

Minutes of the Dunkeld & Birnam Community Council actual and virtual meeting held on Monday 12th.December 2022 in The Birnam Arts.

1. **Attendance:** Community councilors: Chairman L.H. MacEwan, Deputy Chairman A.H. Wylie and J.M. Wigzell attended in person while Ms. L. Graham attended via Zoom. PKC Lead Cllr. G.W. Laing, P. Cargill {Perthshire Advertiser}, and Ms. E. Henderson {Atholl Estates agent} attended via Zoom.
Three members of the public from two households attended in person having raised written grievances relating to the community council's neutral submission to Development Planning vis-à-vis application **22/01905/FLL**.

Apologies: Community Council Secretary Ms. C. Claydon and Ms. C. Stewart {NTS}.

Note: The use of "Zoom attendance" coupled with "actual attendance" caused a degree of confusion as the Zoom participants were unable to see the actual attendants with the exception of the chair. This problem has been reported by other groups using the dual approach at the Birnam Institute.

2. **Presence of the media at community council meetings:** Prior to discussing the agenda, a discussion was held around the attribution of quotations by the media. The community council strongly supports the presence of the media in a symbiotic relationship which benefits both parties. This has worked well in delivering the broader message of the community council and community particularly in resolving more complex issues. In light of this, we would particularly like to thank Paul Cargill of The Perth Advertiser for his support with a recent planning application and the continued support that Heartland Radio gives the community council.
Further to this, it was agreed that if individuals spoke at meetings, then they should indicate to the requisite person that they either "**wish or do not wish**" their comments to be made public. The specific example discussed was a reference to a Dunkeld resident who was quoted in the Daily Record with regard to the Newtyle/Mills objections. It appears the quote actually came from a public meeting in November at Lagmhor and not at a community council meeting. It is noted that other members of the public at the meeting did not complain about the article and were very supportive.
3. **Minutes of the meeting held on 14th.November 2022:** The minutes were proposed and seconded by Chairman L.H. MacEwan and Deputy Chairman A.H. Wylie respectively. The Community Council was unanimous in its decision to approve the minutes. As per usual, the Zoom recordings are available on request following each community council meeting.
4. **Declaration of Interest:** There was one declaration of interest during the meeting attributed to Ms. A.M. Kettles of Alex Kettles Architects regarding planning application **22/01905/FLL**. See paragraph 10.
5. **Treasurer's report & micro grants:** The Treasurer confirmed that the November minutes recorded the removal of Mr. S.J. Prichard and the addition of Mr. J.M. Wigzell to the signatories list for the RBS online accounts. Further to this, three applications for micro grants had been received one of which had been sanctioned for "***The Repair Café.***" Feedback was awaited on the two remaining applications where decisions would be made shortly.
6. **AOB:** Three members of the public requested that the PKC complaints procedure be discussed and this is included in paragraph 11.

7. **NTS:** Messers S. Maxwell and C. Stewart did not appear in person or online however a summary was submitted in writing. This intimated that the bridge and pathways at the Hermitage were going to be surveyed and any issues remedied to complete the circular walking route back down to Inver.
8. **Community action plan & development trust:** Mr. N. Grieve has now assumed the role of chairman in the new trust. SCIO approval has now been received and the 5 trustees will be required to recruit a minimum of 40 members to complete the new structure and invoke key elements such as an AGM.
9. **Roads, traffic & Parking:** Mr. A.H. Wylie advised that this discussion would be held over to the January meeting and there would be another “walk round” in February. It was also noted that Mary Arnold Foster would be giving a talk on architecture under the housing brief.

Coupled with this, discussion around speed restriction signs versus tables concluded that speed restrictions had little effect. This was reinforced by recent studies. Tables were said to be more expensive to install but more effective while speed restriction signs had a shorter life span. See image below of a typical speed reduction table layout.

