

**Minutes of the 408th Meeting of Crossford Community Council held at 7.15pm on Monday, 15 January 2024 in Crossford Village Hall**

**PRESENT:**

D Hay Chairperson

A Rintoul Secretary

S Ballinger

R Brougham

E Fearn

A Hibbert

**IN ATTENDANCE:**

Councillor Glen Fife Council

Cllr Boubaker-Calder Fife Council

Chris Smith Cairneyhill Community Council

3 members of the public

**APOLOGIES:**

Apologies for absence had been received from J Matson, R Baxter, J Lauchlan, D Quarm and S Gibbons.

1. **CONFIRMATION OF MINUTES**

The minutes of the meeting held on 4th December and previously distributed, were agreed to be an accurate record, proposed for adoption by E Fearn and seconded by S Ballinger

2. **MATTERS ARISING**

Police Report

PC Lynch of the Community Police reported that, for December 2023:

There were a total of 15 calls made to Police concerning the Crossford Area., using either 101 (non-emergency) or 999

No crimes were identified and recorded.

There were no issues of concern.

Pitconochie Proposal.

The Chair D Hay noted that four planning applications had been made by the Alfred Stewart Foundation Ltd (the landowners). These are all related to Conditions which have to be met and Discharged before development can begin. All four Conditions were deemed to have been met and Discharge requirements were deemed to have been satisfied.

The Secretary, A Rintoul, noted that he had had correspondence with the planner now dealing with this for Fife Council, Jamie Penman, regarding the drainage issue. It was pointed out that the previous applicant, Stewart Milne Homes, had given reassurances that arrangements were in place for drainage of the surface water, when this had not in fact been the case, and both Crossford and Cairneyhill Community Councils were still concerned that the applicants would try to begin development without such an agreement in place. Mr Penman responded that:

“The applicant does not have to demonstrate any such agreement before proceeding with the development. If it became clear that the development was proceeding without adequate progress also being made on the SUDS and associated infrastructure, then this could be investigated by the Planning Enforcement Team who would then take the necessary steps to resolve any issues”

This was confirmed by Cllr Glen: enforcement happens after the fact, and action will not be taken until after they start work and it is reported to Planning Enforcement that in fact such progress on the drainage agreement has not been made.

Mr Penman also noted that Bidwells (agents for the applicant) had stated to him that “all necessary permissions/agreements are in place in relation to the SUDS infrastructure”, but that he had asked them for further information to clarify matters, and will be back in touch once he receives a response from Bidwells.

Chris Smith, Chairman of Cairneyhill Community Council, in attendance, disagreed with the views of Bidwells. He had been told by Robert Forrester that day that no such agreement was in place. He understood that Persimmon, who are considering taking over the site, were told that all agreements were in place, and were not aware that this was not the case. He believed that Cllr Graeme Downie was involved from the Cairneyhill side and was investigating this with Planning. Cllr Glen will also take this up with Planning.

Carnegie’s Way

Discussions continue between Sustrans, Stantec and Fife Council on the proposed route. It is understood that Stages 0 and 1 have been completed, but that sign off is still awaited following a change of personnel at Sustrans. with Stage 2 following on from that in January, for completion by the end of March. Stage 3 will follow that, and it is during this stage that costings of all options will be reassessed. There will be a further public consultation at this stage.

Footpath repairs

Knockhouse to Lundin Rd footpath: the bill for the materials has been received by the Chairman, and given to the Treasurer for payment.

Woodland Walk: The Chairman, D Hay, noted that Ronnie Collins of West Fife Woodlands Trust can supply and fit a bench in the Woodland Walk, where the log bench was, for £150. It was agreed that this was a very good figure and that we would proceed with that. He will also provide an estimate of the cost of resurfacing the whole of the Woodland Walk. A budget of £2,000 was agreed for this. A Hibbert suggested that that part which is adjacent to the burn at the Katrine Dr end should be moved away from the burn, as it frequently floods at that point, and could be moved closer to the Keavil Drive where it would not flood. It was agreed by the Committee that we would discuss this with Ronnie Collins.

