residents of Queens View were in attendance. The Applicant was also in attendance.</p> <p>Concerns were expressed by residents that in the planning application much was made of how the array would not be visible to the transient population of members of the public visiting Loch Leven Larder, but there was no consideration or mitigation at all to screen the array from residents of Queens View who would be the most affected at all times. A large Shipping Container was to hold battery storage and controls and also had no screening. There were concerns about night security lighting which would potentially shine into bedrooms at Queens View properties. Also concerns about day time reflected glare into public rooms of homes in Queens View that face the application site.</p> <p>The Applicant explained the reason for the array which was to mitigate rising fuel prices and provide resilience against power outages. It would reduce reliance on a</p>	

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	<p>diesel generator. There was no night lighting intended to be installed. The array was aligned with intention that the ends of the rows faced Queens View which would reduce impact. The applicant seemed amenable to putting in and maintaining green screening.</p> <p>There was an agreement at meeting not to submit an objection to PKC Planning but PCC agreed to submit a letter of representation for Queens View residents in their requests for screening and no night lighting. The issue of potential day time glare towards Queens View was not resolved.</p>	
26/00539/FLL	Change of use of dwellinghouse to staff accommodation unit and commercial units Channel Farmhouse Wester Balgedie Kinross KY13 9HD	<p>Fri 22 May 2026</p> <p>Application explained the change of use was to re-purpose the farmhouse to create staff space for meetings and an accommodation space for rental.</p> <p>PCC agreed No comment</p>
26/00301/FLL	Change of use of agricultural shed to commercial unit (Class 4) Loch Leven's Larder Wester Balgedie Kinross KY13 9HD	<p>Fri 29 May 2026</p> <p>No comment</p>

- (2) **PKC Call for Sites – Local Development Plan (LDP3) – update:** Chair to write to PKC PKC Lead Officer for LDP3 in Kinross-shire. Place Plan was in progress.

(3) Westfield Site Update

- (a) **Westfield Community Liaison Committee:** Liason meeting on 20/05/26

- (4) **Sustainability Group:** Meeting tomorrow 13/05/26 to meet with ePower, Secretary to attend. Memorandum of understanding still to be put in place. There had been some doubt as to whether Portmoak would be considered in Community Benefit due to the proximity to the site of the windfarms. WCllr RWatters encouraged PCC that they should continue to keep engaged, and he would also be in attendance at the meeting on 13/05/26.

6. Paths Group update: nothing additional

7. Treasurer CC Accounts: Treasurer was not in attendance, so update rolled over to next June PCC meeting

8. Ward Councillors' Reports: PKC about to launch a Green Living Fund, this was to be presented at PKC Committee this week. It was suggested that as an example, for the Church Car Park the Green Living Fund would be a good source of funding.

9. AOB:

Portmoak Festival Festival Gala on Sat 13/06/26, KDT will have Better Place to Live table.

Portmoak Festival week from June 14th – Friday, June 20th, 2026. There is a packed schedule. See <https://www.facebook.com/p/Portmoak-Festival-100064830934745/> for details

Well & Well Wash House: Scotlandwell in Bloom were current custodians of Well and Wash House. Major repairs were needed to ironmongery, pillars for roof structure, and other items. There were also issues with the cobbles on the lane. Ground ownership is not known. A specialised Management team had estimated £111k bill for restoration. The Trust will actively seek out funding and hope the Portmoak Community will help support fund-raising efforts. QR code in development for funding for website and contribution. PCC are fully supportive of the efforts of SiB.

10. PCC June Meeting: to be held on 09/06/26, 1930 – 2100hrs, Online via Zoom