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Council Building
2 High Street
Perth
PH1 5PH

17/11/2022

A meeting of the **Kinross-shire Local Committee** will be held virtually on **Thursday, 24 November 2022 at 17:00.**

If you have any queries please contact Committee Services on (01738) 475000 or email Committee@pkc.gov.uk.

THOMAS GLEN
Chief Executive

Those attending the meeting are requested to ensure that all notifications are silent on their device and other devices are in silent mode.

Please note that the meeting will be broadcast online and recorded. The recording will be publicly available on the Council's website following the meeting.

Voting Members

Councillor Willie Robertson, Perth and Kinross Council (Convener)
Councillor Dave Cuthbert, Perth and Kinross Council (Vice-Convener)
Councillor Neil Freshwater, Perth and Kinross Council
Councillor Richard Watters, Perth and Kinross Council

Non-Voting Members

Sarah Bruce-Jones, Fossoway Community Council
David Colliar, Kinross Community Council
Andy Miller, Portmoak Community Council
Douglas Fraser, Glenfarg Community Council
Fran Principe-Gillespie, Cleish & Blairadam Community Council
Malcolm Thomson, Milnathort & Orwell Community Council

Kinross-shire Local Committee

Thursday, 24 November 2022

AGENDA

MEMBERS ARE REMINDED OF THEIR OBLIGATION TO DECLARE ANY FINANCIAL OR NON-FINANCIAL INTEREST WHICH THEY MAY HAVE IN ANY ITEM ON THIS AGENDA IN ACCORDANCE WITH THE COUNCILLORS' CODE OF CONDUCT.

- 1 WELCOME AND APOLOGIES**
- 2 DECLARATIONS OF INTEREST**
- 3 MINUTE OF MEETING OF THE KINROSS-SHIRE LOCAL COMMITTEE OF 18 AUGUST 2022 FOR APPROVAL** **5 - 8**
(copy herewith)
- 4 MATTERS ARISING**
 - (i) Road Safety
 - (ii) Blairingone Primary School
- 5 THE PROPOSALS OF THE BOUNDARY COMMISSION FOR SCOTLAND** **9 - 10**
Emergency Motion agreed by Perth and Kinross Council on 9 November 2022 (copy herewith)
- 6 CATCH - LOCH LEVEN** **11 - 14**
Presentation by David Cairns (An Overview - October 2022 copy herewith 22/289)
- 7 SUPPLY AND DEMAND FOR SERVICED EMPLOYMENT LAND IN THE KINROSS WARD** **15 - 28**
Report by Head of Planning and Development (copy herewith 22/290)
- 8 KINROSS COMMON GOOD FUND APPLICATIONS FOR FINANCE ASSISTANCE - NOVEMBER 2022**
Members of the Kinross-shire Local Committee were contacted through email and the following decisions were agreed:
 1. A group of residents in the Broom Road/Broom Court area be awarded a grant of £100 to set up a Neighbourhood Watch Group.

2. Light Up Kinross be awarded a grant of £831 towards their Christmas Lights.

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KINROSS-SHIRE LOCAL COMMITTEE

Minute of meeting of the Kinross-shire Local Committee held virtually on Thursday 18 August 2022 at 5.00pm.

Present: Councillors W Robertson (Convener), D Cuthbert (Vice-Convener), N Freshwater and R Watters; S Bruce-Jones (Fossoway Community Council); D Colliar (Kinross Community Council); Margaret Ponton (Glenfarg Community Council); and M Thomson (Milnathort and Orwell Community Council) (from item 4(i) onwards).

In Attendance: B Renton, L Haxton, D McKeown (Communities); L Simpson, K Molley, A Brown and M Pasternak (Corporate and Democratic Services); and D Morris on Behalf of A Miller (Portmoak Community Council).

Apology: F Principe-Gillespie (Cleish and Blairadam Community Council).

Councillor W Robertson, Convener, Presiding.

The Convener led discussion on items 1-4 and Vice-Convener on items 5 and 6.

1. WELCOME AND APOLOGIES

The Convener welcomed all present to the meeting and an apology was noted as above.

2. DECLARATIONS OF INTEREST

There were no Declarations of Interest made in terms of the Councillors' Code of Conduct.

3. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Kinross-shire Local Committee of 30 June 2022 was submitted and approved as a correct record.

4. MATTERS ARISING

(i) Road Safety

D McKeown, Senior Technician, Communities, provided a verbal update on traffic regulation orders and various road safety projects throughout Kinross-shire. He advised that 11 traffic regulation orders need to be formalised within the Kinross-shire ward. Drawings are being prepared and letters are to be issued to Elected Members, Community Council Members and Police Scotland. It is proposed to retain 20mph speed limits within rural communities which have limited footways and at other sites, the proposal is to remove the 40mph speed buffer and introduce 20mph countdown signs which should be more effective in reducing speed. He added that officers plan to arrange meetings with ward councillors to access the list of road safety projects, with the intention of focusing on the priorities within the communities. Follow up discussions will then be held with Community Council members. The Road

Safety team are currently focussing on the cycling, walking and safer routes which have been agreed by committee. These include vehicle activated signs, a number of which are in Kinross-shire. The plan being to get these installed this financial year with priority being given to settlements without any vehicle activated signs at present. Issues raised by members, included the new 30mph signs for Carnbo and the 40mph road marking within the 30mph zone in Glenfarg.

