

Kingsbarns Community Council
Minutes of meeting held at Kingsbarns Memorial Hall
Thursday, 11 December 2014 at 7 p.m.

In attendance – KCC members Eileen Brown, Calla Cobb, Martin Dibbs, Margaret Harkins, Dr. Huw Lloyd Richards, Shona McIntosh; Cllr. Donald Macgregor. Eight members of the public.

1 Apologies

Apologies were received from Cllr. John Doherty and Cllr. Elizabeth Riches.

2 Election of Officers

Cllr Macgregor took the chair for the election of new office bearers and following were elected:

Chair	Proposer	Seconder
Dr. Huw Lloyd-Richards	Calla Cobb	Margaret Harkins
Vice-Chair		
Margaret Harkins	Kate Holy	Calla Cobb
Secretary		
Martin Dibbs	Calla Cobb	Shona McIntosh
Treasurer		
Eileen Brown	Jean Bell	Margaret Harkins

Jean Bell was elected as a member of KCC to fill a casual vacancy. Cllr. Macgregor then relinquished the chair to Huw Lloyd-Richards.

3 Appointment of a Planning Sub-Committee

A Planning Sub-Committee was then appointed comprising KCC members Eileen Brown, Calla Cobb and Huw Lloyd-Richards together with co-opted members Kate Holy and Nick Lunan.

4 Minutes of the Last Meeting

The minutes were proposed by Eileen Brown and seconded by Calla Cobb.

5 Power Cuts

Because of the effects of the recent power cuts, discussion on this matter was brought forward early in the meeting. A discussion followed regarding the extended power cut that Kingsbarns had suffered. Scottish Power had originally stated that the village would be without power between 09 00 and 16 00 on Tuesday 9 December in order to upgrade the network in the area, in reality connecting the new development to the grid and into a local system which was inadequate for the demands currently being placed on it. Subsequently power was off for between 18 and 22 hours because of the existence of a pre-existing fault. Chair confirmed that the enquiry numbers given had been incorrect resulting in inconvenience and worry for many residents. Chair also stated that he had been in negotiation with Craig Arthur of Scottish Power who had agreed to come to the next KCC meeting to explain the circumstances. Chair had negotiated a compensation payment of £30 per household although how the payment would be facilitated was unclear at present. It was noted that Kingsbarns had a proportion of elderly and vulnerable people for whom this period without electricity was an alarming and worrying experience. It was agreed that this work should have been carried out at a more convenient time, i.e. during the summer, rather than on the whim of electricity supplier and developer. Had the village been consulted rather than simply been told that it would happen its affects could have been mitigated. The Chair asked the meeting whether £30 was

sufficient for compensation. As the feeling of the meeting was that this was not, he agreed to continue negotiations.

6 Matters Arising

6.1 Rural Homes for Rent

Following a meeting between KCC (former Vice-chair, Kate Holy, present Chair, Cllr. Donald Macgregor and Nick Lunan) and Alan Russell, Senior Housing Manager with Fife Council regarding allocation of rented housing in the development, the following answers to questions put by KCC had been received from Mr. Russell (in italics). Kate Holy did not have these at the meeting but they are provided here in full for information.

The numbers of nominations from Fife Council to Cambo Estates

In September, we provided 7 nominations for the 2 bedroom properties and 3 nominations for the 3 bedroom properties to Sir Peter Erskine. We have had no feedback to date and I have asked that this be followed up.

Provision of information on local housing need as defined in the Local Housing Strategy

An extract from the latest Housing Needs and Demand Analysis for both the Largo and East Neuk LHS area and the St Andrews LHS area is attached.

Clarification of why no S75 requirement was sought for the affordable housing

No S75 Legal Agreement was completed because when the planning appeal was considered by the reporter in May 2011 he stated in Section 15 of his decision that no S75 or other legal agreement was necessary to require the provision of affordable housing. I have attached a copy of the reporter's decision letter for your information.

What basis of need is being used to identify suitable applicants for the Shared Equity properties?

Applicants are required to fulfil the priority client group criteria as specified in the Affordable Housing Policy Supplementary Guidance Appendix G. I have attached a copy for your information. Also attached is a copy of the forms that Ogilvie Homes are required to provide for each of the applicants for the shared equity properties.

Why was the "Phase 2" application being treated as an existing application when it was submitted by a different applicant, and whether this could be addressed at this stage in the planning process?

