

Kingsbarns Community Council
Minutes of meeting held at Kingsbarns Memorial Hall,
Monday 12 May, 2014 at 7 p.m.

In attendance - KCC members: Jean Bell, Calla Cobb, Kate Holy (Vice Chair), Dr Hugh Lloyd-Richards (Chair), Shona McIntosh; Martin Dibbs (Acting Minutes Secretary). Councillor John Doherty, Councillor Donald Macgregor. Representing Ogilvie Housing: Steve Lloyd, David Stephen; representing Cambo Estate: Struan Erskine; over 35 members of the public.

The meeting opened at 7 p.m.

1 Apologies

Apologies were received from KCC member Raymond Hair, KCC Planning Sub-group member Cdre Ronald Sandford and Councillor Elizabeth Riches.

2 Minutes of Last Meeting

The minutes were proposed by Kate Holy and seconded by Susan Forsyth but subject to two corrections: in paragraph 3 (b) (ii) Alexandra Issberner should have been referred to as a landscape architect; the final sentence of the penultimate paragraph of 3 (b) (ii) should read, *It was agreed that Alexandra Issberner, Susan Forsyth and Rob Moodie should become members of the group.*

It was AGREED that matters arising from these minutes would be discussed at the next meeting of KCC on Monday 7 July.

3 Purpose and Structure of Meeting

The Chair opened the meeting and explained that it would be given over wholly to the new housing development. The topics for discussion would be the Village Green Area, Station Road kerb area, drainage and sewage treatment, tree screening and the planning application for Phase 2 of the development. These topics would be covered by a presentation by the developers, Ogilvie Homes and after each topic had been covered there would be comments from the KCC Planning Sub-group and question and answer session before moving onto the next topic. This would be followed by an open discussion among the residents and include any course of action arising from the meeting.

4 Discussion on the Housing Development

4.1 Village Green

Mr Steve Lloyd, Managing Director of Ogilvie Homes, produced a revised plan for the Village Green area. He stated that under the terms of the planning permission, the developers were required to provide space for the use of the public generally. This would be the 'village green' and the organic garden. He confirmed that the cost of maintenance for these areas would be borne solely by the residents of the development. He indicated that the first completed house would be handed over to the new owners/residents in June and be completed by September 2014. In response to the drawings presented by Alexandra Issberner, Ogilvie have doubled the number of trees and increased shrub planting on the village green area. The developers would return during October and November to plant trees and shrubs. He explained that access to the electric sub-station adjacent to the school would be made as small as possible for safety reasons.

Responses, Comments and Suggestions from the Floor

Some members of the audience wondered how the new residents would react to having to pay for the maintenance and upkeep of a public amenity. Mr Lloyd explained that they would be made fully aware of this which would be set out in a Deed of Conditions and that they would not be able to restrict or change the use of the land.

In response to why the wall surrounding the development was so high, it was stated that this was set by the planning authority.

The dimensions of the kick-about/play area were stated as being 30x12 metres. It was confirmed that the village green could be used for sports days by the school.

The use of tarmac or monoblocks for the paths was raised and it was suggested that these did not aid drainage during rainfall. Mr Lloyd said that the planning authority had specified the materials to be used for the paths but would look into the possibility of using porous materials where possible.

Regarding the sub-station; KCC would contact Scottish Power to see whether some sort of protection (netting possibly?) could be placed over it as a safety measure as anxiety was expressed concerning safety of children and residents.

It was confirmed that the entrances to, and paths in, the development would provide adequate access for children in prams etc and wheelchair users.

All roads within the development would be adopted by Fife Council.

It was AGREED by the meeting to accept the revised plans for the village green area. Thanks were expressed to Susan Forsyth, Alexandra Issberner and Rob Moodie for their help. Consequently, Mr Lloyd agreed to redraft plans for the Village Green, submit them to KCC for approval and endeavour to negotiate the changes with Fife Council.

4.2 The New Station Road Kerb Area

Mr Lloyd explained that the Station Road/Main Street junction had been the subject of much negotiation between the developers, Fife Council and the residents. All parties now having reached agreement, the developers were now implementing the road construction consent set by Fife Council.

Responses, Comments and Suggestions from the Floor

It was suggested that the design of this turn together with its associated pathways was urban in design and quite out of keeping with a rural conservation area.

The issue of increased traffic and consequently higher levels of pollution generated by the development was raised as was the adequacy of the turn into/out of Station Road particularly when used by articulated or long vehicles.