(ii) Blairingone Primary School

L Haxton, Community Planning and Policy Team Leader, provided a verbal update on Blairingone Primary School. He advised that conversations are ongoing with Fossoway Community Development Trust regarding the community asset transfer request of the site and an expression of interest form had been submitted. It had been agreed that more information would be required from the Development Trust to see what their plans are with the asset and what benefit it would bring to the Blairingone and surrounding communities. Once more details had been received, officers would be able to provide constructive feedback to the group.

THE COMMITTEE AGREED TO VARY THE ORDER OF BUSINESS AT THIS POINT.

6. 2021/22 & 2022/23 FINANCIAL STATEMENTS

There was submitted a report by Head of Finance (22/188) providing the unaudited outturn for Financial Year 2021/22, and the estimated income and Fund balance for Financial Year 2022/23.

Resolved:

- (i) The unaudited Income and Expenditure to 31 March 2022 for the Kinross Common Good Fund for the 2021/22 Financial Year, as set out in Appendix 1 to report 22/188, be noted.
- (ii) The projected Income to 31 March 2023 for the Kinross Common Good Fund for 2022/23 Financial Year, as set out in Appendix 2 to report 22/188, be noted.
- (iii) It was agreed that the proceeds from the recent sale of land at Myre Park, be partially added to the ring-fenced funds, thereby increasing them to £160,000.

5. APPLICATIONS FOR FINANCIAL ASSISTANCE – KINROSS COMMON GOOD FUND

There was submitted a report by Head of Cultural and Community Services (22/187) asking Committee to consider the applications and agree any financial assistance to be awarded.

Resolved:

- (1) Perth and District Scout Council (join application between Kinross Common Good Fund and Perth Common Good Fund)**

Perth and District Scout Council be awarded a grant of £200 towards their World Scout Jamboree.

(2) King George V Playing Field, Kinross, Management Committee

King George V (KGV) Playing Field, Kinross, Management Committee be awarded a grant of £1,000 towards their Pavilion/Changing Facilities Extension project.

DRAFT

Agreed by Perth and Kinross Council on 9 November 2022

Emergency Motion Depute Provost A Parrott and Councillor J Duff

With Regard to The Proposals of The Boundary Commission for Scotland Announced on 8 November 2022

It is proposed that Perth and Kinross Council agree that the response statement below with regard to the proposals of the Boundary Commission for Scotland in respect of Westminster Parliamentary Constituencies should be submitted to the Boundary Commission for Scotland as a response to their further consultation, requesting amendment of the proposals in order to improve the provisions in respect of Perth and Kinross.

RESPONSE STATEMENT

Perth and Kinross Council welcomes the proposals set out on 8 November 2022 by the Boundary Commission for Scotland, considering that they represent, overall, a very considerable improvement on the initial proposals that were circulated earlier.

Perth and Kinross Council, however, wishes to respond to the Boundary Commission for Scotland's further consultation to make clear our resolute opposition to certain aspects of the proposals and our wish that the amendments as set out below are made to the present proposals.

With regard to the proposed "North Tayside" constituency, the boundaries for this constituency are accepted but it is requested that this constituency be named instead "North Perthshire and Angus" in order to better reflect the communities included.

With regard to the Scotlandwell area of the Kinross-shire Ward, Perth and Kinross Council strongly object to the inclusion of this area in the proposed "Glenrothes" constituency and it is requested that this area be included instead in the proposed "Perth and Loch Leven" constituency. The historic county of Kinross has never previously been split between Parliamentary constituencies. **The present proposal breaches the design principles of not crossing Council boundaries and not breaking community ties.** It is accepted that adopting this request will require further minor adjustment in Fife to ensure the proposed "Glenrothes" constituency remains above the minimum legal electorate number by adding about 300 voters to the proposed "Glenrothes" constituency from the proposed "North East Fife" constituency. Scotlandwell can be added to the proposed "Perth and Loch Leven" constituency without exceeding the maximum legal electorate number.

With regard to the areas of Strathallan Ward included in the proposed "Clackmannanshire and Forth Valley" constituency, Perth and Kinross Council object as strongly as possible to this proposal submitting that these areas have no links to the rest of the proposed constituency that they are included with, indeed have no direct road links at all and would be very poorly represented in the new arrangements. **The present proposal breaches substantially all the design principles of not crossing Council boundaries, giving regard to local**

geography, causing minimum disruption and not breaking community ties. It is accepted that the maximum electorate rules preclude the inclusion of these parts of Strathallan Ward in the proposed “Perth and Loch Leven” constituency but it is strongly urged that these parts of Strathallan Ward be included instead with the adjacent proposed “Stirling” constituency. The Strathallan area has historic links with adjacent parts of the proposed “Stirling” constituency that until 1975 were part of historic Perthshire. Accepting this change would mean the proposed “Stirling” and “Clackmannanshire and Forth Valley” constituencies would still comply with the rules regarding electorate size.

