

**Kingsbarns Community Council**  
**Minutes of meeting held at Kingsbarns Memorial Hall,**  
**Monday 1 September, 2014 at 7 p.m.**

In attendance - KCC members: Alistair Duncan (Treasurer), Kate Holy (Vice Chair), Dr. Hugh Lloyd-Richards (Chair), Shona McIntosh; Dr. Martin Dibbs, Minutes Secretary; Councillors John Doherty and Donald Macgregor. Twelve members of the public.

The meeting opened at 7 p.m.

### **1 Apologies**

Apologies were received from KCC member Calla Cobb and Councillor Elizabeth Riches.

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

The minutes were proposed by Shona McIntosh and seconded by Eileen Brown.

### **3 Matters Arising**

3.1 Landscaping. Alexandra Issbberner has continued to negotiate with Ogilvie Homes regarding tree planting and vegetation. It was reported that screen covering of the sub-station will probably not happen as this is the responsibility of Scottish Power and would require representation from the school. There will be physical barriers/gates provided at the entrance to the development for road safety purposes. The safety of the surrounding wall was raised by Jean Bell in the light of a recent accident which demolished a section.

3.2 Supplementary Information. This has been provided by the development's architects James Stephen to Fife Council Planning Department in order to justify the proposed phase 2 of the development. Stephen focused their argument to FCC on the public benefit of the village green to Kingsbarns on which they claimed vast sums of money had been spent. However, Chair stated that the village green remained the property of the landowner and was maintained by an external contractor. There was no public benefit to the community and that this was simply the developer trying to mitigate the effects of a development that no one in the village wanted anyway. It was emphasised that *the village green was not the result of any consultation with residents*.

3.4 Sewage. This gave rise to concern as the sewage treatment plant is already over capacity and there has been no expansion to meet the increased number of houses. Excess sewage is now being tankered away more frequently and there is no evidence that the system can cope with the further 21 houses proposed by the developer let alone the first phase.

3.5 Lettings Policy. It was reported to the meeting that Cambo Estate, in their original planning application, had made great play in providing **twelve rural homes to rent**. Vice Chair reported that this has now metamorphosed into **ten rural homes to rent and two shared equity homes**, i.e. the latter now to be sold rather than rented.

In the light of Cambo Estate being allocated a grant of £677,400 by the Scottish Government to build these homes there was concern over whether the terms of the grant had been met. It was also regarded as odd that the recipient of the grant will then be able to choose tenants and recover rent.

It was noted with dismay by the meeting that the landowner – untrained in assessing on need who would be selected from FCC's housing waiting list - would in fact be allowed to vet each applicant.

In relation to the shared equity houses, Kate Holy informed the meeting that Karen Gubby of the Housing Department told her that 200 letters had been sent out to those on the council waiting list and there had been *no* applicants. 200 further letters were due to be sent out, broadening the application pool to those not on the housing waiting list. The conclusion must be that there is little demand for social housing in Kingsbarns.

It was also noted that a condition of granting the planning application was that the affordable homes would be finished first. This hasn't happened and doesn't seem to be enforceable within FCC's current policy. Cllr Docherty agreed to liaise with local MSP Roderick Campbell in order to look into the workings of the present policy. Cllr Macgregor asked for information about this to be sent to him from Kate Holy and he would transmit onwards to Fife's Head of Housing.

3.6 General. It was noted that the developers were not wholly fulfilling the requirements set out by the Reporter: at least three houses were now occupied without the associated roads being completed and the 10 houses for rent remained uncompleted. The Vice Chair would contact Lyle Smith, Fife Council's Planning Enforcement officer.

#### **4 Phase 2 Housing Development**

Chair thanked Kate Holy and Nick Lunan for the detailed work they had carried out into proposed phase 2 of the development. The planning application for this development was a new application and did not form part of the Reporter's opinion and therefore now had to be regarded on its own merits and therefore requires a quota of affordable houses. It was noted that the proposed houses were now substantially different from those originally proposed - two storey rather than single storey - and a much larger area of land for development was now being asked for. FCC were still asking questions of the developer and it was wondered if the developer would appeal to the Scottish Government on grounds of non-determination. It was suggested that to strengthen the case against this proposed new development, residents should send a response to this planning application to each member of the planning committee at the time of determination.

#### **5 Flooding at Lady Wynd**

A meeting concerning flooding in Lady Wynd was held on site in Kingsbarns on Monday 18 August. Those attending were two representatives from Fife Council, Roderick Campbell MSP and his assistant, Ms Elibby Spittal, Dr and Mrs Robertson (residents directly affected by recent flooding) and Kate Holy, (Vice Chair KCC). It was explained that this was a long standing problem which has been caused by floodwater running off Barns Law, the field adjacent to the Memorial Hall, and flowing down Lady Wynd. It has been the subject of much discussion in the past by Cambo Estate and their tenant but no action has been taken. Fife Council is putting in an extra drain by the alleyway from Lady Wynd into the cottages. KH had given FC photos of the flood and how it came off Barns Law and flooded across the Main Street and down Lady Wynd. FC had stated that the Fiscal had no interest in pursuing prosecutions for landowners under the Roads (Scotland) 1984 Act. KH will write to Crown Office Fiscal Service to enquire about this. Roderick Campbell MSP is due to have a meeting with Struan Erskine and will inform us of the result.

#### **6 Lamp Posts**

In view of the impending replacement of street lighting in Kingsbarns, it was noted that there are currently five different varieties of lamp post in the village, most of which are out of context with a conservation village. It was queried whether there was any policy regarding the uniformity of lamp posts and dimming the lights. Cllr Macgregor agreed to follow up this matter.

The issue of providing lamp posts outside the village to service phases two and three of the housing development was raised. These houses do not currently exist, a planning decision on phase two has not been made and phase three does not exist yet curiously street lighting has been provided for these in a derestricted traffic area which would not normally be lit. KCC wanted to know whether this lighting would be removed if the current application fails.

## **7 Buses**

The subject of the local bus service 95 to St. Andrews was discussed and two points arose: firstly, that the bus does not now go to the Community Hospital. This is of great inconvenience to the elderly and infirm and those with mobility problems as they now have to change buses at St Andrews Bus Station. Secondly, the last bus back to Kingsbarns has been withdrawn which greatly restricts people's social lives. It was agreed that Cllr Macgregor would write to FCC to put these points to the bus company in order that these amendments be rethought.

## **8 Elections to the New Community Council**

Elections to the Community Council take place in November and Chair called for nominations for ordinary members and for the offices of Chair, Secretary and Treasurer.

## **9 Financial Report**

Alistair Duncan presented the Treasurer's Report. KCC has funds of £2,762 (without commitments) which could, if necessary, be used for professional advice or legal fees. All grants have been received from FCC. The school was to be contacted regarding a grant of £500 which has yet to be spent. A vote of thanks was made to Alistair for his work as Treasurer. A copy of the full report is included as an appendix to these minutes.

## **10 Any Other Business**

10.1 Cllr. Macgregor reported that a hedge in Back Stile was to be reduced to 2m. under the provisions of this Act.

10.2 With the current loss of the shop, it was hoped that local notices could still be displayed when it reopens. In the meantime the provision of a larger notice board was to be discussed with the Hall Committee.

10.3 Negotiations regarding the renewal of the lease of the beach car park have not happened. The status quo remains.

## **11 Date of Next Meeting**

It was agreed that the date of the next meeting would be on Monday 3 November. The meeting closed at 8:35 p.m.