

**Kingsbarns Community Council**  
**Minutes of meeting held at Kingsbarns Memorial Hall**  
**Monday, 7 March 2016 at 7 p.m.**

In attendance – KCC members: Jean Bell, Calla Cobb, Eileen Brown (Treasurer), Martin Dibbs (Secretary), Margaret Harkins (Vice-Chair), Shona McIntosh; Community Police Officer Gillian Tetlow; six members of the public.

The meeting was chaired by Vice-Chair Margaret Harkins.

**1 Apologies.** Apologies were received from Cllr. John Docherty.

**2 Community Police Officer.** The issues of motorcycles being ridden on the beach was raised and PC Tetlow advised that such cases should be reported to the police for action to be taken. She also mentioned that the local police had been deploying a ‘pop-up’ policeman which, among other places, had been trialled in Kingsbarns. She explained that it was a cardboard cut-out of a police officer pointing a radar gun at motorists which was set up for a given time. It had proved effective as a deterrent to speeding motorists.

**3 Dog Fouling and Environmental Health.** The perennial issue of dog fouling in the village had been raised at the last meeting. Roddy McCafferty, a Safer Communities Enforcement Officer for Fife Council, gave a short presentation on the subject. He set out his role which, in addition to dog fouling, included dealing with littering, fly-tipping and abandoned vehicles. The usual means of dealing with offenders was through a fixed-penalty notice. Successful prosecution for dog fouling relied heavily on information from the public and all cases would be, where practicable, followed up. There was a short discussion regarding the feasibility of making a section of the beach at Kingsbarns ‘dog-free’ during the summer months.

**4 Minutes of Last Meeting.** Calla Cobb had been erroneously recorded as attending the previous meeting and this was noted by the Secretary. The minutes were proposed by Eileen Brown and seconded by Shona McIntosh.

**5 Matters Arising.** There were no matters arising.

**6 Resignation of Chair and Filling Casual Vacancies.** The meeting expressed regret at the resignation of Dr. Huw Lloyd Richards as both Chair and a member of the Community Council. His valuable work was acknowledged. A casual vacancy for KCC was filled by Sue Jenkins who was proposed by Shona McIntosh and seconded by the Secretary. The post of Chair was then filled by Margaret Harkins who was proposed by the Secretary and seconded by the Treasurer. No candidates came forward to fill the now vacant post of Vice-Chair.

**7 Treasurer’s Report.** The Treasurer reported that the balance on KCC’s account currently stood at £4,028. A grant of £500 would soon be made to the village school for playground equipment and Beautiful Fife would be making a grant of £229 to the Gardening Club.

**8 Planning Report.** Kate Holy, Convenor of the Planning Sub-Committee reported on the following:

### **8.1 15/01438/PPP\_Land Adjacent to North Quarter Steading**

The decision by Fife Council to refuse this planning permission in principle (i.e. outline planning permission) was appealed by the developer Goldcrest to the Reporter. The Planning Sub-Committee submitted the KCC objection as agreed through our Secretary, Martin Dibbs. The Reporter visited the site on 24 February. Those attending were Nick Lunan, Calla Cobb and Kate Holy (KCC Planning Sub-Committee); June Barrie (Fife Council) and George Knox and colleague (Goldcrest). There were also a few residents. Nobody was allowed to say anything to the Reporter except to point out things if he wanted to know them. He wanted to see the Right of Way. On 3 March it was announced that the appeal was allowed. This clears the way for the developer to put in for full planning permission but it is clear from the Reporter's decision that he will need to take full account of the site in terms of height and placement next to the Conservation Area. When the planning application comes to be made there will be another chance to comment and/or object.

### **8.2 Scrutiny Committee Working Sub-Group**

Fife Scrutiny Committee had set up this sub-group to look at both the sale of the affordable houses on Phase 1 and the allocation of affordable rural homes for rent and Fife officials' part in this. On 12 February 2016 Convenor was invited as an individual to make a presentation to this group (consisting of four councillors, John Mills (Head of Housing), Alan Russell, (Senior Manager - Housing and Supply) and David Robertson (Team Manager - Affordable Housing and Regeneration). Convenor was happy to email her presentation to anyone. She was accompanied by Martin Dibbs for the KCC and Nick Lunan from the Planning Sub-Committee. The councillors questioned the officials very closely particularly over the sale of the affordable houses and what could be done to rectify this such as buying up ex-council houses when they came up for sale. The officers were to report back to the councillors in 2 weeks who would report to KCC.