With regard to the proposed “Perth and Loch Leven” constituency, it is requested that this constituency, its boundaries amended as proposed above, be named instead “Perth, South Perthshire and Kinross” in order to better reflect the communities included and consider in the name the electorate ahead of a physical feature of the landscape.

With regard to the proposed “Stirling” constituency, it is requested that, if parts of Strathallan Ward are included as proposed above, this constituency is named instead “Stirling and Strathallan” to better reflect the communities included.

The initial proposals of the Boundary Commission for Scotland unacceptably divided Perth and Kinross between no less than 5 proposed constituencies, with consequent additional council staff workload at election times, when the electorate in Perth and Kinross amounts to about 1.5 constituencies. The present proposals still unacceptably divide Perth and Kinross between 4 proposed constituencies. The requests made above which Perth and Kinross Council strongly urge the Boundary Commission to adopt divide Perth and Kinross between only 3 proposed constituencies while greatly strengthening adherence to the Boundary Commission principles and only requiring one minor further change within Fife.

Introduction

A community group has been established called CATCH – Loch Leven, (Climate Action Through Community Heating), with its website <https://catch-lochleven.org>. This working group is intended to be short lived (perhaps one year) and exploratory in nature, either showing a path to a subsequent operating vehicle, or halting with a negative conclusion about the wisdom of continuance. A good outcome is to justify and secure funding to commission a credible, commercial feasibility study to support subsequent development and implementation plans.

CATCH Goal

To describe the cost, benefits, and challenges, for all stakeholders, of implementing a District Heating (DH) system which can reduce the energy costs for the community of Kinross and Milnathort (the Towns). Along with utilising other sources, this could draw heat from Loch Leven, with potentially helpful consequences for the stressed ecosystem of the internationally significant nature reserve.

Motivation

Arguably, we are currently in a Climate Emergency, with international ambition to head quickly to NetZero emissions. Alongside this, there are strong economic pressures which act unequally on different segments of the population. People are hurting.

By acting together, we believe that we make a bigger difference to address cost of living issues while also reducing our impact on climate change, beyond that which individual efforts can achieve.

What is a District Heating system?

District Heating systems are much more commonplace on the continent than in the UK, following different responses to the 1973 energy crisis, where the UK had access to ‘cheap’ gas from the North Sea.

DH systems comprise two separate elements:

- A **distribution network** of pipes carrying heat to individual houses, community buildings and commercial businesses. Installing this would necessitate disruption of the streets, but the network would typically have a working life of many decades, protecting the incomes of families in the Towns.
- An **Energy Centre**, which can be physically modular and distributed. This may also incorporate storage elements to mitigate the daily or seasonal availability of energy from renewable sources.

While the easiest integration with old boiler/radiator systems is using high temperature heat (80°C), recent systems, seeking to reduce transmission losses, have tended to reduce supply temperature relying on more local step up for household requirements. Newer, well-insulated housing stock, ideally with underfloor heating, can work effectively with 35-50°C heat. The choice of operating temperature for the network drives the cost of integration for households, capex and operating costs for the system, and the simplicity of connecting a multiplicity of renewable heat sources. There are big ramifications for the funding logic and the hurdles limiting adoption according to the balance of ‘grid’ and household investment.

CATCH – Loch Leven

An overview – October 2022

David Cairns

As there is a mix of housing build standards in these Towns, including historic architecture in the conservation area, implementing highly effective insulation may be difficult, so street or estate level step-up for local delivery of higher temperatures may be appropriate.

Looking round the Towns, there are many sources of potential energy consistent with supporting such a network, including the Loch, wastewater treatment, commercial properties which generate waste heat as a by-product of their processes, the ice rink, community roofs which could take solar PV etc.

Ownership of DH schemes follow different approaches. Strong community involvement has potential to deliver significant ongoing benefits for the Towns into the future, reinvesting any profits.

Benefits Sought

A soundly implemented DH system has potential to deliver many benefits, including:

- **Low-cost heating** for residents, businesses, and community premises. This is about economies associated with larger scale systems.
- **Move the CO2 emissions needle** significantly, by replacing gas with renewable sources of heat, providing access to green technologies for more people.
- **Cooling the Loch**, reversing some of the impacts of climate change, in a way which might be a positive exemplar of what could be done elsewhere.
- Acting on this, perhaps in a Community Development Trust manner, might stimulate richer **community involvement** and further projects, making the Towns more attractive places to live, creating local jobs too.

Risk Factors to be Managed

There are many challenges to be described and effective solutions identified, including:

- **Complexity of stakeholders** – there are many with widely varying needs
- **Protection of the Loch**. Any envisaged system must do no harm to the ecosystem, indeed, should deliver positive impact for the RAMSAR Nature Reserve.
- **Land and access agreements**. Infrastructure needs to be placed at relevant positions, requiring agreement of landowners, planning authorities etc.
- **Ownership**. The community should have a strong role in this, to help support a high buy-in level for energy usage, assuring access to lower cost finance options and coping with implementation disruption.
- **Insulation of housing stock**. A deliberate programme to be “DH ready” will be required, supporting folks with limited capital and/or motivation or just because it is difficult to do, to improve their house energy efficiency.
- The **economics** must work for heat users. There are alternative individual approaches. The DH route must be demonstrably better. It must be fundable.

