

**Minutes of the 420th Meeting of Crossford Community Council held at 7.30pm on Monday, 12th May 2025 in Crossford Village Hall**

**PRESENT:**

A Rintoul Secretary

J Lauchlan Treasurer

D Hay Chair

D Quarm Vice Chair

R Baxter

E Fearn

A Hibbert

R Brougham

V Carr

S Ballinger

**IN ATTENDANCE:**

4 members of the public

Councillor Glen

**APOLOGIES:**

No apologies were received.

1. **CONFIRMATION OF MINUTES**

The minutes of the meeting held on 7th April and previously distributed, were agreed to be an accurate record, proposed for adoption by A Hibbert and seconded by J Lauchlan.

2. **POLICE REPORT**

Neither Community Police Officers was able to attend, as both were on Rest Days. However, they did provide a report for the period since the previous meeting.

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

15 calls made to Police via 101/999 or online “Contact-us”

3 crimes were identified/recorded

Assault x 1

Communications Act x 2

Our Road Traffic colleagues have been paying special attention to the A994 Crossford to Cairneyhill Road and 15 drivers were found to be exceeding the 30mph speed limit. They were either caution and charged or issued with a fixed penalty notice.

5 Miscellaneous Road Traffic offences were also reported.

We have deployed our ‘pop up’ Police officer at various points in the area and will continue to do so in the common months.

We continue to monitor the Bus Stop area outside Master Chef on Main Street as we are aware of the sporadic issues with youths congregating and acting in an anti-social manner.

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

 3. **MATTERS ARISING**

Pitconochie Proposal

D Hay noted that Barratt Homes had begun the development west of Pitconochie Farm. Other matters of note are:

* D Hay reported that following the meeting with Barratt, they believed that they had consent for the move of the 30mph signs to the new location, contrary to what we had been told by Fife Council Traffic Management. We will seek clarification from Traffic Management, as here is some uncertainty over this.
* We could post information on our own website, and note there – to clear up confusion – that the Community Council did not request the reduction to 20mph on Main St, Cairneyhill Rd and Waggon Rd.
* A Rintoul will contact Jamie Penman re piling and noise limits.

Carnegie’s Way

A Hibbert noted that the meeting with Holly Hunter had given some encouragement on the direction in which the project is heading. Jonathon Hunt and Colin Fleming had met her and were apparently surprised that the cross-country route had been ruled out, in deference to their wishes. Their preference was still for the Knockhouse Farm route, or a route on the north side of the A994, but it was made clear that neither of these was acceptable. She will instruct her team to draw up a detailed design for the south side of the A994, and a basic design for the north side, so that it can be demonstrated that they are giving realistic consideration to it. This will probably take up to a year to do. Once the design work is completed, it will be handed over to Estates to acquire the land.

Carnegie’s Way will be discussed at the Environment, Transportation and Climate Change Scrutiny Committee Meeting on 27 May, and it is hoped that it will be confirmed as a key active travel route.

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 not yet responded to A Rintoul’s email on this, and he will follow up with them.

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 we await a response from him. A Rintoul will follow up with a phone call to him.

A Rintoul will also provide copies of the Walks Leaflet to D Quarm.

Traffic Management Survey and Assessment:

We are still to hear from Lesley Craig regarding the date when the new speed limits will take effect. A Rintoul has been informed by her that they are waiting for the new signs to be delivered, as they can’t implement the change until they have the signs. He will follow up with her.

MUGA :

D Hay reported he had been in touch with Shaun Crosbie following our previous Community Council meeting to confirm that we were happy that the money could stay with the Community Council, to be drawn on when necessary, in much the same way that it retains funds for other bodies and purposes.

D Hay is still waiting for confirmation from Shaun Crosbie, and completion.

The Orchard

With regard to the water leak, some progress is being made. A Hibbert has investigated enforcement regarding the water leak, and Scottish Water will look at this. They will consider issuing a “Waste of Water Notice” under the Water (Scotland), and A Hibbert will continue to monitor progress.

Cllr Boubaker-Calder is dealing with the issue of the mediation required to deal with the condition of the road, and we await an update from her.

Morar Rd green area trees

Cllr Boubaker-Calder has 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 once the development was complete, and that it is therefore Fife Council’s responsibility.

A Rintoul will follow up with Fife Council on this.

Cairn Grove lighting

Cllr Glen has been in touch with Transportation and we are still to hear whether the budget allows for new lighting here. He will report back once he hears whether there is a budget available for this.

Cairn Grove footpath tree root: Cllr Glen has been in touch with Paul McLelland, who will look into this, and again Cllr Glen will report back once Paul McLelland responds.

Bedding Plants: A Rintoul will contact Lady Helen Nurseries and arrange for the bedding plants to be delivered/collected.

