

**Kingsbarns Community Council**  
**Minutes of meeting held at Kingsbarns Memorial Hall,**  
**Monday 5 November, 2012 at 7 p.m.**

In attendance: KCC members: Eileen Brown, Calla Cobb, Alasdair Duncan (Treasurer), Raymond Hair, Kate Holy (Chair); Rob Moodie (Vice-Chair), Cate Scott; Martin Dibbs (Minutes Secretary); Councillors John Docherty and Donald Macgregor; fourteen members of the public.

The meeting opened at 7 p.m.

### **1 Apologies**

Apologies for absence were received from KCC member Kit McMahon, Councillor Elizabeth Riches and Margaret Barrons.

### **2 Kingsbarns Conservation Area Review - Matthew Price**

Matthew Price, Planner (Built Heritage), with Fife Council gave a presentation on the Council's Conservation Area Appraisal and Management Plan for Kingsbarns. The purpose of the appraisal and plan was to help highlight the special historic and architectural interest of the conservation area as well as to identify any future measures needed to protect and enhance the village. It was important to manage change without altering the special and unique qualities of the area.

A discussion followed which centred upon the proposed Erskine housing development in the village which was currently outside the boundary of the conservation area. Mr. Price stated that if the boundary was to be redrawn to include the field scheduled for development then the whole of Kingsbarns would have to be re-evaluated. Mr. Price was thanked for his time and he asked for individual comments to be sent to him to allow for corrections for the draft Appraisal which is available on-line at the Council's website.

### **3 Minutes of the Last Meeting**

These were approved; proposed by Eileen Brown and seconded by Calla Cobb. Kate Holy outlined the principal matters arising from the previous minutes:

*a) Community Development Trust*

Sue Jenkins and Fiona Buchanan reported on the progress of the proposed community development trust.

Feedback from the recent questionnaires demonstrated overwhelming support for community ownership of the village shop and post-office and the setting up of a legal body to explore this further. An application was made to Fife Council's Supporting Enterprising Communities (SEC) fund to cover legal expenses of up to £780 (inclusive VAT) for the creation of the governing documents for a Kingsbarns Community Development Trust (KCDT). After advice from Fife Rural Partnership (FRP), it was decided the legal structure

should take the form of a Company Limited by Guarantee with Charitable Status. Fiona Mitchell, Fife Council Locality Manager, has now instructed Rollo Davidson McFarlane, on behalf of KCDT, to undertake this work.

On incorporation, the whole community will be eligible for membership at no cost and there will be elections for directors and board members. Anyone in the community will be eligible to stand. Nomination forms will be available in due course along with a further notice concerning elections. A KCDT will be eligible to apply for up to £10,000 from the Big Lottery's *Investing in Ideas* fund. This will allow KCDT to explore the feasibility of community purchase of the shop (with post-office) and house. Such a grant will cover structural survey and independent valuation, business planning, market research and legal fees. If the funding application to the Investing In Ideas fund is successful, the next step would be to apply to Stage 1 of The Big Lottery's Growing Community Assets fund to cover the formulation of a detailed business and design plan for the project. Stage 1 applicants can apply for funds of up to £50,000. If Stage 1 demonstrates that the project is viable, the Trust will be invited to apply for Stage 2 of the Growing Community Assets fund. The Trust can apply for funds of up to a million pounds to purchase and develop the business. A successful funding application could include Revenue costs for the first five years.

Sue and Fiona emphasised that this was a community initiative and anyone who may be interested in joining the group or standing for election, should put a note of interest through letter box of 9b Seagate.

b) *Publicly Accessible Defibrillator*

It was noted that Rob Moodie had submitted plans to Fife Council and Historic Scotland for the defibrillator and that a decision was expected within eight weeks. (See item in Planning Report below.)

c) *Beautiful Fife Result*

Kingsbarns gained a silver award. Congratulations to Eileen Brown and the Gardening Club. The judges' report had been displayed on the notice board and the certificate is in a frame in the Post Office.

d) *Local Area Coordinator for Older People Team: Meeting 14<sup>th</sup> November 2012, 7 p.m.*

A meeting has been arranged at the Memorial Hall on the above date and two members of the Fife Elderly Forum Executive will attend to give a presentation and lead a discussion on services for older people.

e) *Rights of Way*

On Monday 12 November, Chair is having a meeting with Chris Hobster and a colleague of Scotways to walk the old rights of way. Maps provided by long-standing residents will be used. In addition, Chair is currently trying to find out from Fife Council Estates Section who is the owner of the previous right of way which includes the alleyway to the cottages in Lady Wynd that were flooded.

f) *Gardening Club*

With the Gardening Club in receipt of public funds, it has been suggested that it should be more accountable to the public in terms of how these funds are used and to allow residents to have some input in its work in the village. Having been raised at the last KCC meeting, there was a discussion regarding the Gardening Club becoming a sub-committee of KCC. There was agreement to this proposal. Accordingly, details would be discussed by Kate Holy and Eileen Brown and would be brought to the next meeting of KCC.

g) *Path in Seagate*

Chair found out that the path between 10 and 12 Seagate is owned by Fife Council. As there is money currently available in the Locality Housing Budget, she has applied for the path to be tidied and re-gravelled which Fife has agreed to do.