Forward Path

CATCH is currently working to describe elements of the case, with the aim of being able to identify a relevant partner for the feasibility study, shape good questions to be answered by it and to secure the necessary funding.

With an initial rounded description, assuming there is a plausibly positive argument, key stakeholders can be approached to clarify any blocking issues needing careful and creative solutions.

Work continues to:

- Identify good models to describe the sustainable heat capacity of the Loch
- Search for literature which can help illuminate the potential for ecosystem benefits resulting from temperature reduction
- Extract a street-by-street analysis of heat needs which, along with pipe lengths, should enable a first pass estimate of the size, costs, and plausible viability of the scheme, and clarify those relative to the contra-factual case of alternative available energy approaches.
- Communicate with stakeholders, including outreach to residents about likely engagement levels. This is not a difficult story to communicate – provided the numbers are right.

Ideally, we will be in position to commission a sound feasibility study before the end of the first half of 2023.

Further Reading

Comparison of 4th and 5th generation District Systems

Looks at the economics of existing systems in Copenhagen and London and the influence of operating temperature.

https://www.researchgate.net/publication/350508808_Comparison_of_4th_and_5th_generation_district_heating_systems

A Scottish DH system

Queen's Quay in Clydebank is up and running as a 5th generation network. Funded by the Scottish Government and West Dunbarton Council, district heating underpins the regeneration activity.

<https://www.queens-quay.co.uk/>

<https://www.vitalenergi.co.uk/our-work/queens-quay-heat-network-design/>

Useful Resources

A good set of pertinent resources is available at

<https://www.districtheatingscotland.com/resources/>

PERTH AND KINROSS COUNCIL

Kinross-shire Local Committee

24 November 2022

SUPPLY AND DEMAND FOR SERVICED EMPLOYMENT LAND IN THE KINROSS WARD

Report by Head of Planning and Development
(Report No. 22/290)

1. PURPOSE

- 1.1 The purpose of this report is to provide information to the Committee on the current situation regarding the supply and demand of serviced employment land in the Kinross area. It also covers progress the Council is making in relation to developing its own existing employment land.

2. RECOMMENDATION

- 2.1 It is recommended that Committee:
- Observes the contents of this report.

3. STRUCTURE OF REPORT

- 3.1 This report is structured over the following sections:
- Section 4: Background/Main Issues
 - Section 5: Proposals
 - Section 6: Conclusion
 - Appendices

4. BACKGROUND / MAIN ISSUES

- 4.1 The Kinross-shire Area Committee requested information on the current market situation in relation to the supply and demand for serviced employment land in the Kinross area. Employment land is defined using the Town & Country Planning Use Classes Order that is: Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage/Distribution). Class 1 (Shops) is not normally regarded as an appropriate use of allocated employment land.
- 4.2 The Perth and Kinross Employment Land and Property Market Analysis is currently being produced by Ryden Commercial Property Agents and Chartered Surveyors on the instructions of Perth & Kinross Council. Part of its findings will focus on the Kinross area. The finalised Ryden report is intended to inform and underpin the development of the new Local Development Plan (LDP3), the review of Perth & Kinross Council's Commercial Property

Investment Strategy, its commercial land and property portfolio, and the Commercial Property Investment Programme (CPIP).

Planning Policy Context

- 4.3 Scottish Planning Policy and the National Planning Framework (NPF) currently define planning policy and set out the Scottish Government's planning policies in relation to economic development. The NPF's spatial strategy shows where there will be opportunities for growth and regeneration, investment in the low carbon economy, environmental enhancement and improved connections across the country.
- 4.4 The draft NPF4 was published in Autumn 2021 with the over-arching aims of managing development and land use in the long-term public interest and ensuring Scotland meets its goal of achieving net zero emissions. A key element is the national spatial strategy and associated regional action areas. The national spatial strategy focuses on creating places that are sustainable, liveable, productive and distinctive.
- 4.5 It identifies 5 geographic 'action areas', which establish development priorities for each area. Kinross is within the Central urban transformation area defined as areas for "transforming and pioneering a new era of low carbon urban living". There is therefore an expectation that the Local Development Plans will ensure sufficient land is designated to deliver this development priority.

Kinross Local Area

- 4.6 As in other areas of Perth and Kinross, Kinross has a growing population as illustrated below:

TABLE 2: POPULATION OF LOCALITIES WITHIN PERTH & KINROSS (2,000 RESIDENTS+)

LOCALITY	POPULATION 2011 (CENSUS)	POPULATION 2016 (ESTIMATE)	POPULATION 2020 (ESTIMATE)	% CHANGE
Perth	43,760	47,080	47,430	+8.39%
Blairgowrie (incl. Rattray)	8,180	8,950	9,020	+10.27%
Crieff	6,680	7,470	7,430	+11.23%
Auchterarder (incl. Gleneagles)	4,490	4,440	5,120	+14.03%
Kinross	4,650	4,890	5,120	+10.11%
Scone	4,520	4,890	5,050	+11.73%
Bridge of Earn	2,340	2,710	2,990	+27.78%
Pitlochry	2,660	2,780	2,950	+10.90%
Alyth	2,420	2,400	2,400	-0.83%
Coupar Angus	2,160	2,260	2,350	+8.80%

