

**Minutes of the 422nd Meeting of Crossford Community Council held at 7.15pm on Monday, 11th August 2025 in Crossford Village Hall**

**PRESENT:**

A Rintoul Secretary

D Hay Chair

D Quarm Vice Chair

J Lauchlan Treasurer

R Brougham

A Hibbert

V Carr

**IN ATTENDANCE:**

3 members of the public

Councillor Glen

Cllr Boubaker-Calder

Cllr James Calder

**APOLOGIES:**

Apologies were received from R Baxter and S Ballinger.

1. **CONFIRMATION OF MINUTES**

Cllr Boubaker-Calder asked the meeting to note that she felt that she was unfairly singled out in the Minutes of the meeting of 23 June, where it was noted that she had not attended a meeting since October 2024, and where the Secretary was asked to draft a letter regarding her non-attendance, which the Chair would send on. She noted that there were two other Councillors who did not attend our meetings, but their non-attendance was unquestioned. She felt that she had been treated harshly.

The Chair, D Hay, explained how the discussion had arisen. It was noted that although there were four Councillors who could attend our meetings, only two attended regularly, and it was believed that the other Councillors attended other Community Council meetings in the Ward, as it was difficult for Councillors to attend meetings of all the Community Councils in their Ward. Cllr Boubaker-Calder had actions from previous meetings which were still outstanding. D Hay emphasised that there was no intention to be disrespectful, and all agreed that Cllr Boubaker-Calder had been a good and active supporter of the Community Council. Her concerns were noted.

The minutes of the meeting held on 23rd June and previously distributed, were agreed to be an accurate record, proposed for adoption by D Quarm and seconded by V Carr.

2. **POLICE REPORT**

The Community Police Officers had hoped that they would be able to attend, but warned that they were on call and might be unable to attend due to other duties. However, they did provide a report for the period since the previous meeting.

“Since the last meeting we have to report as follows:

**Between 23rd June  - 8th August 2025 there were**

26 calls made to police via 101/999 or online “Contact-us”

3 crimes were recorded which were,

1 x Threatening and abusive behaviour

1 x Public Indecency – This was an isolated incident and Officers attended and carried out extensive enquiries within the area on the day and subsequent days. The subject involved was not traced therefore we were unable to determine the nature of the incident or if criminality was indeed involved. It was recorded as a Public Indecency due to crime recording standards.

1 x Road Traffic offence – Careless driving

There is nothing to report of concern regarding the community.”

D Hay noted that graffiti had been put onto the Scout Hall wall, and that the Police had been informed; CCTV was available which showed the perpetrator, and this would be passed on to the Police.

J Lauchlan noted that he understood that there had been a case of online grooming (which may be the crime under the Sexual Offences Act referred to in the January Minutes) and expressed his disappointment that residents nearby had not been given more details. The Secretary, A Rintoul, would point this out to our Police Officers in his next correspondence with them prior to our August meeting.

 3. **MATTERS ARISING**

Pitconochie Proposal

The Secretary, A Rintoul, went through the Minutes of the meeting with Barratts, which he provided to members of the Community Council. The pertinent points were:

1. Dust: will there be compensation for householders? Andy Gargan confirmed that they did pay for one householder’s solar panels to be cleaned, but said that this was a one off. Thery have had no complaints or requests for such payment from anyone else, and if they do they would be looked at on a case-by-case basis.
2. Piling: they have to keep below 70dB**;** we asked if there were noise monitors, and if so where. They are apparently on the eastern boundary of the site, in two locations, and all measurements have been below the 70dB. Most measurements are in the 50dB area, and the highest was 63dB. The monitors also measure vibration, and again all measurements are within the set limits. They also noted that vibro piling is being used on the eastern boundary, but on the south west part of the site it will be driven concrete, which might be more intrusive, and this will start in late summer.
3. We asked whether any dilapidations surveys would be carried out to houses, and were informed that there were no plans to do so, as in their view it was not necessary, as piling would not cause sufficient vibration to cause damage.
4. We asked what is happening with Gerry Gaffney’s new sewerage connection. They confirmed that they had received consent from Scottish Water to provide him with a temporary connection to Douglas Dr, and also confirmed that they would have to provide him with a permanent solution which will separate surface and foul drainage. See SW document on “Conditional Technical Audit”.
5. Drainage: we asked them to confirm that drainage pipe is to go 500mm below the Ineos pipe, and were informed that they have discussed this with Ineos, and that pipeline might be as much as 1200mm or more below the surface level (and the gas pipeline is deeper still). The work in crossing the Ineos pipeline must be supervised by Ineos, and there must also be a minimum of 500mm separation. The drainage pipe will be gravity fed.
6. We also discussed whether there was a pipe going into or out of the Bogwood. They confirmed that they had investigated this to see whether there was such a pipe, but they had not found one and concluded that the water in the Bogwood was there through natural drainage. The level has remained roughly constant during the initial work.
7. We asked to see the drainage plan, and were given access to this.
8. We requested that lorries taking material down Waggon Rd to go more slowly – they are driving fairly quickly, and often take up the full width or more of the carriageway, which can cause difficulties for traffic going in the opposite direction. They confirmed that they are actually bringing materials onto the site, rather than removing it, and they will remind the contractors of their responsibilities.
9. Regarding access, there will be a slip lane going into the site, starting in August. We also asked about the bus stop location, and they will look into this.
10. They also informed us that the show homes would be going up in late September.