The planner dealing with the application has provided the following response

The affordable housing requirement based on 18 units on the current applicant site has been addressed by the provision provided on the site to the south which has been developed. This approach was considered to be acceptable by the Reporter who approved the original applications. As such the affordable housing requirement on the current application site would only apply to any units over 18. The fact that the current application is by a different applicant does not change the position that affordable housing has been provided for 40 units in this location.

This was felt to be a disappointing response. The Chair also said that he had had no reply from the Housing Minister, who had received a briefing regarding the KCC's position on Rural Homes for Rent before the 'opening of the Rural Homes for Rent' and it was agreed that the Chair would pursue this matter directly with the Minister.

6.2 Housing Development

A revised application for another housing development in Station Road had been submitted to Fife Council. It was noted (a) that the area of land to be used was 40 per cent larger than that recommended by the Reporter and (b) although the number of houses had been reduced from 21 to 18, they were considerably larger and higher. The meeting agreed that there had been a very short consultation period for what was a complex development. The developer was asking for an extension to the site that Fife Council had previously rejected for which there would be considerable social and environmental impact to the detriment of the village. It was agreed that KCC would submit a further object to the application.

6.3 Flooding

Local MSP Roderick Campbell continues to take a strong interest in this matter and has been in correspondence with Kate Holy and Chair. Chair agreed to write to David Brown of Fife Council to see what the present position was regarding floodwater coming off Barns Law prior to the KCC contacting Fife Council asking them to issue a notice to both Cambo Estate and the tenant ordering them to take steps to remedy the situation. Meeting was informed that money for materials was available from Fife Council to assist with drainage improvements or alternatively Fife Council could undertake the work itself and bill the party responsible. Calla Cobb raised the issue of flooding in Station Road which was still occurring despite assurances from the developer that the problem had been solved by their installation of a SUDS. Chair said that evidence, photographs etc should be compiled to build a second case for submission to Fife Council but that this could not be addressed simultaneously with the problem in Lady Wynd.

7 Proposed R. and A. Development

It was agreed to write to the lead planner for this application regarding the ambiguity of closing dates for public consultation and also clarification regarding the proposed access point to the development.

8 Any Other Business

8.1 Raymond Hair

The meeting was informed of the death of Raymond Hair, KCC's former treasurer. The meeting expressed great gratitude to Raymond for his many years of excellent service to the Community Council. He will be sorely missed. Raymond was due to be cremated at Clydebank Crematorium the following day and the Secretary reported that KCC had arranged to send a floral tribute.

8.2 Customer Planning Portfolio Listening Plan

Chair reported to the meeting that he had had a meeting with Stavros Michaelides, a professional lobbyist, in connection with this. He indicated that some time in the future there would be a seminar organised by Fife Council for local communities concerned with getting the best out of the planning department.

8.3 Restoration of Memorial Bench

It was noted that the bench outside the former Post Office recognising the services to KCC of the late George Barrons and Sylvia Lunan was in need of restoration. It was agreed that Kate would speak to Nick Lunan and Margaret Barrons about this and Chair offered to restore the bench. It was agreed that costs would be met by KCC.

8.4 Return of Post Office Service to Kingsbarns

It was noted the Post Office had resumed in Kingsbarns in the Memorial Hall on two occasions a week (Mondays 10-12 and Fridays 2-4). Little publicity had been given and it was agreed that the village would be leafleted to make this more widely known.

8.5 Carol Singing

Meeting was informed of carol singing arrangements: Tuesday 16 December in The Square weather permitting with Thursday 18 being an alternative date.

8.6 Christmas Tree

It was noted that Jimmy Aird had again supplied and installed a Christmas tree in The Square. It was agreed that the Secretary would write a letter of thanks.

8.7 KCDT Meetings with Star and ENCAP

This was further discussed. While there was doubt as to the usefulness of these bodies to the village and the KCC has decided not to take part any further, Sue Jenkins thought it best to keep an eye on its activities and said that KCDT may attend meetings.

8.8 East Neuk Community Councils' Forum (ENCCF)

Past Vice-chair said that ENCCF was useful in that it had had success notably in the provision of cycle ways, upgrading broadband and the provision of defibrillators in East Neuk villages. Chair agreed to attend the next meeting of the Forum.

8.9 Kildinny Yards Planning Enforcement

This was further discussed in relation to 1, Kildinny Yards and it was agreed the Secretary would contact the Planning Enforcement Officer at Fife Council to seek clarification regarding the present position of this matter.

8.9 Station Road Junction

John Robb expressed concern about the safety of the Station Road junction. Chair agreed to investigate the situation with him.

9 Date and Time of Next Meeting

The next meeting will be held on Monday, 2 March 2015 at 7.p.m.