Source: National Records of Scotland/Ryden

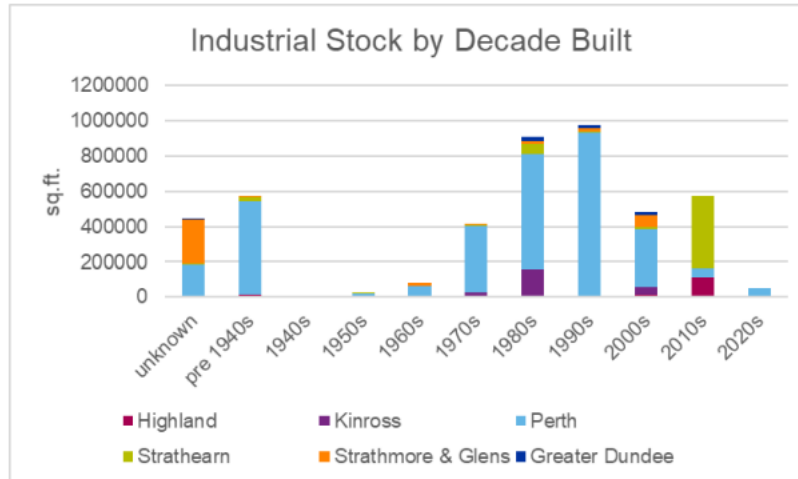
Data zone code	2022 Electoral Ward Name	2011 Electoral Ward population	2021 Electoral Ward population	Change	% change
S01012003	Almond and Earn	8,366	9,734	1,368	16.35%
S01011994	Blairgowrie and Glens	10,858	11,409	551	5.07%
S01011968	Carse of Gowrie	9,586	10,029	443	4.62%
S01012018	Highland	9,245	9,363	118	1.28%
S01011880	Kinross-shire	12,978	14,945	1,967	15.16%
S01011948	Perth City Centre	18,082	18,041	-41	-0.23%
S01011925	Perth City North	12,436	12,318	-118	-0.95%
S01011914	Perth City South	16,597	15,825	-772	-4.65%
S01011877	Strathallan	10,266	12,191	1,925	18.75%
S01011870	Strathearn	11,131	11,014	-117	-1.05%
S01011978	Strathmore	15,152	15,728	576	3.80%
S01012008	Strathtay	12,153	13,213	1,060	8.72%

Source: National Records of Scotland

SUPPLY OF INDUSTRIAL LAND AND BUILDINGS

- 4.7 The majority of industrial space in Kinross was built in the 1980s, as with most places in Scotland. 7% of available floorspace in Perth and Kinross is in Kinross, with the majority in Perth itself. 7% of the industrial space is currently vacant. The tables below show industrial stock by decade built, followed by current industrial supply. The quantities and size bands are given in square feet.

FIGURE 9: INDUSTRIAL STOCK BY DECADE BUILT



Source: Ryden/CoStar

TABLE 7: CURRENT INDUSTRIAL SUPPLY

SIZEBAND	FLOORSPACE (SQ.FT.) / NUMBER						TOTAL
	HIGHLAND	KINROSS	PERTH	STRATH-EARN	STRATH-MORE & GLENS	GREATER DUNDEE	
0 – 999	0	0	2390 (4)	0	845 (2)	0	3,235 (6)
1000 – 4999	0	0	19214 (11)	6363 (2)	2900 (1)	0	28,477 (14)
5000 – 9999	0	0	70047 (11)	0	0	0	70,047 (11)
10000 – 29999	0	17986 (1)	95046 (6)	0	0	0	113,032 (7)
30000 - 50000	0	0	40045 (1)	0	0	0	70,980 (1)
50000 +	0	0	0	0	0	0	0
Total	0	17,986 (1)	226,742 (33)	6,363 (2)	3,745 (3)	0	254,836 (39)

Source: Ryden / CoStar

EMPLOYMENT LAND AUDIT

- 4.8 The Perth & Kinross Employment Land Audit is produced annually to provide up to date and accurate information on the supply and availability of employment land for business and industrial use within the Council area. The land is categorised into the following criteria:

- total available employment land
- marketable land

- major constrained land
- minor constrained land
- immediately available land

TABLE 22: SUMMARY OF TOTAL EMPLOYMENT LAND SUPPLY 2020/21

LDP AREA	TOTAL AVAILABLE LAND (HA)		MAJOR CONSTRAINED AREA (HA)		MINOR CONSTRAINED AREA (HA)		IMMEDIATELY AVAILABLE AREA (HA)	
	2020	2021	2020	2021	2020	2021	2020	2021
Perth	213.54	211.07	2.40	2.40	174.69	172.34	36.45	36.33
Strathearn	20.46	22.88	0.00	0.00	18.71	18.36	4.25	4.52
Kinross	20.24	19.46	0.00	0.00	20.24	19.46	0.00	0.00
Highland	8.43	8.30	0.00	0.00	8.30	8.30	0.13	0.00
Strathmore & Glens	26.44	26.83	0.00	0.00	25.68	25.68	0.76	1.15
Total	291.61	288.54	2.40	2.40	247.62	244.14	41.59	42.00

