

**Kingsbarns Community Council**  
**Minutes of meeting held at Kingsbarns Memorial Hall,**  
**Monday 4 March, 2013 at 7 p.m.**

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

Before the meeting there were separate statements made by Chair and Vice-Chair who both announced their intention to stand down from their offices with effect from the July 2013 meeting.

### **1 Apologies**

Apologies were received from Alistair Duncan (Treasurer), Alan Laws (Community Police Officer).

### **2 Minutes of the Last Meeting**

These were approved: proposed by Eileen Brown and seconded by Calla Cobb and Chair commented on matters arising:

#### **a) Community Development Trust**

Sue Jenkins reported that the Community Development Trust was now in the process of opening a bank account. It was also tendering for valuations of the Post Office and shop as well as the acquisition of charitable status. A great deal of work had been done by Sue, Fiona Buchanan and Frances Andrews but it was a question of waiting to receive information before the next moves could be made. In due course residents would be invited to become members of the Trust and once the formalities had been completed, a Board of Directors could be elected.

#### **b) Rights of Way**

Martin Dibbs has volunteered to make a map of Rights of Way and Local Paths in the village.

#### **c) Gardening Club**

Eileen Brown updated the meeting on the progress of tree planting in the village and welcomed suggestions and comments from residents regarding floral enhancement of the village. The Gardening Club agreed that it would be a good idea to become a sub-committee of KCC particularly as it was in receipt of funds from the Community Council which raised issues of transparency. This was proposed by Rob Moodie and seconded by Cate Scott and the motion was carried.

#### **d) Flooding**

Peter Erskine has put in a drain into Manse Road with a drain down the side of the road in the field that drains into the gully. However, there remains concern about the field drainage and its potential for the run-off caused by heavy rain to flood residents' property as had recently been the case. Fife Council clearly regards the matter of field drainage to be the responsibility of the landowner and has undertaken to continue negotiations with Peter Erskine about this. The Chair agreed to contact the Council again regarding the preparation of a map of local drainage using residents' knowledge.

### **e) Speed Restriction on A917**

Contrary to our expectation, Transportation recommended to the North East Fife Area Committee that the original recommendation be passed. At the meeting on 27 February the Area Committee upheld the order on the Chair's vote although our three Councillors argued well for our view.

### **f) Safelink**

Chair reported that she had ordered ten boxes, eight of which have been handed out. She can obtain more if required.

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

Correspondence is now almost exclusively through email and Chair reported briefly on the most relevant:- Fife informed us that energy saving light bulbs are being installed as Street Lighting throughout Fife. Cllr Macgregor will find out what the large costs for lighting for Kingsbarns involves; Scottish Water had a digital consultation which she responded to and also sent to the KCC and other interested parties; Linda Birtwistle, Head of Kingsbarns School, asked to change the purpose of our grant to them from cameras to tablets. The KCC was consulted and agreed. An email was received regarding nomination for honours. Anyone wanting a copy of this can contact the Chair.

Chair reported that she had attended a meeting of the East Neuk Community Forum which is still looking at ways to bring faster broadband to the East Neuk. There are now 16 defibrillators installed in the area with another 3, including ours, pending. Other areas are copying this. A Food Bank is opening in April in Anstruther Church. There is a notice on the Village notice board detailing where you can collect or donate.

## **4 Treasurer's Report**

No report was available to the meeting. However Chair stated that KCC had secured a Floral Enhancement Grant of £400.

## **5 Planning Report**

Rob Moodie reported on the following matters:

### **a) HOUSING WEST OF SQUARE**

1 **Realignment and Widening of Station Road & Torrie Wynd** Ogilvie Homes Ltd. has submitted an application for Construction Consent under the Roads (Scotland) Act 1984. As the consultation period ended today, it was decided that, following the planning committee meeting on 13 February, a letter of objection should be submitted on behalf of the community council, stating that the current design did not meet the following requirements

- To provide safe access to Torrie Wynd for service & delivery vehicles i.e. gas, oil & heavy supplies and movement of owners vehicles.
- There is currently a safe connection between Torrie Wynd and Station Road, as noted by the planning officer dealing with the original planning application.
- No. 6 Station Road has lost direct access from Station Road for Service Vehicles i.e. Oil Fuel Delivery & Waste Recycle Vehicles and owner's access to House & Garden from kerbside, for which a layby and paving link or a dropped kerb & paved off-street parking area would meet these requirements.
- Who would be responsible for the upkeep of the grassed area shown on the plan?

