

**Kettins Parish Community Council**  
**Minute of Meeting held Thursday 16th May 2024**

<u>Members present:</u>	David Cox (Acting Chair), John Lyall, Joyce Falconer, Joshua Lawton
<u>Apologies</u>	John Smith, Russell Miller, Mark Gow
<u>Honorary Members Present:</u>	Cllr Colin Stewart, Cllr Hugh Anderson
<u>Members of the Public Present</u>	18

1. **WELCOME & APOLOGIES** David Cox (Acting Chair) welcomed everyone to the meeting at Kettins Church Hall in John Smith's absence.

2. **MINUTES OF PREVIOUS MEETING:** Draft Minute proposed by Joyce Falconer. Seconded by John Lyall.

3. **MATTERS ARISING**

a. **Representation from Greentech re: Peattie Farm Solar Proposal - James & Yaw**

i. **Summary**

1. Purpose of the Greentech coming along today: to introduce themselves as a company, to start a dialogue with local residents, to work with the community and to be completely open with what they're doing.
2. Environmental Impact Assessment (EIA) Screening request submitted to PKC in November 2023. Detail of planning documents available on the PKC Planning portal under reference: 23/01998/SCRN or here: <https://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S4VUVLMK0CS00>
3. Greentech is the operator of two solar developments nearby. Greentech currently has planning consent for two developments in Scotland: [Wellbank](#) - Just north of Dundee in Angus and [Billsbrae](#), near Crossgates in Fife.
4. Site chosen for high levels of solar irradiance locally.
5. Grid Connection date booked and deposit paid for 2029.

ii. **Concerns raised by residents:**

1. Number of proposed developments in a concentrated area.
2. This is becoming a gold-rush on the back of adapting substation capacity nearby.
3. Lack of transparency on the part of the developer - why not come to residents sooner if the screening request was submitted in November. Residents concerned they were not contacted by the developer about this meeting today.
4. Will Greentech just sell on the rights if planning consents to the development?
  - a. Greentech: We are more of an operational company, not just developers to sell-on.
5. Concern for loss of prime agricultural land, and long-term possible permanent disruption to the immediate vicinity. What about the economic disruption / loss of asset value?
6. Concern there is no legal requirement for Solar developers to provide community benefit for these developments. Will the developer commit to accounting for possible losses in property values in the vicinity as a result?
  - a. Greentech: residents near previous solar developments have indicated they were not negatively impacted by the developments.
7. When will a planning application be submitted so we can have a timetable for the development?
  - a. Greentech: Planning notices and public consultation details will be publicised locally within the next 3 months.
8. Impact of traffic in the area and the limited capacity for the roads to accommodate the requisite vehicular traffic. What duty of care, as developers, do you have in terms of assessing limited local road infrastructure?
  - a. Greentech: Suggested organising traffic to avoid busy times.
9. Why not co-locate with wind turbines to reduce the need for disruption to agriculture?
  - a. Greentech: Existing windburnines set up with grid connection which allows the turbine to perform to its maximum efficiency. Not so straightforward as using an existing connection.
10. Greentech has no experience of dismantling solar systems. What mess is left behind? What obligations are there for leaving land after decommission?
11. Is there a rule about how close solar infrastructure can be to people's houses?
  - a. Greentech: Perimeter fencing will be positioned back from boundaries.
12. What about runoff from panels onto farmland.
  - a. Greentech: Grass beneath panels - better for absorbing runoff than agricultural soils. Topographical surveys to be conducted to inform location of panels.
13. There is much archaeological interest in the area. What steps have been taken to mitigate risk to these sites?

iii. **Comment from PKC Councillors:**

1. Cllr Stewart: A new planning framework ([NPF4](#)) was introduced at the beginning of 2023 which encourages development of sustainable technologies. However, there is no current policy to determine appropriate site selection or cumulative impact of solar infrastructure in the area. The question is how to reconcile the dichotomy of renewables vs. agriculture. PKC has committed to come up with a policy to address these questions, but this policy will not apply retroactively.