Source: Perth & Kinross Council

KINROSS AND MILNATHORT

4.9 In Kinross area, there are 9 sites allocated in the current LDP totalling just over 19 ha. The majority of these are near the M90 with the others along the A977. All the undeveloped sites are considered to have some development constraints and, as such, none are immediately available. The principal employment sites are:

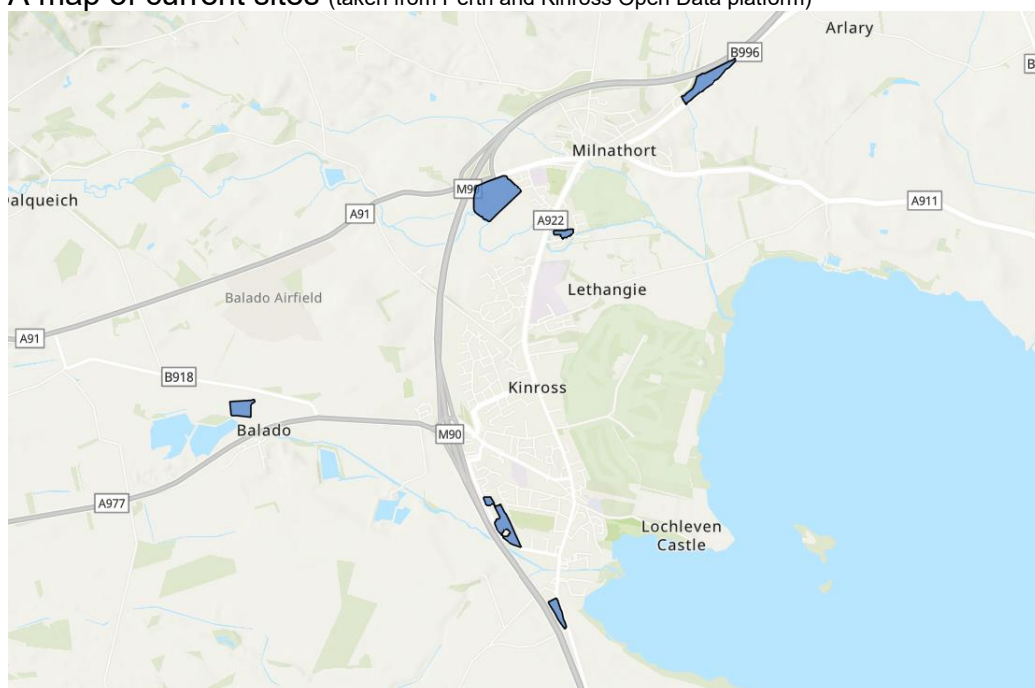
- The largest site is 7.75 ha at Stirling Road, Milnathort (E19 in the LDP) part of which contains 2 vacant warehouse buildings and is therefore partially serviced. There is M90 access to/from the north but no southbound access and no prospect of new slip roads within the next 10 years. The site is divided between 3 owners with varying ambitions for the site. This site is potentially a location for a small or rural focused business.
- Also in Milnathort, a site on Old Perth Road has been allocated extending to 2.9 ha. (E20 in the LDP). Despite its location, access to the M90 is limited and the site is un-serviced. Although there is demand in this general area the owner currently has no intention to develop. There are also potential flood risk and landscape issues. The future of this site will be re-considered in the next LDP.
- At Auld Mart Road, (E21 in the LDP), Aldi has submitted a planning application 22/01004/FLL for a supermarket in Milnathort. The proposal for retail use is contrary to the spatial strategy in the Local Development Plan. The planning application is on an allocated/safeguarded employment land site. If permitted, it would involve loss of 2 office buildings (Market House – approx. 196sqm, and Kingfisher House, 538sqm), and 0.5ha of safeguarded employment land/buildings, plus 0.7 ha of allocated future employment land.
- Balado Bridge in Kinross is 1.9ha and a former MOD site. The site has been in the plan since LDP1 with no progress. It is serviced and in private ownership. Aero Space Kinross is in the process of acquiring

the building, having been allocated £1.6m from the Tay Cities Region Deal.

- South Kinross -1.2ha, and Old Perth Road - 2.9ha, requires flood risk assessments, and noise attenuation measures.
- At Junction Road (Kinross West), there were 5 sites which were created and serviced by Perth & Kinross Council over the last 8 years. The particulars of the site are attached at **Appendix 1**.
 - Site 1 was subject to a development lease which did not proceed. On re-marketing, a closing date was set for 28 October 2022 and 4 offers have been received. These are currently being considered.
 - Site 2 was purchased in March 2016 for the creation of a new dance studio which was completed in 2018.
 - Site 3 was sold In February 2017 to Kipper Plant Hire who have built a new commercial plant hire facility within the curtilage of the site.
 - Site 4 was under offer to be developed as speculative units. However, the purchaser backed out due to recent changes in the economic climate. Recent consideration of proposed flood mitigation works in the area show that part of this site may not be developable until these works are complete. Council officers are considering options for this site within the restricted area.
 - Site 5 is under offer to Alan Mackay Machinery Ltd, after a closing date in February of this year. The purchaser is bound to develop out the building under a development licence prior to taking title.