#### **4 Chair/Acting Secretary's Report**

a) *East Neuk Community Council Forum Report*

Chair attended a meeting of the East Neuk CC Forum on 11 October. An update on defibrillators was given. Three have been installed and three are about to be installed. Two (Kingsbarns and Kilconquhar) are in the planning process. When we have our Planning permission a cheque for £875 will be sent to the First Responders who will arrange for installation. We will arrange the electricity connection. The First Responders will arrange a public meeting.

A meeting will be held shortly to see if we can apply for funds for superfast broadband in the East Neuk. There is £5m available for the whole of Scotland.

Extra money is available in both the Housing Initiative budget for council housing areas and the East Neuk Budget for Community Plans and Projects. Chair should be contacted for details of how to apply.

A food bank is planned by local East Neuk Churches initially focused at Anstruther Church.

b) *Correspondence*

Much of the correspondence received is covered in other items on the agenda. Virtually all correspondence is electronic with hardly anything through the post. Anything of interest is placed on the village notice board. Occasionally we are included in requests for comments on particular issues which are circulated to other members of the KCC. These are mainly of little interest to us. Any information about planning is sent to Rob Moodie for advice or discussion at the planning committee.

c) *Joint Fife Community Council Response to Fife Planning Committee*

Fife Council commissioned a report on its planning process which recommended either a Fife Wide Central Planning Committee or three local committees. This was discussed at the KCC Planning Committee where it was agreed that a centralised planning committee would damage local democracy. The three local committees would be less of a problem for us as the area our relevant committee would cover would reflect the existing division of responsibilities. However three

committees would make a significant difference to other areas in South, Central and West Fife. After consulting the KCC by email, Chair has joined the majority of other CCs in Fife in an Open Letter to the Council and Press to object to this potential change.

d) Flooding.

As is now well-known, three cottages were flooded in the bad flood on Friday 12 October. Fife Council had undertaken last year to negotiate with the local landowners about field drainage and this has obviously not happened in time. Chair wrote to Dr Bob McLellan, Head of Transportation as well as the other staff in his department who have been involved in this issue before. In reading his reply (to be displayed on the notice board) to the meeting, she explained that it contained a number of factual inaccuracies and was proposing a considered response.

Chair has also written to Peter Erskine proposing a meeting between himself, her, Fife Council and the owners of the cottages concerned but has received no relevant answer. She will continue to pursue this. In the meantime she has arranged a visit from George Duncan, the person in charge of drains for Fife who has agreed to look at the possibility of installing extra drains at the top of Lady Wynd to slow the water and to increase the size of the drain in front of the alleyway leading to the cottages. He has also agreed to put the drains on a three month cleaning schedule. If residents experience flooding, it would be helpful if they would let Kate Holy know, so that she can include this in future complaints.

There followed a discussion surrounding flooding in Kingsbarns generally. Among the factors thought to contribute to the flooding were the lack of hedgerows (Sue Jenkins); silt off the fields blocking the drains (Cate Scott) and a lack of ditches (Chris Moodie). Elizabeth Spittal, directly affected by the flooding, thought that legal opinion should be sought in relation to who was responsible for water coming off the fields and onto the roads causing flooding. She also wondered whether Fife Council could take action against farmers or landowners concerned. Councillor Docherty said that central government had given greater powers to local authorities to compel farmers to prevent water from their fields flooding onto public roads. A question from the floor wanted to determine who was responsible for flood water coming onto the roads farmer or landowner. Sue Jenkins thought that funds might be available from the Climate Challenge Fund for legal advice in this matter.

## **5 Treasurer's Report**

The draft accounts for 2011-12 will go for independent examination shortly, in good time for the next core grant and Floral Enhancement grant applications to Fife Council.

The accounts show a large surplus for the year of £2,599.08. This is misleading because it includes special items of income and expenditure. A more accurate view of the Community Council's activities is that operating expenditure was slightly over 80% of the core grant of £453.76.

There were no claims against either of the approved grants: Kingsbarns Primary School or Kingsbarns Church.