4. **TIME BANKING**

The Secretary, A Rintoul, is waiting to hear from Morag Prince of the Rotary Club regarding this. She expected to be able to spend some time on this after she retired at the end of March, and A Rintoul will contact her prior to the next meeting.

5**. COMMUNITY RECOVERY FUND**

D Hay reported that the work was mostly completed, and the invoice from Peter Duncan is still awaited. The meeting with Peter Duncan hasn’t yet happened, but he has asked for the money to be paid over. D Hay has asked for more details of the expenditure. The Community Council felt that it should have some paperwork to show what was done with the money, amounting to £60,000. It is understood that Peter Duncan wants £55,000 to be paid now, with the remaining £5,000 to be retained for signage etc.

Cllr Glen noted that the Allotments Strategy was only provided to Councillors a week or so prior to our meeting, as Peter Duncan essentially works on this on his own. He will follow up and get more information from his Community Recovery Fund contact.

D Hay also reported that a site walk around the Reed Beds had been arranged with the Mining Remediation Authority, and he would be attending.

**6. CHAIRMAN’S REPORT**

D Hay reported that Vince Carr has had a meeting with Hags and hopes to have a proposal on Playground Furniture soon. They are looking at a number of options, including

* Repair and replace, where possible
* Part replacement of equipment
* New provision with fun safe spaces for children, including “inclusive areas” for less abled children
* They will also be looking at trip hazards, and V Carr will send a photo to D Hay who will contact Paul McLelland to rectify this.
* Also talking about refurb of basketball area.

D Hay also reported that Paul McLelland is to replace the missing bench.

**7. TREASURER’S REPORT**

The Treasurer presented his Report.

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The Treasurer noted that there had been no income since the last statement.

He noted that we have still to deduct the £600 for the woodland walk work.

As agreed in the previous meeting, the Treasurer has set aside a sum from this year’s accounts for the Chronicle, as the Spring edition will be delayed until next financial year.

The Balance, after allowing for the sums held in Trust, is just over £1,500.

We will apply for the LCP Grant, and we will ask for the same amount as last year - £10,000, including £6,500 for the Gala and fireworks – and J Lauchlan asked D Hay to provide the contact details for the Gala Committee Treasurer.

It is expected that the expenditure for the allotments and wetland works will leave the account soon. Discussion will be had with Peter Duncan on what remains of the £60,000, and what can be done with any remaining funds.

**8. COMMUNITY COUNCIL WEBSITE**

J Lauchlan reported that he has added AGM Minutes and further sets of Community Council Meeting Minutes to the website, as well as the Local Place Plan. He will put notification of this in the Chronicle, and A Hibbert will note on the Crossford Residents’ Page on Facebook.

**9. LOCAL PLACE PLAN**

A Rintoul will keep working on the Local Place Plan, and hopes to have carried out some additional work by the time of the next meeting.

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

**10. CROSSFORD CHRONICLE REPORT**

D Quarm will reach out to contacts and see whether he can arrange for an issue to go out. We will co-ordinate with the Gala Committee.

**11. CORRESPONDENCE**

1. FVA Newsletter
2. Mtg with HH.Carnegie’s Way.110425
3. Weekly Development news 130425
4. FVA Newsletter.180425
5. Weekly Development News.210425
6. Email Police re ASB at Greens.200425
7. FVA Newsletter.250425
8. Weekly Development News.280425
9. FVA Newsletter.290425
10. FVA Newsletter.020525
11. Correspondence with Barrat.040525
12. FVA Health and Social Cre.060525
13. FCE Equalities Monthly.060525
14. EF resignation.060525
15. AB-C re Morar Rd trees.080525
16. AR to Planners re Pitconochie development.090525
17. ABR to Mark Burns re Gallowhill.090525
18. ABR to FCCC re R676.090525
19. FCCC to ABR.Ackn’t.090525
20. Community Police Report.100525
21. Weekly Development News.110525

**12. PLANNING APPLICATIONS**

*Applications registered*

Date Reference Proposal Address

24/04/25 24/02560/FULL Erection of stables, formation of Farmland west of

car parking, associated works Woodhill Grove,

Crossford

24/04/25 25/01176/CLP Certificate of lawfulness for 1 Knowehead Rd

1 storey extension to rear Crossford

10/04/25 25/00950/FULL 2 storey extension to side 27 Dean Dr

and rear Crossford

*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 lengthy discussion was held regarding the proposals for the erection of stables and car parking on farmland west of Woodhill Grove, informed by three members of the public who were affected by the proposals and attended the meeting. A number of points were noted.