4.10 Regarding the other undeveloped sites in the area, there are identified issues of ownership and landscape impacts associated with the Local Landscape Area designation, as well as ensuring any employment uses complement nearby residential properties.

A map of current sites (taken from Perth and Kinross Open Data platform)



DEMAND FOR INDUSTRIAL LAND AND BUILDINGS

- 4.11 The industrial property market is performing well across Scotland with strong demand, low vacancy rates and rising rents.
- 4.12 In Perth and Kinross vacancy levels are low at the main industrial estates and known asking rents range from £2.50 up to £6.30 per sq.ft, with reported peak rents of £8 for new-build small units.
- 4.13 The largest proportion of enquiries received by Perth & Kinross Council (Invest in Perth) were for industrial space. Of those who provided details of the size of unit they required, most enquiries related to smaller space (below 5,000 sq.ft.). However, there was one enquiry looking for 42,000 sq.ft. for a processing facility and another for 80-100,000 sq.ft. for a warehouse. Most industrial enquiries were for Perth itself. There was one enquiry made to Invest in Perth, in July last year, for 2,000 sq ft of industrial space in Kinross.
- 4.14 The marketing agents for Kinross West are Graham & Sibbald and they have recorded a considerable number of enquiries over the years with regards to selling the sites. Not all these enquirers have followed through to being potential purchasers, but there has been consistent interest in the sites. At the most recent closing date in February 2022, offers were received from 3 parties who were able to purchase the land. Two of these offers were from developers who advised that they had potential tenants to take some of the developed space. The third and successful party was an owner occupier, as mentioned above.

5. PROPOSALS

- 5.1 This paper is for information purposes and makes no proposals for further action within it other than noting that work on LDP3 will include an assessment of supply and demand for employment land in the Kinross-shire area.

6. CONCLUSION

- 6.1 Members to observe the information supplied within this report, and to consider the recent changes in market conditions which could affect future supply and demand.

Author

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Katherine Farmer	Estates Surveyor	(01738) 475000 ComCommitteeReports@pkc.gov.uk

Approved

Name	Designation	Date
Barbara Renton	Executive Director (Communities)	11 November 2022

APPENDICES

- Appendix 1 – Kinross West marketing particulars

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.
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All Council Services can offer a telephone translation facility.
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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	None
Corporate Plan	None
Resource Implications	
Financial	None
Workforce	None
Asset Management (land, property, IST)	None
Assessments	
Equality Impact Assessment	None
Strategic Environmental Assessment	None
Sustainability (community, economic, environmental)	None
Legal and Governance	None
Risk	None
Consultation	
Internal	None
External	None
Communication	
Communications Plan	None

1. Strategic Implications

Community Plan/Single Outcome Agreement

1.1 N/A.

Corporate Plan

1.2 N/A.

2. Resource Implications

Financial

2.1 N/A.

Workforce

2.2 N/A.

Asset Management (land, property, IT)

2.3 N/A.

3. Assessments

Equality Impact Assessment

3.1 N/A.

Strategic Environmental Assessment

2.2 N/A.

Sustainability

3.3 N/A.

Legal and Governance

3.4 N/A.

Risk

3.5 N/A.

4. Consultation

Internal

4.1 N/A.

External

4.2 N/A.

5. Communication

5.1 N/A.

2. BACKGROUND PAPERS

2.1 Perth and Kinross Council, Employment Land and Property Market Analysis Draft Report September 2022.

2.2 Perth and Kinross Local Development Plan 2019.

FOR SALE BUSINESS LAND — LAST REMANING PLOT



SITE 1 KINROSS WEST, KINROSS

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- SERVICED PLOT
- EXCELLENT STRATEGIC LOCATION
- VISIBLE FROM M90
- 0.91 ACRES (0.36 HECTARES) OR THEREBY
- OFFERS INVITED

LOCATION

Kinross West occupies an excellent strategic location on the edge of the town of Kinross and immediately adjacent to the M90 Motorway and Junction 6. The Development Plots are positioned on the west side of Kinross, bounded by both residential and commercial land uses.

Kinross sits approximately 18 miles from the city of Perth, 27 miles from Edinburgh and 35 miles from Dundee.

More specifically, the subject site sits off Junction Road and benefits from good visibility from the M90 Motorway.

The approximate location is shown by the OS Plans.

DESCRIPTION

Last remaining development plot totalling 0.91 Acres (0.36 Hectares) or thereby.

The site benefits from good visibility onto the M90 positioned on the west side of the larger site. The larger site has 5 plots in total of which 2 are developed out and 2 are under offer.

PLANNING

The land for sale is allocated within the Perth and Kinross Local Development Plan (LDP2). Within the plan the site is zoned for "Employment" under policy E18.

Interested parties are encouraged to make direct contact with the Development Management team at Perth & Kinross Council for further information and enquiries.