D Hay also noted that he had spoken to Kevin Cole on site and he knew nothing further about the drainage. A Rintoul noted that the Consent for a Non Material Variation regarding the drainage seemed to apply to an area which is in Robert Forrester’s ownership. D Hay would pass this on to Cairneyhill Community Council for their attention. It was noted that we are trying to arrange a further meeting with Andy Gargan of Barratts. Cllr Glen also suggested that it was worth pushing them at this stage, as some plans can change such as providing more planters.

Carnegie’s Way

A Hibbert provided an update, and noted that we have been told that the project is in Fife Council’s budget, and that they will produce plans and costings by next summer, so things are moving ahead. It is hoped that site investigations on the field adjacent to the A994 will take place once the crop is off the field.

Playpark

V Carr provided an update, and will send on the link to the presentation on the play equipment. He is still trying to get in touch with people who have been involved in this elsewhere in Dunfermline, but holidays have intruded. He did confirm that he had been in touch with all those for whom Cllr Glen provided contact details. Cllr Boubaker-Calder commented that she had discussed this with Gavin Fotheringham, and he had noted that Fife Council tend to use companies other than HAG, as they were likely to be cheaper. Cllr James Calder asked whether we were including equipment for those with a disability, and V Carr confirmed that we were doing so, and he was looking at funding sources. He also noted that we would be putting details onto our website, and we will also need to gauge public opinion, particularly from those residents with younger children.

Footpath repairs

Woodland Walk: Ronnie Collins has dropped off pipes to D Hay for improving the drainage under the path to the burn, but this work is still to be carried out.

Targate Rd: It had previously been noted that proposals for the possible Milesmark Croft realignment will have to wait for agreement with Jim Wylie on the Wetlands footpath. Fife Coast and Countryside Trust, who are “providing an Outdoor Access officer function” for Fife Council, have now responded to emails and it appears that the previous officer dealing with it had left and his replacement had not yet started, but our query had been passed to Tom Quayle, who is FCCT’s Head of Conservation and Engagement, and he would be in touch soon to arrange to look at this.

R671 (Waggon Rd) footpath: This will also be discussed by D Hay with Jim Wylie in due course.

Gallowhill footpath: A Rintoul noted that he had informed Mark Burns of Fife Council that the Elgin Estate had finally given their consent for the Community Council and Fife Council to provide and lay surfacing materials at the Waggon Rd end of the footpath. Mark Burns is to arrange for it to be spread and tamped down through the “Community Payback” scheme, but unfortunately we still await a response from him, despite a number of emails. A Rintoul will follow up with a phone call to him, and if he can’t contact him he will speak to Paul Gallagher.

MUGA :

D Hay reported he was still waiting for Shaun Crosbie to confirm that the MUGA lease to CREATE had been cancelled. Cllr Glen will give Shaun Crosbie another prod. He understands that Shaun is waiting for legals to come back.

Relocation of planter

D Hay confirmed that this had now been done.

The Orchard

With regard to the water leak, there has been no progress. A Hibbert had investigated enforcement regarding the water leak, but Scottish Water seem unconcerned by the loss of water, and have not issued a “Waste of Water Notice” under the Water (Scotland) Act. They say that it is not their responsibility as they are not responsible for pipes on private land.

A member of the public noted that he had spoken to the shop manager, who was also frustrated by the position.

Cllr Boubaker-Calder is dealing with the issue of the mediation, and noted that some stakeholders were unwilling to take part in this, which makes it difficult for a mediation to happen. She was trying to arrange a meeting with all householders. One difficulty is that it is not an adopted road, so Fife Council won’t act, so the affected parties may have to go down a legal route.

Morar Rd green area trees

Cllr Boubaker-Calder had been informed by Wimpey that they have researched their records, and are of the view that the public open space was all handed over to Fife Council for maintenance purposes when the development was complete, and that it is therefore Fife Council’s responsibility.