It was suggested that consideration be given to either retaining the existing arrangements with a 20mph speed limit, or, an alternative junction configuration, where the access from Station Road to Main Street remains on its existing line and the access from Main Street to Station Road follows the proposed realignment, with an island between, which would allow vehicles coming from St Andrews or Crail to enter Torrie Wynd safely via Station Road.

2 **Request for Meeting with Fife Council planners re. finishes.** It was noted that Fife Council had agreed to let Rob "see the proposed finishes, once they have been submitted for (Fife Council's) written approval and will consider any informal comments (he) wishes to make at the time."

#### b) **FIFEplan MAIN ISSUES REPORT CONSULTATION**

Consultation on the FIFEplan Main Issues Report ends on 10 March 2013. From a reading of the report and discussion in the Planning Committee, it is proposed that KCC submits the following response to some of the questions raised:

Q 1 Kingsbarns Community Council (KCC) agrees that the document is easy to read but a printed hard copy would be appreciated for quick reference at meetings. The links to other documents are appreciated.

#### **HOUSING**

Q 2 KCC agrees with the preferred option 1, promoting brownfield development and scope for gradual organic growth of smaller settlements.

Q 6 KCC supports organic growth for smaller settlements. Kingsbarns should have been included in the list of settlements having no "candidate sites" in the Sites Atlas Volumes.

Q 7 KCC would agree with this approach, provided each allocation of land meets local needs and has the support of the local Community Council.

Q 8 As none of the candidate sites is in Kingsbarns, KCC has no comments to offer.

### **AFFORDABLE HOUSING**

Q 11 KCC suggests the identification and purchase of empty & derelict buildings with potential for affordable housing.

### **ECONOMY**

Q 13 KCC requests the protection of the East Neuk from industrial scale wind turbines, to ensure the continued strength of the area as a Tourist destination.

#### **RETAILING**

Q 15 KCC agrees with restricting out-of-town retailing to appropriate activities e.g. B&Q stores. The small specialist shops, which are attractive and important to town centres, need consideration and financial support e.g. reduced rateable value.

Q 16 KCC agrees that good access to town centres by all available modes of transport is important and appreciates the range of parking spaces and the flexible parking charges in St Andrews, particularly the introduction of half hour tickets on Market Street.

### **TRANSPORT**

Q 18 KCC agrees that non-housing uses should contribute to strategic transport infrastructure, in a proportionate way.

### **ENERGY & RENEWABLES**

Q 19 KCC would support a district heating scheme for the new houses about to be built, West of The Square, in Kingsbarns. This could possibly use heat generated by a biomass CHP Plant using straw bales or wood chips as fuel and generate enough electricity and heat for most of the village.

Q 20 KCC considers that the electricity distribution system in the East Neuk requires upgrading, to reduce the number of breaks in electricity supply.

### **WIND ENERGY**

Q 21 KCC objects to the consultants drawing of the search area boundary in the East Neuk, coloured green on Figure 13, as it does not recognize the presence of settlements in the area, which require, at least, a 2Km clear zone around them. Kingsbarns is a conservation village, which would be affected by the proximity of wind turbines. It has a prominent church spire landscape feature and many listed buildings.

Q 22 The proposed updates are acceptable, provided due regard is made to the objections raised concerning the detailed proposals of the consultants, Ironside Farrar.

Q 23 KCC considers that the impact on Tourism in the East Neuk and St Andrews has not been fully taken into account.

### **BROADBAND**

Q 29 KCC supports improvements to broadband speed and delivery provided it does not harm the environment.

### **PLACEMAKING**

Q 30 KCC would like to see more evidence of Fife Council & the Scottish Government caring for the views of communities, before the character and design quality of whole villages are affected by poor design and place making decisions.

Q 31 KCC believes that Design Guidance must be prepared by design trained & qualified personnel e.g. Architects/Urban Designers & Landscape Architects.