DEVELOPMENT PROPOSALS

All formal offers for the site must be accompanied by an outline of the prospective purchasers development proposal. Further information in this regard available from the Sole Selling Agents.

GROUND CONDITIONS

Any interested party will require to make their own ground investigations, subject to prior arrangement being agreed with Perth & Kinross Council.

SERVICES

All services are close to, or adjacent to the plot for sale. Further information can be made available to genuinely interested parties however for the most accurate information parties should make their own enquiries directly to the relevant parties.



TERMS

Offers are invited for the remaining plot.

The sale will be disposed of by way of a Development Licence with the transfer of the Title only occurring upon satisfactory completion of the agreed development.

Each party will be responsible for their own legal costs, LBTT, VAT, registration dues incurred thereon.

Offers in respect of the remaining plot should be submitted in formal Scottish legal terms. A closing date will be required and interested parties will be notified of the closing date arrangements if applicable.

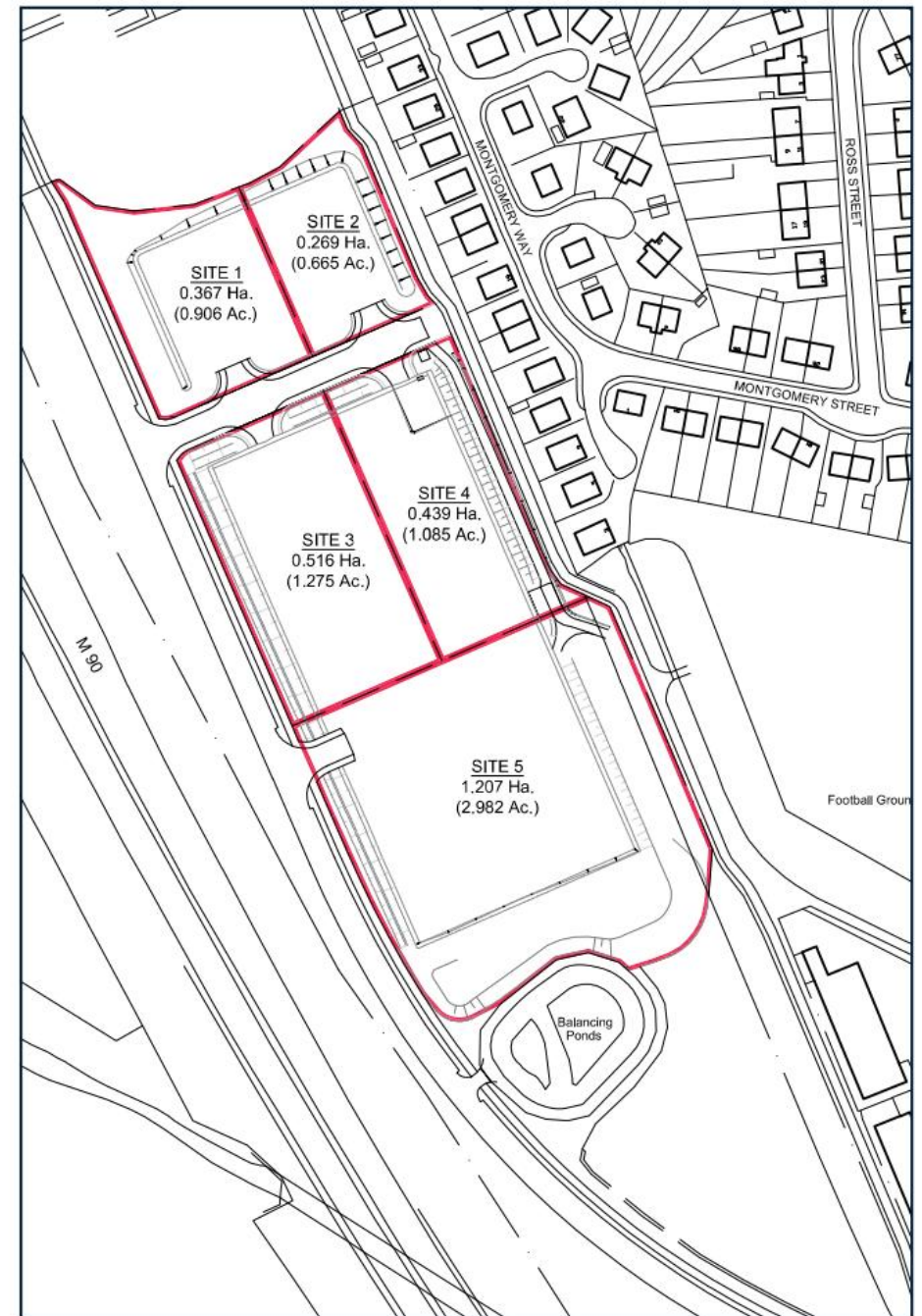
The Council is not bound to accept the highest or any offer. All unsuccessful parties will be notified in writing as soon as possible. Any offer received after a closing date shall not be considered.

VAT

Perth and Kinross reserve the right to charge VAT in respect of the purchase price.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.





For any queries or to arrange a viewing, please contact —



Garth Davison
garth.davison@g-s.co.uk
01738 445 733

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication; May 2022