A Rintoul has followed up with Fife Council on this, but they also deny responsibility for this, and believe that their responsibility extends only to cutting the grass. Although they have in the past done work on trees in similar areas in Crossford, that would not happen now due to lack of funding.

Cllr James Calder noted that this has been a problem elsewhere, and South Dunfermline CC had even looked at Fife Council archives to see if that could help them. He noted that South Dunfermline Community Council had applied for funding from Fife Council, and if granted would pay Ground Maintenance to do the lopping of the trees. The Secretary, A Rintoul, would contact them for details of the funding route, and also try a Land Registry search.

Pavement Parking

Cllr Glen confirmed that Wednesday 13 August is the cut off date for suggesting exemptions. After that, Area Committees will still have an opportunity to suggest further exemptions. A Rintoul had already provided Cllr Glen with photos and pavement/road measurements for Kirkwood Cres and parts of Cairneyhill Rd, where it was felt that exemptions were appropriate, and these will be raised by Cllr Glen. D Hay asked about the position where a business has multiple vehicles and was told that it depends on circumstances and on whether there has been any breach of planning regulations.

4**. COMMUNITY RECOVERY FUND**

D Hay reported that the work was mostly completed, and the invoice from Peter Duncan had been paid. The contractors are to come back to sort the problems with the gates which don’t close properly. D Hay will get in touch with Pete Doggett, to see if he can get Scouts involved in putting up bird and bat boxes with guidance from the Environmental Officer. Suitable signage is still to be put in place, as well as Information Boards. Cllr Glen noted that Dunfermline Greenspace have been putting up notices, and D Hay can liaise with them re format of notices etc.

D Quarm asked about dog wastebins, and D Hay noted that one will be put up at Keavil Steadings. He agreed with D Quarm that it would be useful if there were one on the walk itself, and he would enquire about this, but he was aware of a reluctance to put them in such places if it was difficult to get to them to empty them.

D Hay will also discuss keeping the path clear with Peter Duncan.

**5. CHAIRMAN’S REPORT**

D Hay reported that quite a few of the planters are in need of replacement. He has a quote for their replacement and will take this forward. He also reported that there is a WhatsApp Group for watering the planters, and anyone can get their name added to this.

He also noted that the LCP Funding request goes before the Committee on 26 August.

**6. TREASURER’S REPORT**

The Treasurer presented his Report.

|  |  |  |
| --- | --- | --- |
|  |  |  |

He noted that the figures don’t include either the 2025-26 Grant, or the LCP Funding Grant.

**7. COMMUNITY COUNCIL WEBSITE**

J Lauchlan reported that he has added the Village Walks in a PDF form onto the website. He also asked for Minutes to be sent to him in PDF form, and A Rintoul will look at doing that.

He also noted that there was an opportunity to change to a “.gov.uk” domain name, and it was agreed that we would do so, while the opportunity was there, in the next few months.

**8. LOCAL PLACE PLAN**

A Rintoul noted that, with holidays, it would be later in the year before he had an opportunity to complete the Local Place Plan. Fife Council are putting together the new Local Development Plan, and the next stage for that is for Scottish Government to accept the Draft, and it will then have to go out to public consultation. It was noted that our Draft Local Place Plan had been accepted for input into the Local Development Plan.

J Lauchlan will set up a meeting with the School PTA so that something can be included about a permanent replacement Nursery building.

**9. CROSSFORD CHRONICLE REPORT**

D Quarm had arranged to meet with those involved in the production of the Crossford Chronicle the following day, the intention being to put out a late Summer edition, and then an Autumn/Winter edition.

**10. CORRESPONDENCE**

1. Gavin Fotheringham re playpark equipment 260725
2. SW letter re Pitconochie.260625
3. Amey June newsletter.260625
4. FVA Newsletter.270625
5. Weekly List .290625
6. FVA Health and social care.300625
7. FVA.030725
8. Paul McLelland re KGV.030725
9. Amey July – September roadworks.030725
10. FVA Newsletter.040725
11. Weekly List 070725
12. FVA Children etc.080725
13. FVA Newsletter.110725
14. Weekly List.130725
15. Email from Graham Downie MSP.150725
16. Parish online email .160725
17. Weekly List 210725
18. Email from HH re appointment of designer.220725
19. Email from HH to Cllr AB-C.220725
20. Email PMcL to DH re moving Planter .240725
21. FVA Newsletter.250725
22. FVA Newsletter.010825
23. Email from Linsey Duffy re LCP request.040825
24. Notification of application re headwall etc Barratt site.040825
25. Woodhill Grove planning decision.050825
26. Police Report.080825
27. FVA Newsletter.080825
28. Weekly List.100825
29. FCCT to AR re Milesmark footpath.110825
30. FVA Newsletter.110825

A Rintoul noted that he had forwarded copies of the more important items of correspondence to members, including the Police Report, the Woodhill Grove planning decision, and the information from Amey.