Q 32 In conservation villages such as Kingsbarns additional design guidance should be produced.

### **VACANT & DERELICT LAND**

Q 33 KCC supports this proposal, which is linked to its answer to question 11.

Q 34 KCC has identified a triangular site on the north-west side of Kingsbarns, north of North Quarter and west of the St Andrews Road. This land is on an east/west right-of-way and could form a productive green space or small woodland, to enhance this boundary/entrance.

Q 35 KCC agrees that CPO action is sometimes justified.

### **GREEN NETWORKS**

Q 36 KCC requests that consideration is given to the green network link between the East Neuk and St Andrews. The coastal path is in need of improvement near Kingsbarns and there is a case for a cycle route between Crail and St Andrews connecting, with Kingsbarns. KCC will prepare a Green Network Plan for its immediate area, which will identify walking routes and important green and blue elements within the natural and built environment. It is suggested that other community councils be invited to prepare such plans.

Q 38 KCC supports this approach.

### **COMMUNITY MATTERS**

Q 40 KCC confirms its comments.

KCC agreed with all recommendations.

c) **MAJOR WIND FARM APPEALS**

It was noted that appeals have lodged with the Scottish Government regarding Fife Council's refusal of planning permission for St Andrews University's proposed 6 x 100m high wind turbines at Kenly Farm & the deemed refusal of planning permission for the Lingo Wind Farm proposals.

d) **DEFIBRILLATOR FULL PLANNING AND LISTED BUILDING CONSENTS**

It was noted that the KCC planning and Listed Building applications have now been approved with no conditions and that Building Control Consent is not required, so work can proceed, once the equipment is available.

e) **CURRENT PLANNING APPLICATIONS**

- 13/00061/LBC 1 Torrie Wynd
- 13/00079/FULL 1 Torrie Wynd - Formation of gates, erection of garden shed, conversion of integral garage, external alterations to house, including painting, installation of windows & doors.  
The Planning Committee considers that these proposals raise no issues of concern to the community and recommends that no objection be raised. (Agreed)
- 13/00172/FULL East Newhall Farm, Cambo – Change of use, alterations, extension and partial demolition of Steading to form distillery, café & visitor centre, including erection of plant & machinery, construction of SUDS facility & car park (amended site layout & design to application 10/00094/FULL).
- 13/00173/LBC East Newhall Farm, Cambo.  
Recommend KCC raises no objection. (Agreed)

## **6 Councillors' Report**

Cllr Donald Macgregor reported on the organisation of local area planning meetings. He also mentioned that there was to be a review of school estate: while there was to be no closure of schools, there was no time scale mentioned to which this would apply. There were no concrete proposals yet regarding the future of the Byre Theatre.

Cllr John Docherty reported on repairs to potholes in Fife and added that last year FCC had paid out £12,000 in compensation to motorists who had sustained damage to their vehicles as a direct result of potholes. Chair agreed to contact FCC regarding potholes in the village which remain despite recent work.

## **7 Community Policing**

Alan Laws from the Anstruther Community Team emailed Chair to say that he would be happy to meet with members of KCC to address any concerns. He reported that as a

result of comments made at the last KCC meeting, he had carried out checks in the Kingsbarns area in relation to speeding and vehicle lighting.

### **9 Any Other Business**

Sybil Davis reminded the meeting of the photo call planned for noon on Saturday 23 March at the field scheduled for housing development. The photograph is to be taken by Peter Adamson, the former photographer of St Andrews University who will make no charge but needed to sell at least 20 photographs at £7 each. Chair congratulated Sybil on organizing this event

Sue Jenkins reminded the meeting of the availability of the Home Energy Audit

There was concern raised at the continued churning of the verge at the junction of Back Stile and North Carr View by vehicles unknown. Chair will contact Fife Council about this and also about stopping the cutting of the verge in Back Stile when it is in bloom.

The issue of weed killing was raised particularly to the unintentional damage it caused to some residents plants. The meeting was reminded that weed killing was optional and could be stopped by a phone call to the appropriate department within Fife Council.

### **10 Date of Next Meeting**

The next meeting will be on Monday 6 May. The meeting concluded at 9 p.m.