- b. **Resilience Plan** – No date as yet rearranged to meet with SSEN. To carry forward. Sandbags delivered to the hub. Russell found a grant application form for the generator. Stefan agreed to fill in the grant form.
- c. **Fete** - Meeting scheduled for Tuesday 21st May. IH to check first aid certification and possibility of doing a first aid course. MG to locate ropes for tug of war. Archery provider unable to provide PLI and not covered by PKC. Archery removed from schedule.
- d. **Nature Restoration Fund** -
  - i. Wildflower meadow area sown. Concern about Newhall developer possibly digging up this section to install new water pipes in July. Bird Boxes and Plug Plants have been procured, awaiting delivery of the plugs. Will need to hold off planting these until the above concerns about the wildflower meadow are resolved. Awaiting confirmation from Kettins Church about using spire elevation for swifts. Monies for Tools and wildflower seeds gratefully reimbursed. Will submit subsequent invoices on receipt of goods.
  - ii. Tayside Swift Group has been in touch to organise an evening swift walk in the village. JL to organise with the Hub and advertise.
  - iii. Concerns raised that areas adjacent to the Church and on the green have not been cut recently. JL to investigate reasoning for this with PKC Community Greenspace.

#### 4. REPORTS

- a) **Police** – No police present. April update from Robbie Blackhall. No crimes reported. But community a member reported intruders at N.Corston. Reminder to make residents aware of the Neighbourhood Watch scheme.
- b) **Treasurer** – Current balance £1761.02. Rent for church due for 2024.
- c) **Planning** –
  - a. **Colbeggie 100 MW BESS** - Public meeting at Kettins Hub, Wednesday 24th April 3-7pm drop-in. No transport routed through Kettins at all. Change of cable Route. Connection expected in 2029, dependent on upgrade to substation.
  - b. **Markethill Solar Reapplication** - Date for decision delayed from May to June. ministers have issued a recall notice, so that the reporter's judgement is only a recommendation. Ministers will themselves decide upon the outcome, to debate on food security, cumulative impact, prime agricultural land.
  - c. **Newhall** -
- d) **Perth and Kinross Councillors**
  - i. **UK levelling up fund - £5m to come to Perth.** 3 projects to be supported. redevelopment of lower city mills, 1 photographic archive near museum. Taking over Visit Scotland Shop to turn it into a food and drink showcase for local producers. Conditions of award to be spent within Perth City Boundary. Bell's sports centre closed. Live active services to be moved out to Dewars.
  - ii. **Climate Change Committee:** There is a planned move towards letting amenity grass grow longer. Residents shared concerns about longer grass and a lack of consultation on this so far.
  - iii. **Road Safety Team** - Still to confirm a date to organise a meeting to discuss A94 safety measures. Also to discuss A923 road to Dundee.

#### 5. CORRESPONDENCE

- a. DPEA: PLANNING APPEALS TRAINING FOR COMMUNITIES - training available for Community Councils and Community Groups to be able to appeal against developments. Wednesday 12th June 18:00 – 19:30 online via Teams. Join [here](#).
- b. PKC - Adult Learning in the Community - Community Grant Fund money available and open to applications: <https://www.pkc.gov.uk/pkgrantsdirect>
- c. Community Council PL insurance cover renewed for 2024.
- d. Community Council Newsletter - May 2024 - Including various Funds Available here: <https://mailchi.mp/improvementservice/communitycouncilsnewsmay2024-5672592?e=bac0bb13c2>

#### 6. ANY OTHER BUSINESS

- a) Request for investigation into road signs at Ardler Road towards Greenburns, no signage to indicate 40 speed limit. Possibility to discuss as part of the Road Safety Team meeting.
- b) Residents met with PKC Outdoor Access and Community Greenspace to address concerns about use of the core path for traffic to and from the development site. A letter has been drafted to be sent to the developer to communicate these concerns and to suggest a way for safe conduct along the core path to protect path users.

**DATE OF NEXT MEETING** - 20th June 2024, 7.30pm Kettins Church Hall.