

**Kingsbarns Community Council**  
**Minutes of meeting held at Kingsbarns Memorial Hall,**  
**Monday, 8 May 2017**

Present: Eileen Brown (Treasurer), Calla Cobb, Martin Dibbs (Secretary), Margaret Harkins (Chair), Sue Jenkins, Shona McIntosh, Ulrike Weiss;  
Councillors John Docherty and Bill Porteous.

50 residents

Ross Hallett and Ben Freeman, representing IMG

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The meeting opened at 7 p.m. and Chair welcomed everyone and congratulated our councillors on their on their recent election.

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### **1 Apologies for Absence**

There were no apologies received.

### **2 Proposed closure of Back Stile and coastal path at Kingsbarns for *Ricoh Women's Open***

This issue was raised at the March meeting of KCC during which IMG set out their proposal in full and KCC responded on behalf of Kingsbarns' residents (see KCC minute 3, March 2017).

Kate Holy began by setting out KCC's case against IMG's proposal to close Back Stile to traffic and to use it as a means of access to a temporary car park on the turf nursery. She said that due to two conditions being made at the time of the construction of the golf links, Back Stile/Sea Road could not be used for vehicular access to the golf links and that the only vehicular access to the golf course would be through the main entrance off the A 917 (Condition 20). In addition Condition 19 forbade the use of Back Stile/Sea Road for construction traffic. The reason for these conditions was given as road safety. As these were planning conditions set by the local authority, KCC had no power to negotiate on them. Ross Hallett, Vice President (Golf Tournaments) IMG said that this was 'new information' and Kate Holy suggested that he contact Alistair Hamilton, Lead Officer, FC Planning Department.

Ross Hallett stated that IMG would not breach any planning conditions of which they had not known in advance. Following a lively question and answer session in which alternative proposals such as a park-and-ride facility and renting other fields for parking were suggested it became clear that there was almost total opposition to IMG's proposals. On a show of hands, there was only one in favour out of 50 residents. IMG were also reminded that this current situation had arisen because the local community had not been consulted at the outset of negotiations for such a large-scale event in a very small community. The Chair thanked Mr Hallett and Mr Freeman for attending and invited them to contact us with their eventual proposals.

### **3 Community policing matters**

The community police officer was unavailable for this meeting and the Secretary agreed to pass on any local concerns to her.

### **4 Falside Farm Development**

Mr Richard Lumgair, outlined his plans for the development of Falside Farm between Boarhills and Kingsbarns as a venue for functions for a maximum of 250 guests. KCC had raised concerns about the provision of an illuminated sign on the road and the potential problem of noise might be an issue with neighbours. Mr Lumgair said that there would not now be an illuminated sign provided and that during functions, the doors to the venue would be kept closed. He said that a path was proposed

between Falside and Morton of Pitmilly which would be used by a tractor and trailer service for guests.

### **5 Minutes of last meeting**

The minutes were proposed by Calla Cobb and seconded by Ulrike Weiss.

### **6 Matters arising**

There were no matters arising.

### **7 Re-election of Secretary**

Because of family circumstances the Secretary would, for the time being, stand down. Martin Dibbs agreed to continue as Secretary on a temporary basis. He was proposed by Chair and seconded by Ulrike Weiss.

### **8 Treasurer's Report**

The Treasurer stated that the accounts had been prepared and would be presented at the next meeting of KCC. She also reported that after the donation to the Church restoration fund, KCC's balance currently stood at £2,444.

### **9 Planning Report**

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

**17/00596/FULL Second Phase of development by Ogilvie.** The closing dates for public comments on this application was 28 April 2017. There were altogether 33 public comments of which there were 26 objections (including KCC) and 7 supporting comments. One of these supporting comments was from a local resident which is of course fair enough. Five of the six remaining supporting comments were from Ogilvie employees and the one remaining, which, like most of the others, had a Falkirk postcode, could not be identified. This was reported to Fife Council, who eventually stated that this would be referred to their legal department. She thought that the developers had ample space and time to comment and put their case forward and had never known developers' staff to make comments online in an application. Her own view was that this was totally improper and was trying to give the impression that there was more support for the development than there really was. The developer has been asked by Fife Planning to alter the road layout, against the Reporter's recommendations. She asked to be informed when new drawings are lodged in order that comments already made were not discounted. She added that should the change be significant then the application should be withdrawn and resubmitted in order to allow comments to be made in the light of this change.

**17/00213/FULL Erection of two houses.** Following KCC's objection to these two houses because of problems about details in the planning application and anxieties about the potential height of the development, Mr George Knox attended a KCC planning sub-committee meeting. In this he was able to correct some errors on the drawings and discuss relative ridge heights. As a result of this he placed new drawings on the website. The KCC planning sub-committee had a meeting to discuss this and felt that if Mr Knox would agree to a fixed datum which would control the respective ridge heights in relation to adjoining houses by an additional planning condition and if Fife Council agreed to impose it then the planning committee would recommend to the KCC that the KCC objection to the application should be withdrawn. The reason for this was that there is a PPP for two houses on this site, that the developer had been willing to meet us, significant alterations have been made in terms of height and that this might be the best deal we could get. We also have an agreement by email from Fife Council to impose this condition and an agreement from Mr Knox to abide by it. The condition (composed by Nick Lunan) reads as follows:

*Fixed Datum Condition*

*BEFORE ANY WORKS START ON SITE, a fixed datum point shall be agreed with this Planning Authority and marked on the site, and on an approved plan and this agreed datum point will be utilised for future reference as the development proceeds.*

*The developer shall notify this Planning Authority at the stages listed below:*

*(a) The completion of foundation work.*

*(b) Immediately prior to the completion of the ground floor, finished floor level.*

*(c) When the roof trusses have been erected but before roof covering takes place.*

*Reason: To enable this Planning Authority to establish that the development is commencing from the correct level based on an agreed fixed datum point; and*

*(a) In order to ensure that site works are progressing in accordance with the stamped approved plan.*

*(b) In order to ensure that the floor levels conform to the stamped approved plan illustrating floor levels.*

*(c) In order to ensure that the height of the roof conforms to the stamped approved plan.*

*For the avoidance of doubt, the purpose of this condition is to control the height of the new build relative to the existing terraced houses; to ensure that the finished ridge height of Cottage B is no greater than 0.5m above that of the existing terraced houses, and the finished ridge height of Cottage A is no greater than 0.83m above.*

The Planning Sub-committee asked KCC whether or not the KCC objection to this application should be withdrawn.

The motion to withdraw the planning objection was proposed by Eileen Brown and seconded by Sue Jenkins. It was AGREED that KCC's planning objection would be withdrawn.

## **10 Any other business**

**10.1** It was AGREED that Kate Holy be co-opted onto KCC as a non-voting member.

**10.2** It was reported that seven trees had been planted at the junction of Station Road and Main Street. Concern was expressed that, when mature, they would inhibit sightlines at this junction.

**10.3** The meeting was reminded that the Gardening Group were still looking for volunteers.

**10.4** It was announced that on Saturday 3 June there would be a coffee morning in aid of the church restoration fund.

## **11 Date and time of next meeting**

The next meeting will be held on Monday 3 July.