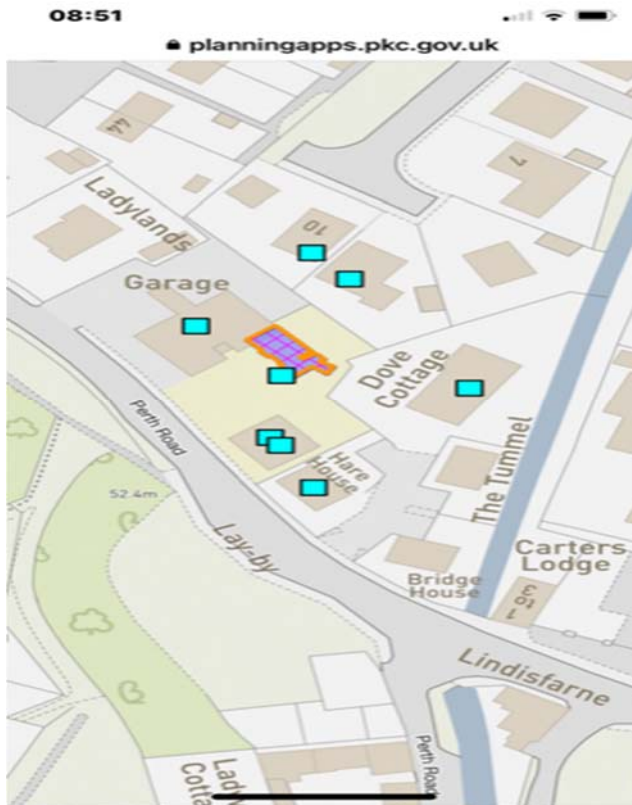


10. **Planning:**

22/01905/FFL: Change of use from residential flat to short term let accommodation {Birnam}:

This application was discussed in some detail as it related to the conversion of two penthouse flats to Airbnb accommodation or short-term letting within Birnam. Residents adjacent to the proposed conversion have approached the community council regarding the application and there have been a number of objections submitted to PKC.

See site plan below.



Further to this, Ms. Kettles from **Alex Kettles Architects**, the agent for the conversion intimated that she had a conflict of interest with the discussion. Ms. Kettles remained in the room while the application was discussed and did not participate in the discussion. This touched on the new legislation vis-à-vis short term lets.

A general discussion followed highlighting the serious issues around lack of housing stock in Strathtay as a result of short-term letting and airbnbs. Cllr. G.W. Laing explained the upcoming legislation to the assembled group.

The law around short-term lets changed on 1 October 2022. New hosts are required to apply for a short-term let licence before accepting bookings or receiving guests. On 7 December 2022, the Scottish Government announced legislation would be laid at the Scottish Parliament in January 2023 to give existing hosts additional time to make an application for a licence. This will be a one-off, six-month extension for existing hosts to recognise the wider cost of living crisis that is placing pressure on existing short-term let hosts and businesses. Currently, existing hosts must apply for a licence before 1 April 2023, and can continue

operating whilst their application is being determined. Subject to the approval of the Scottish Parliament, existing hosts and operators will be required to apply for a licence before 1 October 2023.

The community council is inherently looking to be involved in this topic in the future and would seek to encourage provision for affordable housing in any larger developments.

22/01698 Scotia Gas Networks:

The second planning application discussed relates to the SGN pressure reduction station adjacent to Torlee Road in Birnam. It is alleged that SGN have proposed using a section of land owned by the residents. The siting of the pressure reducer adjacent to the houses with a double farm gate and access road is also giving cause for concern. The PKC case officer is Steve McQueen.

11. Clarification and discussion around the CC's role in planning:

This section was included as three members of the public wished to discuss the minutes from the meeting in November. One of these individuals had participated in the November virtual meeting but appeared not to have declared their presence.

The members of the public then engaged in a robust discussion with regard to applications: [16/01594](#) {approved}, [20/00952](#) {refused at appeal} and [22/01706](#) {in assessment}. These applications relate to the erection of a dwelling house at the former water reservoir on Blairgowrie Road, Dunkeld.

Two of the individuals had written a letter of complaint which the community council acknowledged and replied to within the requisite timeframe. The individuals alleged that the minutes did not reflect the community view.

However, these minutes were signed off unanimously by the full community council after broad consultation with the community. The decision also took account of the history and PKC's decision to refuse the LRB appeal.

No other members of the public were present at this meeting and the complainants appeared to be unaware of the requisite procedures for assessing applications which are published by PKC and The Scottish Government. Furthermore, the Zoom recordings of all community council meetings are available on request for anyone in the community as it is an open public meeting and transparency is very much encouraged.

A discussion then ensued around the possibility of another meeting, however the chairman intimated that the matter was now closed and the PKC procedure did not allow for further recourse. However, it was agreed that the complaints procedure along with other key procedures would be made available on the community council portal within The Bridge website.

In summary, as a rule the Community Council does not support private planning applications and would not unless there was a clear and wider community benefit or downside.

Ultimately, Perth & Kinross Council as the Planning Authority will make an independent judgement based on all submissions to Development Planning.

For and on behalf of Dunkeld & Birnam Community Council.

Date: 19th. December 2022.

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