**11. PLANNING APPLICATIONS**

*Applications registered*

Date Reference Proposal Address

22/07/25 25/01764/FULL Erection of garage to front 11 Woodhill Grove

09/07/25 25/01942/FULL Extension to rear and 3 Miller Ave

Installation of dormer and

Raised deck to rear

09/07/25 25/01841/TPO Felling of four silver birches 40 Main St

and two scots pine

01/08/25 25/02070/LBC Listed building consent for 57 Main St

Replacement of front door and

replacement of rooflight

*Applications Determined*

Decision Date Reference/Decision Proposal Address

None

*Work Commenced*

Reference Date Commenced Proposal Address

None

*Work Completed*

Reference Date Completed Proposal Address

None.

A Rintoul reported that he had been informed by Fife Council that the planning application for the Stables adjacent to Woodhill Grove had been refused.

**12. AOCB**

* 1. D Quarm asked who is responsible for the hedges at the entrance to the park. D Hay responded that it was Fife Council, and confirmed that he would speak to Paul McLelland about this.
  2. The missing bench in King George V Park was raised again. D Hay conformed that it will be replaced, and he would speak to Paul McLelland about this too.
  3. A member of the public raised the issue of the entrance to Lyne Grove. He felt that it had been made more difficult and dangerous because of cars being parked close to the junction with Main St, and asked whether it would be possible to have double yellow lines at the entrance. Cllr Glen suggested that the best way would be to ask Cara Gourlay if she could conduct a Safety Review. He will provide her contact details to the Secretary, A Rintoul, who would then contact Cara and ask for this Safety Review to be conducted.
  4. The same member of the public asked about the 20mph speed limit, and whether it could be reviewed. Cllr Boubaker-Calder confirmed that there will be a review of the traffic calming measures once road users had got used to it and things had settled down.

**13. DATE, TIME AND PLACE OF NEXT MEETING**.

The next meeting for Crossford Community Council will take place on **Monday, 22nd September 2025, at 7.15pm in Crossford Village Hall, Crossford**

**ADDITIONAL ACTION POINTS**

1. A Rintoul to ask Police Officers to explain the policy on informing residents when an offence under the Sexual Offences Act occurs (believed to be a case of online grooming)
2. V Carr to send on link to Playpark presentation to other Community Council members
3. V Carr to contact Kevin O’Kane of Fife Council, and other contacts, re Playparks.
4. A Rintoul and D Hay to arrange to meet representatives of Barratt again, and report back.
5. D Hay to pass on details of the Approval of a Non Material Variation to the Barratt planning consent, as this appears to approve work on land which is actually owned by Mr Forrester.
6. A Rintoul to arrange meeting with Tom Quayle of Fife Coast and Countryside Trust re Targate Rd footpath.
7. A Rintoul to contact Mark Burns again to ask him to arrange for the work to be carried out on the Gallowhill footpath, and if he receives no response he will contact Paul Gallagher.
8. D Hay to discuss R671 (Waggon Rd) path and Targate Rd path with Jim Wylie, once path through wetlands agreed and completed satisfactorily.
9. Cllr Glen to contact Shaun Crosbie again regarding the MUGA.
10. Cllr Boubaker-Calder to report back on progress re The Orchard, where she is will try to arrange a meeting with householders to look for a way forward.
11. A Rintoul to contact South Dunfermline Community Council re trees at Morar Rd green space (as both Wimpey and Fife Council deny responsibility for maintenance of the trees) to find out details of the funding approach which they have used in similar circumstances.
12. A Rintoul to look at Land Registry on ownership of this area.
13. D Hay to contact Dunfermline Greenspace regarding format of notices and Information Boards, and to speak to Peter Duncan regarding dog waste bins and keeping path clear in future.
14. D Quarm to arrange meeting with interested parties regarding the production of the next edition of the Crossford Chronicle.
15. A Rintoul to continue drafting Local Place Plan
16. J Lauchlan to set up meeting with School PTA re information for Local Place Plan
17. A Rintoul to send Minutes to Treasurer in PDF form
18. D Hay to speak to Paul McLelland re hedges at park entrance, and the replacement of the missing bench.
19. A Rintoul to contact Cara Gourlay re Safety Review of entrance of Lyne Grove.