* Previously, a planning application for housing had been made, and had been refused
* This new application is for eight stables and ten car parking spaces, but it seems odd that there is no mention of the land which will have to be used to service this, as around 1 acre of reasonable grazing is normally required per horse. Where are the horses to be exercised?
* There was concern that the applicants might be using this as a lever to obtain planning permission for housing in the future
* At least some of those living in Knockhouse Gardens, who back on to the field, do not appear to have been notified of this
* Eight of the ten car parking spaces are for visitors, yet there are no toilets indicated. There are also potential issues with water and sewerage.
* It was noted that the applicant owns the area of lane to the north of Kirkwood Cres, so it is possible that this might be used for exercising the horses, depending on the agreement with the farmer who tenants that land
* Objections must be in by 27 May. It was agreed by those present that there are quite a few questions to be asked, and it might well be necessary to object in order to get answers. One of the members of the public, George Rankin, will pass his Planning Consultants’ report to D Hay.
* It is understood that if there are six objections, then the application must go to a Committee hearing. A number of residents in Woodhill Grove, in the farm cottages to the north of Knockhouse farm (whose access will be affected) and residents at Knockhouse Gdns will be objecting.
* It was agreed that the Community Council would submit an objection.

1. **13. AOCB**

i)A Rintoul to contact Barratt to agree a date for another meeting

ii) A Rintoul raised the issue of Pavement Parking. Fife Council have agreed to implement the national Pavement Parking ban on 1st September. Cllr Glen confirmed that this would be the case, and that between now and September, there will have to be a series of discussions and workshops with Councillors and officials to discuss this. He understands that there will be no new enforcement officers. He also understands that, at present, there is not a process in place for considering objections to this by residents. It was suggested that the Community Council; can put together a list of streets which it believes should be exempt from this, and we will take this forward soon.

iv) Cllr Glen will look into the Community Benefit for the Pitconochie development.

v) A Rintoul will contact Jamie Penman regarding the traffic lights: does he know whether Stewart Milne Homes paid any money to Fife Council for this, as it was a planning condition. If not, will Barratt be asked to contribute?

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

The next meeting for Crossford Community Council will take place on **Monday, 23rd June 2025, at 7.15pm in Crossford Village Hall, Crossford**

**ADDITIONAL ACTION POINTS**

1. A Rintoul to check with Planning re effect of piling on nearby houses, and noise limits, as well as traffic lights.
2. A Rintoul to contact representatives of Barratt Homes to set up a further meeting regarding their Pitconochie proposals.
3. A Rintoul to follow up again with Fife Coast and Countryside Trust re Targate Rd footpath.
4. A Rintoul to contact Mark Burns to ask him to arrange for the work to be carried out on the Gallowhill footpath.
5. D Hay to discuss R671 (Waggon Rd) path and Targate Rd path with Jim Wylie, once path through wetlands agreed and completed satisfactorily.
6. A Rintoul to contact Lesley Craig re implementation of new speed limits.
7. A Hibbert to continue to monitor enforcement re the water leak at The Orchard
8. Cllr Boubaker-Calder to report back on progress re The Orchard mediation
9. A Rintoul to contact Fife Council re trees at Morar Rd green space, as Wimpey have said that they believe thsat Fife Council are responsible for maintenance.
10. D Hay to discuss completion of wetland works and clearance of the areas adjacent to the path with Peter Duncan, and to discuss what can be done with the funds remaining, and also to make arrangements for payment.
11. A Rintoul to confirm cost of obtaining bedding plants from Lady Helen Nurseries, and to arrange for collection and delivery.
12. A Rintoul to provide hard copy of Crossford Local Walks leaflet to D Quarm, who will put onto Community Council website.
13. D Quarm to arrange meeting with interested parties regarding the production of the next edition of the Crossford Chronicle.
14. Cllr Glen to report back re Cairn Grove lighting and tree route once information available
15. A Rintoul to contact Morag Prince re Time Banking
16. V Carr to follow up Hags discussion re play equipment, and send photo of trip hazard to D Hay, who will forward to Paul McLelland
17. A Rintoul to continue drafting Local Place Plan
18. J Lauchlan to set up meeting with School PTA re information for Local Place Plan
19. A Hibbert to note on Crossford Residents’ Page on Facebook that the Community Council website now has copies of all Community Council AGM and Meetings Minutes, as well as a copy of the Draft Local Place Plan, and J Lauchlan to put note re website into next issue of Crossford Chronicle.
20. Cllr Glen to look into Community Benefit at Pitconochie development
21. A Rintoul and D Hay to draft and submit an objection to the Stables planning application adjacent to Woodhill Grove.
22. A Rintoul to check with Jamie Penman re traffic lights and SMH/Barratt payment
23. Community Council to consider at next meeting how it will go forward with response on Pavement Parking