The current position with the Kingsbarns Golf Links donation is:

Funds received	£2,527.73
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Funds Expended

StAndEn	200.00
Games For All	370.97
Memorial Hall hut	165.98
Jubilee event	76.63
Village notice board	216.00
Defibrillator planning	111.21

Total	1,140.79
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**Committed not expended**

Kingsbarns Primary School	500.00
Kingsbarns Church	300.00
Defibrillator	375.00
Defibrillator power supply	100.00

Total	1,275.00
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**Balance remaining**           £ 111.94

As a reminder, the legal opinion obtained from DLA Piper on the Station Road planning application was charged at £600 including VAT. Payment was made with £500 of public subscription and £100 of CC general funds.

Further, the Community Council has a continuing contingent liability to fund future village history activity to a maximum of £434.20, apart from any financial implications arising from future history book sales.

## 6 Planning Committee Report

Rob Moodie submitted the following report:

(a) PROPOSED 450MW NEART NA GAOITHE OFFSHORE WIND FARM

It was noted that on 3 October, Zoe Crutchfield gave a public illustrated talk, in Kingsbarns, on the proposed 450MW Neart Na Gaoithe Offshore Wind Farm, supported by her colleague, Ewan Walker, which was heard by members of the community council and one other resident of Kingsbarns

- There are two layouts under consideration for an "island" grouping 15km (9 miles) East of Fife Ness and 30km North East of Dunbar, where the power would be delivered, by undersea cable to the shore and onward by underground cable to the national grid in the Lammermuir Hills. Layout A has 128 turbines 175m to tip (115m to hub) and Layout B, 80 turbines, 197m to tip (115m to hub). The final layout will be determined once the very extensive studies have been completed.

- Consents are required under the Marine (Scotland) Act 2010 and the Electricity Act 1989 to construct and operate a generating station.
- Copies of documents, a CD and a USB copy of information were left for community use and were on display that evening.

(b) KENLY WIND FARM

- It was noted that Fife Council had taken a planning decision to refuse permission on a range of grounds. It is expected that the University will appeal this decision but, so far, there has been no confirmation.

(c) FIFE LOCAL PLAN: ISSUES REPORT

- It was noted that Fife Council intends to publish an Issues Report for consultation following their Planning Committee Meeting on 15 November. KCC agreed to express its concern that a single local plan was being prepared to cover the whole of Fife, in spite of there being two separate structure plans (TAYplan & SESplan), which required at least two local plans.

(d) CURRENT PLANNING APPLICATIONS

- 12/03222/FULL Extension to existing clubhouse at Kingsbarns Golf Links. It was noted that KCC had agreed not to raise objection.
- 12/04297/FULL Installation of Defibrillator & Cabinet at 11-13 Main Street, Kingsbarns.
- 12/04298/LBC Listed Building Consent for installation of Defibrillator & Cabinet at 11-13 Main Street, Kingsbarns. It was noted that these two applications had been submitted.
- 12/00129/EIA Lingo Wind Farm - It was also noted that KCC had not commented on the latest adjustment to the position of two turbines at Lingo Farm.
- 12/02975/FULL Beley Farm Wind Turbine. It was noted that following no response to their request for an EIA, Fife Council had issued a Deemed Refusal.

(e) HOUSING WEST OF THE SQUARE

- It was noted that Ogilvie Homes are interested in developing the approved housing west of The Square and it was agreed that KCC should write to them with background information, including the latest flooding and local house sale position. Chair has the name of the link person and will request a meeting with them.

## 7 Councillors' Reports

Donald Macgregor raised the issue of the lease on the present car park at the beach which is due to expire at the end of 2013. Since some £20,000 has been spent by FC on a new barrier and other improvements, it was essential not to see these improvements wasted. It was agreed that it was important to retain the present car

park for tourism and as a local facility. The options were to open negotiations with Cambo Estate now or begin on the lease's expiry. KCC's position was to retain the present car park and it was felt that negotiations for a new lease should be opened as soon as possible.

## **8 Community Policing**

No members of Fife Constabulary were present.

## **9 Any Other Business**

Chair reported that on Tuesday 27 November at 6 p.m. at Hall B, Rothes Halls, *Fife Independent Disability Network* was being re-launched as *Disabilites Fife*.

Eileen Brown wondered whether the minutes of KCC could be published in the local press. Chair said that she would arrange for a précis to be sent to the *Citizen*.

Councillor Docherty thanked the meeting for his welcome and looked forward to working with KCC.

## **10 Date of Next Meeting**

It was agreed that this would be on Monday January 7, 2013 at 7 p.m. The meeting concluded at 9:05 p.m.

Martin Dibbs  
28 November 2013