

KINGSBARN COMMUNITY COUNCIL

Meeting Monday 5th September

Further **Present:** Cllr. Donald Macgregor **KCC:** Kate Holy (Chair), Rob Moodie (Vice Chair), Kit McMahon (Secretary), Alistair Duncan (Treasurer), Calla Cobb, Cate Scott; and 13 members of the public.

1. Apologies: Cllr.Riches, Cllr.Scott-Hayward, Fiona Mitchell (FC Locality Manager), Eileen Brown

Kate Holy opened the meeting and thanked all for their attendance.

2. Minutes of previous Meeting June 21st 2011:

In the minutes 'proposed' was altered to 'proposed and agreed' throughout the minute. There were also changes to the paragraph of the bottom of page 1 where 'donated' is changed to 'allocated' and 'to the Garden Club' is changed to 'to a variety of groups such as the Garden Group.'

3. Secretary's Report

a) **Bus Shelters.** Advice has been received from Fife Council re. reported repairs needed. It was hoped that repair work could be carried out in the near future. Enquiries are to be made concerning the builder initially commissioned to erect the shelters.

b) **Traffic Control issues.** The latest traffic survey indicated that the average speed of vehicles entering the village from the north fell below 31mph. It was observed that Kingsbarns fared better than other areas in terms of observation of the statutory limit.

It has been agreed that 'countdown' signs to the 30mph regulation will be erected at either end of the entrance to the village. It is hoped to complete this work in the near future.

c) **Fife Gardens.** Annual award ceremony to take place at Rothes Halls, Glenrothes September 6th at 7pm. Anyone interested in attending was invited to come forward.

d) **Improving Public Services.** KM informed that she had attended a public meeting in Kirkcaldy, at which Cabinet Members of the Scottish Government, led by Deputy First Minister Nicola Sturgeon, had answered questions on issues raised by members of public. It was noted by Cllr. Macgregor that 300 people had attended. A summary of the event will be placed in the Post Office, as soon as this becomes available. Details should also become available on line.

e) **Community Policing.** Official records continue to nominate PC Alan Swanson as local contact officer. The St Andrews office has advised that, as he may be allocated to other duties, temporarily a replacement officer will fill in. Officers are always willing to attend meetings should the community have any problems or enquiries. (Further information in the Post Office.)

f) **Fife Elderly Forum.** KM has been invited to join the panel involved in considering present and future needs of elderly people in the community. A consultation period is taking place up to September 9th. It is also possible to participate online. (Newsletter/details in Post Office.)

g) **History Project.** KM is currently negotiating a possible retail outlet of the Kingsbarns book with the St Andrews Museum.

4. Treasurer's Report

Alistair Duncan advised that the balance of funds available to the Community Council at 18th August 2011 is **£3,369.64**. This includes the donation of £2,527.73 from Kingsbarns Golf Links. Recent Expenditure includes:

Donation to StAndEN	£200
Erecting and renovating hut at the Memorial Hall	£165.98
Purchase of barrel planter	£204.00
Contribution to Station Road planning application legal advice	£100

It was noted that expenditure on Floral Enhancement in 2010/2011 tax year was £290.73. Expenditure since April 2011 has so far been £422.76. (**£713.49** since April 2010). There are ambiguities regarding the Floral Enhancement Grant from Fife Council and the expected £500 has not yet been received. The grant situation for the previous year is unclear. AD is following this up.

5. Matters Arising from Minutes:

a) Flooding. KH held a meeting with Anne-Marie Dewar, Communities Liaison Officer, Scottish Water and Allison Coleman, Network Analyst, Scottish Water on 27th June. Paul Denholm and Robert Harkins, residents affected by flooding issues in the Seagate area, also took part. It was agreed that Anne-Marie Dewar would seek a meeting with Fife Council to work out jointly what the approach to the problems of flooding in Kingsbarns would be and she has confirmed to KH that she has contacted David Smeaton concerning that. It was also agreed that the area of Seagate with the sharp bend has particular problems with sewage backflow and since the meeting the sewage pipe running along outside nos. 31 and 33 has been cleared of tree roots and a non-return valve has been installed. We shall have to wait for some heavy rain to see how effective this is. In addition, the drain and gully cleaning carried out at our request by Fife Council meant that the drains were able to cope with the heavy August rains. KH has asked for the drains and gullies to be cleared again before winter. Any residents who have flooding issues, please inform KH who will refer to relevant parties.

b) STAndEN. As agreed at the last KCC, £200 has been paid to STAndEN as a donation, in exchange for which Sue Jenkins is kindly giving energy advice to residents on a voluntary basis. Sue advised that there is a poster going up and leaflets are available.

