

Kingsbarns Community Council
Minutes of meeting held at Kingsbarns Memorial Hall
Monday, 5 September 2016 at 7 p.m.

In attendance – KCC Members: Martin Dibbs (Secretary), Margaret Harkins (Chair), Sue Jenkins and Shona McIntosh; Councillor John Docherty.

Also in attendance, George Knox (Property Developer)

1 Apologies

Apologies were received from KCC Members, Eileen Brown (Treasurer) and Calla Cobb and from Councillors Donald Macgregor and Elizabeth Riches.

2 Community Police Officer

PC Gillian Tetlow did not attend the meeting. The Secretary said that he would pass on any local concerns to PC Tetlow by email.

3 Proposed Development – North Quarter Steading

KCC welcomed George Knox, developer, to the meeting who outlined his proposals for further development at North Quarter Steading. He produced proposed elevations and shadowing forecasts which he hoped would reassure the Community Council's concerns. This was in fact not the only problem that the KCC had highlighted in our response both to the planning application to Fife Council and to the Reporter following Fife's rejection of the plans. So far as the proposed elevations were concerned, our objections had not been addressed. Our main objection and the point on which Fife Council refused the PPP which was on the grounds of visual amenity particularly in terms of the height of the proposed development. Based on his present plans, Mr Knox considered that the roof heights fitted in well with the other houses. In his response to the Reporter the supporting statement indicated that he acknowledged that the proposed site is at a higher elevation – he says 'slightly higher' but it would in fact be over a metre higher than adjacent development. He stated in his Appeal that the height of the site could be reduced to ensure the levels were the same 'if this was considered an issue'. This was considered an issue by KCC who felt that these houses were far too high and that the rooflines should be congruent with the existing houses at North Quarter Steading. KCC were disappointed in that, although Mr. Knox had indicated that the height of the site could be reduced, the proposed elevations showed that there had been a minimal reduction in ground level with virtually no impact on the height of the houses. This would mean that, on the approach to St Andrews, the view would be dominated by these two houses. We felt that the comparison with *The Hollies* – opposite the site - was not helpful as (1) *The Hollies* is a totally different style of house, approximately 150 years old with a large garden creating space and (b) the aspect from which *The Hollies* is viewed on the approach to the village is end-on rather than face on.

KCC also felt that House B has been placed far too near No. 1 North Quarter Steading such that it would loom over the smaller house and look inappropriate in its placing. As a result, there would be times of day when it would be overshadowed and whether overshadowed or not, it will face considerable loss of privacy. In addition a bedroom window in no 1 would be looked into by a window on house B, which is clearly a privacy issue.

KCC recognised that while there was the potential for new houses in this space it was not with these two houses which KCC considered to be too large, too high and house B is too close to 1 North Quarter Steading. KCC considered that, in view of the small area available, it would be better suited to small scale housing which would be more a continuation of North Quarter Steading than a separate executive-style development.

Further points which were raised were: (1) one of the larger houses on the new development in the Village Square remains unsold after 2 years on the market; (2) flooding from field drainage remains an issue in the village; (3) there is no need for large houses in the village. There is a greater need for small houses. Everyone agreed that there would be a problem in relation to houses and the 3 car parking spaces for each new house would give a potential of 6 additional cars entering and exiting at a difficult junction. It was suggested that bungalows and smaller houses together with a deeper excavation of the site be made so that the proposed houses would tie in with Mr Knox's previous development; (4) increased construction traffic in North Quarter Steading would cause disruption although Mr. Knox said that he would take care to mitigate its effects

KCC recognised that no planning application has as yet been submitted to Fife Council and we were glad to have had the opportunity to comment on these drawings. It was hoped that Mr Knox would reconsider his plans as, at this stage, it would be unlikely that the existing plans would be supported by the Community Council at application stage. Mr. Knox agreed to consult with his architect again in response to our concerns and KCC agreed to send Mr Knox a copy of our thoughts on the proposed development after the meeting so that he may have a clear statement of our views. KCC would be glad to respond to any future proposals.

4 Minutes of Last Meeting

These were proposed by Sue Jenkins and seconded by Shona McIntosh.

5 Matters Arising

There were no matters arising.

6 Treasurer's Report

Although the Treasurer was absent from the meeting she had provided the annual accounts for the year 2015-2016 for the meeting and which are attached as an appendix to these minutes.

7 Planning Report

Kate Holy, Convenor of the Planning Sub-Committee reported on the following:

7.1 16/01425/EIA - This was the application submitted by the University to FC to vary eight of the original 40 conditions attached to the Reporter's appeal judgement. FC agreed to alter 2 of these. The crucial one about the Radar Mitigation Scheme being set in place before work can commence is still in place, as are conditions to look at various ecological issues for a second time. The effect of this approval is more in that it extends the planning permission for a further 3 years rather than anything crucial that the university has been able to amend.

7.2 16/02467/LBC and 16/02466/FULL - These are the applications relating to further demolition and then rebuilding of the stone wall at North Quarter Steading. We have

now submitted our objection after having managed to arrange a visit from Colin Sweeney, a stone mason who has been commended by the Scottish Government, does most of the stone work for the University of St Andrews and indeed also advises Fife Council on dangerous listed buildings. He kindly inspected the wall for free and told Kate it was neither dangerous nor unstable. This was included in the objection. Kate also wrote to the Senior Manager (Planning) Fife Council, Fife Council, to complain about the work of the planning department on this application. Pam Ewen has now designated this to be a formal complaint and Kate will be responded to by 30 September.

7.3 16/00770/FULL - This is the application concerning the alteration of the placement of tees by Kingsbarns Golf Course. This is due to be considered by the North East Planning committee on 6 September.

8 Any Other Business

8.1 The Secretary reported that Fife Coast and Countryside Trust had organised a beach clean-up at Kingsbarns which was scheduled for Wednesday, 5 October beginning at 10:30 a.m. which would also include pupils from the school. All residents were welcome to participate.

8.2 The Secretary reported that changes to the Fife mobile library service had begun. There would be a fortnightly service and he made available copies of the new timetable which would run from 1 September to 16 February 2017.

8.3 The condition of the road by *The Hollies* was raised. This was a long-standing problem which had been brought to the attention of Fife Council on a number of occasions. Cllr John Docherty agreed to follow this matter up with the Roads Department.

8.4 The Secretary drew the meeting's attention to the latest recruitment drive for the Children's Panel.

8.5 Sue Jenkins spoke briefly about the website www.easyfundraising.org.uk as a means of raising funds for Kingsbarns Community Development Trust. This involves linking retailers to charities and good causes in order to raise and collect donations.

8.6 Sue Jenkins raised the issue of smells coming from the water treatment plan. She agreed to contact Scottish Water regarding this matter.

8.7 The issue of contractor parking in the North Carr View/Back Stile area was raised. This was causing a great deal of disruption to residents' daily lives particularly for the old, disabled, vulnerable and young families, all of whom depended on parking particularly for those who needed unhindered access as well as visits by doctors, home helps, pharmaceutical deliveries etc. The Secretary agreed to contact the R. and A. regarding this matter.

9 Date and Time of Next Meeting - The next meeting will be on Monday, 7 November at 7 p.m.