

KINGSBARNs COMMUNITY COUNCIL  
PLANNING SUBCOMMITTEE

MINUTE OF MEETING HELD ON 24 JANUARY 2011

Present: Eileen Brown, Calla Cobb, Nick Lunan, Kit McMahon, Cate Scott & Rob Moodie (Chair).

MINUTE of meeting held on 22 November 2010, approved as a correct record.

PLANNING APPLICATIONS:

Action

**1 10/03748/FULL – Land adjacent to “The Hollies”, Kingsbarns.**

Rob reported the views of the planning officer, Alison Arthur, who was dealing with this application. She had quoted the view of her manager, who had had a pre-application discussion with the architect, that “all seems OK re scale, layout and finishes. Overlooking/overshadowing will be assessed by planners”. She has already come to the view that at least one gable window will require obscure glass, but does not agree that there is a problem with the Master Bedroom windows. With regard to the central access to and from the main road, she accepts that it will be designed to meet Transport Services requirements for road safety. She also considered that there was sufficient room in the front gardens to accommodate car parking. On the lack of turning space at the proposed garage, she was prepared to accept vehicle reversing, as acceptable, with turning space available in the front garden before exiting onto the road. The roof line had been determined at an early stage,

Nick Lunan reported that Transport Services had requested provision for 5 cars, 2 for the new house and 3 for the existing house. The standards set out in their letter will be difficult to achieve within the limits of the site. It was agreed that we should request a plan to illustrate whether they can be achieved. Following discussion on the main issues, while it was noted that there had been some progress, it was necessary to reiterate our concerns re Size of House, Overlooking, Access and Car Parking/Mobility, while accepting that a timber boundary fence between the gardens of the two houses, was acceptable, provided it was finished in a colour & tone to match the stone walls.

Cate Scott raised a question regarding materials & finishes. (These, according to the architect’s statement are “slated roof, with rendered masonry walls and timber frame windows & doors. Windows will be highlighted in a render surround. The windows to the front will be sliding sash timber frame, while the rear and gable windows will be modern, tilt and turn design, also with timber frame.”)

It was agreed that Rob would draft a letter to Planning and circulate by email, for comments.

RM

**2 10/04116/FUL & 10/04116/LBC – 6 Bell’s Wynd, Kingsbarns – Alteration to door to form window.**

As she was the applicant, Eileen Brown left the room while it was discussed, and returned for the following item.

Cllr. Donald MacGregor had advised Rob that this application was

KINGSBARNs COMMUNITY COUNCIL  
PLANNING SUBCOMMITTEE

recommended for refusal and would be considered by the North East Fife Area Committee on Wednesday 26 January. Rob reported that in his reply he had advised Cllr. MacGregor that he was surprised that this listed building received planning permission and listed building consent in the past to be altered so substantially. The door in question used to be the main entrance door to the property. It is now redundant, with the main entrance on Bell's Wynd and the garden entrance via the approved extension. It is now proposed to replace the redundant door with a window identical to adjoining windows, all of which look onto the garden, away from public view. Rob therefore considered that the proposal should be permitted. Following discussion, this view was agreed by the sub-committee.

**3 10/00873/FULL – 22 Houses West of The Square, South of Station Road, Kingsbarns.**

The revised layout was considered to be an improvement on the original, although it was noted that some houses were remote from service roads for furniture delivery/removal and emergency services e.g. ambulance and fire engines and that recycle bin storage or clothes drying had not adequately been considered.

The position of the Community Council remained the same, that there was no established need for this development, the land was prime quality agricultural land, which would become increasingly important for food production, as world shortage becomes increasingly desperate and transport costs become prohibitive. Already, there is a strong movement in Fife to eat locally produced food, (Fife Diet). Any local housing needs can be met on brownfield sites in the village and on Cambo Estate. It was estimated that sites for 9 houses had already been identified and several other sites had potential for additional houses.

It was agreed to look out for any report on this and the outline application for 18 houses North of Station Road, coming forward to committee. ALL

The issue of the Cambo Estate Rural Housing Grant was raised. It was agreed that Nick should correspond with his contact in the Scottish Government, regarding the status of this grant. NL

**4 AOB**

- 38 Seagate – Cate's report was noted, that she had discussed the poor state of the roof works at this property with the Building Control Officer, who had indicated that he would take action and also inform the Planning Department.
- Tree Works in Conservation Area – The Stables, Main Street, Kingsbarns – Rob reported that he had received an email from Cllr. MacGregor regarding this work. There was concern with the proposal to "reduce mature hardwood crowns", as this could destroy the beautiful natural shape of the trees. It was agreed that Rob should write an email to Cllr. MacGregor to express this

KINGSBARNES COMMUNITY COUNCIL  
PLANNING SUBCOMMITTEE

concern. ( He also added the need to consider a tree preservation order on such significant trees, which would still allow for sensitive tree management work to be carried out.)

RM