c) Beach Area. The barrier has been fixed in a more rigid fashion as we requested and the staircase down to the beach has been mended. It was reported that the handrail has been replaced only on one side of the stairs. This is with rough wood that has not been sanded or varnished so is not satisfactory. KH to follow this up with Robbie Blyth. Cllr. Macgregor reported that Jack Jarvis, recently retired, has taken on a voluntary maintenance role for the public toilets at the beach.

d) Bus Service. KH has been in touch with Stagecoach regarding the small size of the bus allocated to the 9.33 am schedule which results in residents, including elderly residents, standing. This bus only seats 25 people. KH spoke to James Lawrie, Assistant Manager of the Traffic Room for Stagecoach. He has arranged that this bus be changed to a 38 seater bus and this started on 1st September. From now on, this bigger bus will be used unless it is in dock for maintenance and repair when the smaller bus will have to be substituted temporarily. Many thanks are due to Mr Lawrie for his prompt and helpful response. KH will write to Stagecoach with thanks.

e) Gardening Group. The gardening group is not in fact a sub-committee of the KCC but a separate group. Its only connection with the KCC is therefore when it applies for money for floral displays. The KCC can continue to apply for a Floral Enhancement grant or the Gardening Group can do so in its own right when it has a constitution and bank account of its own.

6. Planning Committee Report.

Since the last Community Council meeting on 21 June 2011, the Planning Committee had met three times, on 29 June, 20 July and 17 August. It had considered:

a) Housing West of the Square

It was noted that:

- **Fife Council's Response** -Fife Council had decided not to challenge the decisions in the Court of Session or make a Section 65 Revocation of the Reporter's Consents.
- **Faculty of Advocates Free Service** - The conclusion of the Opinion of Counsel was that, while there was an arguable case, the appeal on the Full Application for 22 houses was late and on the PPP for 18 houses was incompetent, there was an issue of Title, as Nick Lunan's email of 5 April, raising the question of ineffective extensions, in his representations to the Reporter, may not count as a representation from the Community Council. Also, any victory in a Statutory Review was unlikely to be sustained when a new application is made and considered by the planning authority. It was noted that Fife Council Officers have been determined to retain these sites in the local plan, even when the North East Fife Area Committee reduced the number of houses from 40 to 20 and agreed that the site to the west should not be developed, but other sites found within the settlement. It was, therefore, agreed that alternative sites needed to be identified.
- **MSP Roderick Campbell** - A constructive meeting was held with our local MSP, Roderick Campbell. He was concerned about the democratic process and meeting the Scottish Government's policy on Community Involvement.
- **Archaeological Sites** - We requested and received a comprehensive report from Fife Council's Archaeologist, which demonstrated that nothing had shown up in his search of the sites for housing.
- **Letter to Chief Planner, Scotland** - It was agreed that we should write to the Chief Planner, Scotland, on 11 July 2011, requesting that he recommend to Scottish Ministers, revocation of the planning permissions granted by the Reporter, based on 5 reasons:
 1. **The Power to Revoke**, rests with Scottish Ministers.
 2. **Out of Time Appeals**, as set out in the Solicitor's Letter and Opinion of Counsel, attached to the letter.
 3. **St Andrews & East Fife Local Plan 2009**, that due regard had not been given to the decision of the North East Fife Area Committee.
 4. **Determining Issues** considered by the Reporter. We did not question the need for housing, but the choice of Kingsbarns for 40 houses, their acceptability in the countryside, in this location, breaking the visual link with the prime quality agricultural land, which established the settlement. There are alternative brownfield sites within the village and e.g. the field owned by the applicant on the south side of Back Stile at its junction with Main Street. The acceptability of the layout and design adjoining Kingsbarns Conservation Area. The effect on Flood Risk and, finally, contrary to the Reporter's assessment, both sites are within an Area of Great Landscape Value as set out in policy EV6 of the adopted Largo & East Neuk Local Plan 1995.
 5. **TAYplan** - The Proposed Strategic Development Plan 2012-2032 supports the views of Kingsbarns Community Council.
- **Reply Letter** - Received from Lyndsey Murray, Planning Decisions Manager (North). Relevant parts were read to the meeting.
- **KCC Response** - Raised three questions on the two significant phrases and the Scottish Appeals System. Relevant parts were read to the meeting.

