

Kinghorn Community Council.

Minutes of the meeting of Thursday 15th March 2007 at Kinghorn Community Centre

1) **Present:** - John McLeod (Chair), Alex Cook, Rena Wallace (Treasurer), Martin Melvin, Marilyn Edwards (Secretary) James Willis, Neil Chalmers, Sadie Wilson

2) **Ron Edwards, Cllr. Fraser Ballantyne**

Members of the Public – 11 people present

Apologies – none

3) **Police Update**

As there was no police report available, the Chairman spoke about the next Pulling Together meeting, which was to be held on Friday 23rd March at 2.30pm. He read through the agenda and explained that the idea behind the initiative was to create diversion activities for the young people. Summer activities had proved very successful and it was hoped to extend these into autumn and winter too. There was an extended invitation to residents from the High Street who had expressed concern about the recent youth disorder in the area. Mrs Gray and Mr Paterson agreed to attend on their behalf.

4) **Guest Speakers**

Two guest speakers had come along to discuss the housing development to replace the derelict tannery buildings at Kinghorn.

Don McCreadie from Farningham and McCreadie representing Kinghorn Developments.

Sandy Campbell representing Development Services Fife Council

The Community Council had been sent a copy of the draft revised plans and these were displayed in the room along with some sample housing plans for everyone present to view.

Don began by introducing himself and saying that his was a Belfast based company which specialised in high quality housing schemes which aimed to embrace a traditional local feel. The company had completed projects in Dundee, Stirling and the new city hospital re-development in Edinburgh. This had given them experience in both large and smaller developments.

He then went on to talk about the new development in Kinghorn. He explained that the main change was the moving of the roundabout. This was now to be sited at the junction between Kilcruik Road and Redpath Brae. The farm road would also become the access into the new houses and this road would need to be upgraded for the purpose. Another access road would go in from the top of Kilcruik Road for housing on the south side of the development. There would be one pedestrian crossing between the houses and it was not known if this would be a zebra or controlled kind. The main open space area for landscaping was to be on the south side and situated close to the tannery pond. Don said the developers would be contributing to open space sites and were happy to have involvement from the community in their development and landscaping.

He went on to speak about the house types and style. The revised plan contained 127 units. Local materials would be used to give a traditional look to the houses and renewable and sustainable materials used when possible. The development would contain mainly three-bedroom houses with some larger ones.

Don summed up by saying that he hoped to make a formal submission of the plans in the near future.

The Chairman then opened up the meeting for questions.

Questions were asked about the Kinghorn Loch Road, which did not have speed restrictions at this point. Although Transportation would be involved in future decisions it was thought that lighting and the 30mph limit would be extended and it was intended to put footpaths on both sides of the road. There was a strong desire from the meeting to see a good pathway link from Kinghorn to the loch. Also a comment was made that there was an access to the proposed cemetery site from the houses, Don replied that he felt this was appropriate.

There were concerns raised about the drainage. This was thought to be original and could be overloaded causing problems further down in Kinghorn. Don replied that there was the ability to have drainage on site but they would also work with Scottish Water for providing appropriate facilities.

There were questions about affordable housing and the need for this locally. Don answered that the development predated this policy and was not an actual requirement for the site. However he did expect there would be a percentage allowed and ways of providing some options within the sight would be viewed.

The Chairman summed up by thanking both Sandy Campbell and Don McCreadie for their time and said that there was still time for further comments from the community if required.

5) **Acceptance of the previous minutes**

The minutes were proposed by Alec Cook and seconded by Martin Melvin.

6) **Matters Arising**

- a) A letter received from Andrew Ferguson, Law & Admin. F. C. about ownership Kinghorn Loch
- b) Letter to Inspector Ken Chatham asking about future Pulling Together meetings.
- c) Planning Issues

Letter from Development Services concerning planning Application at Viewforth Place. The letter sent to the Community Council had what was understood to be incorrect details and the Secretary had emailed the Planning Officer for verification of this. There was regret expressed about the decision and concerns about adding to the congestion of the main road at this point.

Correspondence concerning Golf Clubhouse Planning Application – it was understood that this application had also been passed but with certain conditions put upon it.

5) **Correspondence**

- a) Newsletter from Ted Brocklebank MSP noted.
- b) Scot. Exec. National Planning Framework – Big Plans Leaflet circulated to those present.
- c) KCLA minutes – 11th January 07 and 22nd February 07, circulated to members
- d) Letter from KCLA dealt with in item 6
- e) Notification of Fife Council change of telephone numbers from April 07, most people present were already aware of the changes.
- f) Notification of Fife Coast and Countryside Clean ups between 1 – 31 April
- g) Scottish Association of Community Councils – Newsletter and Registration Form.
- h) Information leaflet from Scottish Parliament – to be displayed on Centre notice board
- i) Poster advertising the work of Enable Scotland put up in Community Centre

6) **Discussion Areas for co-operation with KCLA**

This item was put on the agenda at the request of the KCLA Chairman. It was anticipated that an open discussion with KCLA members would ensue but this did not happen. Previously KCLA secretary had sent to the Community Council asking them to consider mediation between the two groups. This item had been circulated and discussed by members of the Community Council and the secretary read out their response.

It was felt that there were definite areas of common ground that could be worked on. Some of these were explained in the Resolution agreed by KCC at their November meeting. Support could be given to KCLA proceeding with registration of land on the east side of the loch (K1), and for the cemeteries area (K2), particularly if the proposals for the cemeteries did not go ahead. Also support could be given for the registration of part of K16, which was the land presently used by the Ecology Centre. It was felt that

both wished to see the Ecology Centre continue to flourish. Both shared an aspiration for the area around the loch to retain all of its natural beauty and both would support the process of making the loch a Local Nature Reserve, and would work to achieve this end.

The Community Council considered the way forward was to work on the areas of agreement it shared with KCLA and not consider mediation. The secretary would write back to KCLA with this response. Cllr Ballantyne expressed strong feeling that mediation was not the answer but rather communication through discussion.

Any Other Business

One person enquired about the recycling bins in Pettycur Road being emptied before needing to phone Environmental Services to request this to be done. It was agreed that overflowing bins put people off participating in the recycling scheme. Cllr Ballantyne suggested asking the street cleaner to check regularly on the bins and inform local services when they required emptying. He would enquire about this.

Date of next meeting

Thursday 19th April 2007 at 7.30pm in Kinghorn Community Centre.