

Kingsbarns Community Council
Minutes of meeting held at Kingsbarns Memorial Hall,
Monday 3 March, 2014 at 7 p.m.

In attendance: KCC members: Jean Bell, Raymond Hair, Kate Holy (Vice Chair), Huw Lloyd-Richards (Chair), Shona McIntosh; Martin Dibbs (Acting Minutes Secretary); Councillor Donald Macgregor; seventeen members of the public.

The meeting opened at 7 p.m.

1 Apologies

Apologies were received from Calla Cobb, Alistair Duncan (Treasurer), and Councillor Elizabeth Riches

2 Minutes of the Previous Two Meetings

These were approved: those of 18 November 2013 proposed by Raymond Hair and seconded by Ronald Sandford and for 20 January 2014, proposed by Kate Holy and seconded by Jean Bell.

3 Matters Arising

a) *Grant to Planting Group*

In view of the reduction of the Floral Enhancement Grant from Fife Council, it was agreed that the shortfall of £98 would be met from the funds of KCC.

b) *'Village Green' Housing Development*

(i) Management and Aftercare of Landscaping and Open Areas

The legal condition concerning this matter was set out in a letter to Cllr Donald Macgregor from the solicitor to the Planning and Environmental Team of Fife Council and a copy of this is appended to these minutes. The residents of the development will be required to meet the maintenance cost which includes the maintenance of the village green and organic garden.

(ii) Design Considerations

Local resident and landscape gardener Alexandra Issberner then gave a presentation which highlighted how the developer's original landscape plans differed substantially from those currently proposed, mainly in terms of pathways and trees. She was concerned that the original and revised plans of 2010 and 2011 respectively were well thought out with plenty of trees and 'buffering' to screen the development and to maintain sightlines. However, she expressed concern that the current plans provided little buffering: the proposed

trees were now absent and the once curved paths had now been straightened. The latter, she explained, was a much cheaper solution for the developer. She then set out two possible options to improve the developer's current proposals. These would restore much of the original design including the screening by trees of the development on the approach to Kingsbarns from Station Road and a less 'urban' look particularly in the area of the electricity sub-station and entrance to the development from Main Street. Her proposals will be put to the developer at the next meeting of KCC on 12 May

A discussion then followed during which it was agreed that a sub-group would be formed to investigate and take forward the following points which would be raised with the developer at the next meeting of KCC: these were, how tenants would be selected for the rented housing; buffering of the development; make-up of pathways; ownership and maintenance of the organic garden; modification to make the design of the footpaths on Station Road less 'urban'; the developer's specific plans for drainage and sewerage from the development; vehicular access to the village green for maintenance purposes. It was agreed that membership of the group would be Alexandra Issberner, Susan Forsyth and Rob Moodie.

Chair emphasised the importance of the school getting maximum benefit from the development.

(iii) Cambo Estate Plans

So far as the 'consultation' meeting arranged by Cambo Estate at the Kingsbarns Memorial Hall on 27 February was concerned, it was agreed that this did not in any way constitute formal consultation for what would best benefit Kingsbarns. It was felt that this had been nothing more than a presentation of Cambo's proposals: no views from the public were sought nor were any notes taken of public opinion. Details of Phase Two of the development, for which there is outline planning permission only, had been displayed at the Cambo meeting. Comprising 22 houses, they would be priced in the region of £400,000 to £450,000. It was also noted that while the Reporter had specified that the houses on this development should be single storey and 18 in number, it appeared that rooms were to be built in the roof space. The meeting considered that if a staircase was required to gain access to these rooms then the houses should be considered as two storey. Phase 3 of the development is proposed to be built at the back of Phase 1 currently being built.

c) Kenly Wind Farm

It was noted that the Kenly Wind Farm, refused planning permission by Fife Council and referred to the Scottish Office Reporter, had been granted planning permission.

d) Flood Protection

Concern was expressed at the meeting for the adequacy of flood protection and sewage capacity with the new development imposing increased pressure on the present system serving Kingsbarns. This issue will be raised with the developer at the meeting on 12 May.

There were some misgivings regarding the flooding of Lady Wynd. It was explained that this was caused by a build-up of water in Burns Law during heavy rain which subsequently flowed over Main Street and down Lady Wynd. For concerned residents, Chair suggested that they send him a formal letter together with evidence in the form of dates, times and photographs and he would contact Cambo Estate regarding a resolution to the problem.

e) Water Pressure

The issue of discolouration and smell of the local water was raised and it was agreed that Chair and Councillor Macgregor would write a letter to Scottish Water regarding this matter.

f) Kingsbarns Community Development Trust (KCDT)

Sue Jenkins explained the current position was that KCDT had bid for money from the Big Lottery for a) a feasibility study to determine the viability of the village shop as a business and b) to draw up a business plan. She expected that it would be May before any answers were forthcoming.

g) Bus Service

Councillor Macgregor explained that there was less money available from Fife Council to support local bus services and Stagecoach, the local operator, was making economies which inevitably involved cuts to services. Following a discussion on the future of the local bus service, particularly the last bus, it was agreed that Chair would write to Stagecoach for clarification of the situation.

4 Proposed Closure of Dunino Primary School

With Dunino School now scheduled for closure, the school catchment area has been rezoned to include Kingsbarns where the current school roll is 19.

5 Road Name in New Development

'The School Park', a suggestion for the road name in the new development, has been submitted to Fife Council. Chair subsequently received a letter from the Head of Gazeteering expressing interest in the suggestion and wanting to know its origin. Chair asked Jean Bell to prepare a short paragraph on its provenance which he would forward to Fife Council.

6 Replacement of Street Lighting

This is to go ahead with the newer lighting in Main Street to be changed from sodium to low energy light bulbs while the older lamp standards in the village will be replaced by completely new lights incorporating energy-saving bulbs.

7 Any Other Business

a) *Tree Preservation Order*

b) *Animal Welfare*

It was reported that someone from Crail had drawn the attention of the SSPCA to the condition of cows in the field adjacent to Back Stile.

c) *Approval of Expenditure*

Expenditure of £66 was approved for leaflets, photocopying together with a gift for Len and Sandra Phipps of the village shop.

d) *Mud on Roads*

Concern was raised about the amount and danger of mud on the road caused by local farms.

e) *Village Hall*

A complaint was made from the floor regarding the behaviour of some users of the village hall. Chair advised that dates, times and the nature of the complaint be forwarded to him and he would contact the Hall Committee. Sue Jenkins said that she was aware of these complaints and that the Committee had recently raised the hire deposit to £50 which had the effect of dissuading some potentially troublesome hirers.

8 Date and Time of Next Meeting

The next meeting of KCC is scheduled for Monday 12 May at 7 p.m.

The meeting concluded at 8: 55 p.m.