- **Letter of Reply from Planning Appeals Directorate** - Relevant parts were read to the meeting.
- **Conclusion** - It was agreed that we note the current position, and now play a positive role in securing the best development possible, including the development pattern for the Village Green, and meeting the needs of the village school.

b) Kenly Wind Farm

- **Questionnaire** - It was noted that a majority responding to the questionnaire, were against the development of Wind Turbines at the University owned Kenly Farm. The response was, however, poor, with only a 30% return, giving a result of 38% yes, 54% no and 8% don't know. The comments of two voters were particularly significant. First, Dr. James Cobb's comments regarding the dangers to large flocks of birds travelling south from Scandinavia, on sight of the Forth Estuary, when over St Andrews, and turning over the wind turbine site. Secondly, from a resident close to the turbine site, who was concerned about visual amenity, property devaluation, health effects from light strobing and noise, disruption from traffic on Station Road and damage to its surface by heavy construction vehicles. He also raised questions on the alternatives the University had considered and why no-one from the university had visited his property. Fife Council & the University had been advised of these concerns and the University has now been in touch with the local resident.
- **John Mayhew's Talk** - It was also noted that last Wednesday, there had been an excellent talk given by John Mayhew, Director of The Association for the Protection of Rural Scotland, who spoke about policy and planning relating to Wind Turbine Developments. He was reminding us of the importance of protecting and enhancing Scotland's Landscape and "Valued Views" while developing renewable energy sources and gave us advice on the best way to present a case. A request was made for a summary of the talk to be made available on the KCC website.
- **KCC Response** - Following discussion, it was agreed, that an Objection to the proposed development should be drafted, taking into account the successful experience of other communities.

c) TAYplan Consultation

- It was noted that KCC had submitted its support for all but two policies, where changes had been proposed - the first to reduce the annual House Build Rate in the St Andrews & East Fife Area from 210 to 150, due to the closure of the Leuchars RAF Base and second, changing the word "one" to "a vital" in the sentence "Supporting future food and resource security will require the protection of finite resources like ... prime agricultural land, by management as a vital consideration in the prioritization of land release, under Policy 1". The reasons given were, due to soil structure built up over hundreds of years, increasing cost of imported food and world food shortage.

d) The Hollies

- **Mr & Mrs Reid's Email** - The Reids are the owners of the land adjacent to the Hollies and they sent an email to RM to ensure that the community understood their position regarding access to both sites. It was noted that the application would be considered by committee on 21 September 2011. Objections were aired regarding the current situation regarding cars parked on the footpath by the owners of the Hollies and the implications for road safety. It was noted that KCC had written to the owners of the Hollies regarding concerns by residents. Following discussion, it was agreed that it would be appropriate, at this time, that the Community Council withdraw their involvement.

e) New Applications

The following recent planning applications were noted:

- 11/03357/FULL 4, 14, 19 Seagate - Replacement Windows.
- 11/03382/FULL 3 Smiddy Burn - Replace Existing Garage Door with Door & Fixed Screen.
- 11/03383/LBC 3 Smiddy Burn
- 11/03592/FULL Cambo Farmhouse - Restoration to form a single house with extension.
- 11/04033/FULL 13 North Quarter Steading - Erection of Boundary Wall.
- 11/04034/LBC 13 North Quarter Steading.
- 11/04185/FULL 12 Smiddy Burn - Alterations & Additions.

It was agreed that no objections should be raised.

7. Rights of Way - It was agreed that a request would be made to Fife Council for an up to date map of the existing Rights of Way in the village so that informed discussion could take place at a later date. KH to follow this up.

8. Any Other Business

a) Coastal Path. Following the brief discussion on Rights of Way, it was noted that part of the coastal path may have been obstructed by the Golf Course recently closing an access point. It was also noted that the steps at the stile are dangerous. CS to contact relevant person who deals with Coastal Path issues.

b) Mobile Library. The Chair drew the attention of the meeting to the Mobile Library, which comes to the Square every fortnight on **Thursday at 1.40pm**. This is normally in blue bin week. A questionnaire had been issued by the Mobile Library which users were to fill in and KH was intending to do this on behalf of the KCC. KH pointed out that the Mobile Library was of great value to those who had no private transport or who would have difficulty carrying heavy books back from St Andrews on public transport. It was pointed out that library membership applied to all libraries in Fife. With the present financial cuts it is likely that this service would be under review and residents were urged to use to Mobile Library so that it would not be lost.

c) About Kingsbarns website. Peter Salkeld, a resident of Crail who runs the About Crail website now runs one for Kingsbarns. The web address is www.aboutkingsbarns.co.uk. Peter is hoping to develop this further and is looking for information about local events, which he will post on the site.

d) KCC membership of Association for Protection of Rural Scotland (APRS)

Further to the talk given by John Mayhew and the useful information already provided and availability of advice in the future, Cate Scott proposed that the KCC become a member of APRS. Rob Moodie seconded this and Kit McMahon will pursue this.

Date of Next Meeting - 7th November 2011.

Fiona Buchanan (Minute Secretary)

(Secretary).....

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(Chair)

