

Kinnesswood Development Trust (KDT) Meeting of Directors 19/2/24

Purpose: Whether to proceed with Community Right to Buy Portmoak Church Car Park

Present: Alison Robertson, Charlotte Mackinnon, Shelagh Goudie, Norma Smith, Dave Morris

Apologies: Elizabeth Porter, Nicola Carmichael

Background

There have been two public meetings to discuss the implications of the sale of Portmoak Church and surrounding land, including the car park:

At the meeting on 23/1/24 at the church hosted by Portmoak Church trustees, the major concern from attendees was the need to retain the church car park, regardless of the fate of the church itself, as it is vital for the continued use of the village hall as well as those walking in the area. There was a strong feeling that the community should try and ensure continued use of the car park. It was explained that Church of Scotland (CoS) Trustees were in charge of the sale.

There was also a meeting prior to the Community Council meeting on 13/2/24 with attendees from Kinnesswood, Scotlandwell, KDT and the council members and Joe Smith (Village Hall co-ordinator). At the meeting the possibility of P&K Council buying the car park was raised but not considered a viable option given the current budget and timescale restraints. KDT is currently the only local organization with the correct legal setup to undertake a Community Right to Buy (CRTB) and the council would support us if we proceed. The community did not wish to cause detriment to the sale of the actual building, should it require a few spaces.

AR emailed Church of Scotland Property Department (cc to Joe Smith – Church Hall, Cath Stuart -Portmoak Church Trustee, Willy Robertson- Community Council) stating the importance of the church carpark to the local community and inquiring if they would consider selling the car park separately to the church itself. *(Reply still outstanding, although GV managed to speak with them – advice is Trustees take these decisions).*

KDT Decision to proceed with CRTB

All directors present (and Elizabeth and Nicola in absentia) are in agreement that we should proceed with CRTB the Portmoak Church Car Park.

There was a discussion as to the proportion of the car park which should be included in the application, mindful of the fact that sale of the church by CoS would be severely constrained if there was no parking available for a future buyer.

Progressing with the application

Gordon Vance has kindly agreed to help with the application process and to provide maps of the car park. **AR** will work with him to complete application and **All** to feedback contribute.

CM has emailed DTAS (Development Trust support organization) to inquire if any precedence of CRTB of church car parks independently of church buildings. Reply outstanding.

SG provided list of these users – see Appendix- to be used in application

We need to show support from at least 10% of KDT residents by obtaining signatures. **All** to collect signatures from KDT members and neighbours. These will need to be validated against current electoral register. **AR** to send petition template.

Assistance/support with application

DM suggested that Kinross-shire Strategic Plan for walking and cycling by P&K Countryside Trust might be used in our support.

He also updated us on the update 2016 CRTB with its provision for a compulsory purchase (as a backup for the 2003 CRTB, if initial application fails and car park is sold to a 3rd party), although the criteria and procedures are much more stringent. **Charlotte** to discuss practicalities with DTAS.

We will need to host an AGM soon to comply with company requirements, as last one held was 8/11/21 and meant to be held every 15months. We will also need to have access to the company accounts (since confirmed by EP that this is not required as they have been dormant).

It was agreed that it was important to keep the rest of community informed. Joe Smith who is chair of the Village Hall Committee can be used to liaise with all the other hall users.

AR will contact Malcolm Strang Steel to see if he could help with legal aspects of any purchase, if CRBT approved.

AR to invite Joe Smith to become member of KDT.

Appendix – List of current Hall Users where church car park spaces required, in some cases filling it.

Oasis	monthly
Brownies	weekly
Guides	weekly
Cubs	weekly
BFC	monthly
Beekeepers	quarterly
Badmington	Twice weekly
Film Club	monthly
Playgroup	Twice weekly
Hall Ceildih	yearly
Community Council Meeting	monthly
Portmoak Festival activities	2 weeks in June

Also the hall is frequently let on an adhoc basis for

Parties, events/fundraising, hill race, funeral/wedding teas