It was questioned whether Station Road was now wide enough or as wide as it once was now that building works had started to take place and also, because of the loss of verges and the addition of pavements, whether two cars could pass at all.

In response to all these comments Mr Lloyd stated that so far as he was concerned all these issues had been the subject of past negotiations and he was merely carrying out

the conditions of the consent agreed with Fife Council. Chair agreed to contact Fife Council about the road network at this point to clarify whether the design was safe and fit for purpose for both road users and pedestrians.

4.3 Drainage and Sewage Treatment

Mr Lloyd stated that the developers had been in touch with Scottish Water. He said that Scottish Water intended to upgrade and expand the Kingsbarns treatment works to take account of the housing development but was unable to say when this would happen. He was confident that the SUDS system, which had been enlarged, would deal with the problem of flooding which had regularly occurred on the site of the development.

Responses, Comments and Suggestions from the Floor

There was concern expressed from the floor regarding the adequacy of the present sewage plant to cope not only with the houses in Phase I but also with Phases II and III should they come about. Mr Lloyd was unable to say when the plant would be upgraded but that Scottish Water had contingency plans to deal with the potential additional load on the system. While he didn't reveal what these were, a member of the audience stated that excess sewage was currently being taken away by road on a weekly basis and that this was BEFORE the new houses had been connected to the treatment plant.

The question of flooding of the site and of Station Road caused by run-off from the field was also raised particularly as the SUDS system was untried. Mr Lloyd reiterated that the SUDS system would deal with this.

4.4 Tree Screening

In the initial application for the existing development there was tree screening at the far end of the site. This has now been removed and general opinion was that it should be restored. It was pointed out that the tree screen was advertised on Ogilvie's website and Mr Lloyd said that this would be corrected and disclaimers on the website would cover this error. He also said that tree roots would affect drainage although some residents felt that it would depend on the type of tree. Struan Erskine, representing Cambo Estate, said that he would speak to his father concerning a screening on land slightly further back from the development. Ogilvie agreed to help with trees and planting if this was the case.

4.5 Planning Application for Phases II and III of the Development

Mr Stephen, an architect engaged by Ogilvie Homes stated that the planning application for Phase II had been submitted on 10 May 2014. While outline planning permission had been given by the Reporter for 18 houses on the site in Station Road opposite the current development, this was a new application for an increased number of houses (21) on a much larger site. The plans for Phase II were displayed for the audience. It was noted that there were only three single-storey type houses. At this stage Mr Lloyd made no mention of Phase III.

Responses, Comments and Suggestions from the Floor

In answer to a question about the current status of the planning application for Phase II, Mr Lloyd said that this was a new planning application which the developers felt was a 'better solution' for Kingsbarns.

It was pointed out that despite the Reporter giving permission for only single storey houses on the site, there were in fact only three of this type shown on the plans, the remainder being two

storey. Mr Lloyd stated that the other 18 were in fact single story but that the design of the roof enabled additional rooms to be built in the roof space. Despite it being pointed out that access to other rooms on an upper floor via an internal staircase constituted the addition of another floor, he insisted that these were single story houses – a comment which brought much laughter from the audience.

When asked what the developer's plans would be if plans for the 21 house scheme were to be rejected by Fife Council, Mr Lloyd said that they would revisit the scheme agreed by the Reporter.

The question of Phase III was raised to which Mr Lloyd replied that Cambo Estate had mentioned ideas for university homes on the field behind Phase I but no discussions had taken place.

Chair then thanked Messrs Erskine, Lloyd and Stephen for their presentation and answers and they withdrew from the meeting.

5 Implications and Action following the Presentation

There then followed a general discussion from the floor in which it was clear that there was considerable opposition to Phases II and III particularly as they would significantly raise the number of cars in the village and thus an increase the traffic from the development and also an extension to the development would contribute to a creeping urbanisation of Kingsbarns. Consequently it was unanimously AGREED by the meeting that the policy of KCC would be to oppose the Cambo Estate/Ogilvie Homes planning application for Phase II of the development. Chair proposed and it was AGREED that an **ACTION GROUP** be formed to undertake activities consistent with the KCC policy regarding the housing development, disseminate information to residents and co-ordinate objections regarding the Phase 2 planning application.

The meeting concluded at 9 p.m. after thanks to Dr Lloyd-Richards for his excellent chairing of the meeting. There will be no meeting of KCC in July and the next will be on Monday September 1, 2014 at Kingsbarns Memorial Hall.