### **8.3 Listed Wall Rose Cottage: 2, Lady Wynd, Kingsbarns**

During the process of renovating Rose cottage, the builders, James Aird of Crail, demolished the listed wall on the right of the alleyway leading to 4, 6 and 8 Lady Wynd. This was a wall that was not only listed but which, in the original planning permission, had been instructed to leave intact. Convenor spoke to the builders who claimed that (a) they had planning permission (which they didn't), (b) that Building Control had instructed them to take down the wall as it was dangerous (which they hadn't) and (c) that the wall had no foundations and had only been held together by ivy (untrue). She then contacted the planning department and was advised to report it to Lyle Smith, the Planning Enforcement Officer which she did both by phone and in a detailed email. Lyle then took action and received the following email from him a week later, which is a copy of the email sent to the architect and presumably project manager:

*Hello Christine,*

*Since our telephone conversation last week, I have now had the opportunity to visit the property at the above address and see for myself the situation on site. As I am sure you are aware, it is an offence to the remove / demolish a listed structure without firstly receiving all the appropriate permissions and unfortunately this appears to be the situation we have here in Lady Wynd.*

*Whilst I appreciate that approval has been granted for the alterations and single storey rear extension, the removal of these walls was never proposed. Indeed the note on the drawing No. 14/011/001A indicated elevations of the outbuilding which was to be demolished and stated that this was " to be demolished carefully without affecting integrity of boundary wall".*

*The situation on site is that the boundary wall along the north western boundary has been completely removed without any permission having been sought. Also it is obvious that the wall on the south side of the house (between the southern corner and the entrance to Scott gardens) has also been taken down, again without any approval. Neither of these walls were to be demolished as part of the proposal and consequently an offence has taken place which may be reported to the Procurator Fiscals Office.*

*I note from my visit that the stone from these walls still appears to be located on the property and I would stress that all steps should be taken to ensure that none of this stone is removed from the site or damaged further during the construction of the house extension. Fife Council expect that both these walls will be reconstructed in exactly the same positions, at the same heights, using the same stone and using a lime mortar as was previously the case.*

*I would also remind you that the boundary wall on the north western boundary of the property should be reconstructed as a 'stand alone' wall, as was shown on the approved drawing No. 14/011/003A, and not as the outer face of the property extension. The junction between the proposed extension and the boundary wall being infilled and dressed with lead as was indicated on the approved drawing.*

*I trust this information is of assistance and look forward to receiving your full cooperation in this matter.*

Convenor continued: obviously the damage has been done and if you look at where they are building the extension you can see that it cannot be built without removing the wall. In her view it was a considered act of vandalism which Aird's thought they could get away with and may in fact have done so. As a result, a wall which was built in the late 1700s is to be rebuilt by the firm that destroyed it and it is unlikely to be restored to anything like its previous form.

**9 Report into Condition of Roads in Kingsbarns.** Robert Harkins presented a report into the condition of the roads in Kingsbarns to the meeting. Huw Lloyd Richards, former Chair, had surveyed the village and had found and photographed 53 potholes. Robert had found 218 which did not include the road from North Carr View to the beach (an additional 86). This was a comprehensive report which included a CD-ROM containing a photograph of each pothole together with its location. Secretary to send the report to Fife Council. (A copy of the report is available by contacting the Secretary.)

The question of consistent flooding at Kilduncan following rainfall was raised. It was reported that this was an ongoing situation due to an unresolved dispute between the farmer and Fife Council. The Secretary said that he would endeavour to find out the present position with this problem. It was also reported that flooding in Station Road on the approach to the junction with Main Street was still occurring after heavy rain despite assurances from the developer that the problem had been solved.

**10 BT and Telephone Service in Kingsbarns.** The issue of the telephone service in Kingsbarns was raised. After a discussion it was agreed that this was a localised problem involving two lines with very similar numbers and a problem at the exchange which had now been resolved.

## **11 Any Other Business**

**11.1 Defibrillator Awareness.** The Secretary said that now the defibrillator had been moved, awareness sessions had been agreed with Fife First Responders. Two had been arranged to take place at the Memorial Hall. These would be on Monday 14 March between 4 and 6 p.m. and Monday 25 April between 7 and 9 p.m. The village had been leafleted with details.

**11.2 Cycle Path Proposal.** Secretary reported that he had received details of a cycle path proposal between St. Andrews and Crail. A survey inviting the public to comment individually was available and he gave the meeting details for access to the survey.

**11.3 Community Transport Survey.** It was reported that each household in Kingsbarns had received a survey form requesting details of individual transport needs with a view to filling gaps in local transport requirements which were not being fulfilled by present public transport arrangements. The survey was organised by the Kingsbarns Community Development Trust. Once the data had been analysed, the matter would be discussed at the next convenient KCC meeting.

## **12 Date and Time of Next Meeting**

The next meeting of KCC will be held on Monday, 2 May at 7 p.m.