It was noted by Cllr Boubaker-Calder that Stephen Duffy is still happy to place the bench which we have ordered on the Woodland Walk, but it was pointed out by the Chairman that this would now be placed elsewhere.

Gallowhill Path: The Secretary, A Rintoul, reported that he had that day been told by the factor to Broomhall Estate that they had been in touch with NWS Rail, who were the company who had carried out the work on the line, and were waiting to hear from them.

Regarding the Knockhouse to Milesmark Right of Way: The Secretary, A Rintoul, reported that a site meeting had been held with Sarah Johnson, Fife Council Access Officer responsible for footpaths and Rights of Way, on 11 January.

She agrees that it is in poor condition, and badly needs cut back, and also needs a better surface underneath. It also doesn't meet their preferred route requirements, as it goes through the stables; they don't like footpaths going through farmyards or stables, because of the possibility of conflicting requirements between walkers and farm equipment or stock, both of which could cause a danger for walkers. Her preference would strongly be to divert the footpath round the stables. A strip of 1.5m - 2m would preferably be needed.

We met the owner's daughter, and discussed why we were there and what might be done.

It was generally helpful. Sarah Johnson has no budget for path maintenance, but she has undertaken to contact various voluntary bodies to see if any of them can help with clearance of the footpath to make it passable again.

Traffic Management Survey and Assessment:

Cllr Boubaker-Calder noted that she had had a disappointingly negative response from Fife Council to the suggestion that there be a reduction in speed on the stretch between Crossford and Cairneyhill from 60mph to 40mph. She will raise this at Area Committee, in order to get the support of other Councillors.

A Hibbert noted that many of the roads linking villages in West Fife had a maximum speed of 40mph. Fife Council had pointed out that the Crossford to Cairneyhill Rd was different in that it was wide and straight – to which the response from Cllr Boubaker-Calder was that this was, in fact, the root of the problem, in that drivers got up to 60mph and then failed to reduce to 30mph when entering the villages.

D Hay asked if Stewart Milne Homes had made any contribution to the cost of the new traffic lights in Crossford. It was understood that they would not normally pay anything until they at least had begun construction, or completed some houses, but as they went into liquidation before this stage, they would not have contributed.

The A985 Junction:

The Secretary noted that, in the absence of a response from Jimmy MacLean of BEAR to the suggestion that the black and white posts with reflector he had again contacted him.

Cutting back of vegetation and soil build up adjacent to footpath between east end of Crossford and Urquhart Cut: this is apparently not the responsibility of Fife Council, but of the adjoining landowner. The Chairman, D Hay, asked Cllrs Glen and Boubaker-Calder to get Fife Council to contact Jonathan Hunt regarding this, although the responsibility may be that of the tenant farmer.

Points raised by members of public regarding allotments and wetlands development: the Chairman, D Hay, is hoping to meet Peter Duncan this week regarding this.

Meeting re MUGA with Shirley Melville: D Hay is still to meet her regarding the MUGA lease, and the lighting. As she is currently on sick leave, it may be that he has to meet Lesley Gilfillan instead.

Vouchers for “posties” : the gift vouchers were distributed and thanks from two of the “posties” was received.

Katrine Dr culvert : Cllr Glen has still to hear from Stephen Duffy.

Eastbound bus stop, to east of Green’s: Cllr Glen is to contact Transportation to investigate whether a seat can be installed in the bus shelter, for the benefit particularly of those with a disability.

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**3. LOCAL PLACE PLAN**

A Rintoul reported that he had met with S Gibbons to discuss open space and other green areas, in relation to the Local Place Plan (LPP).It was agreed that:

* We will include a map showing all areas of public open space within Crossford, and refer to the Greenspace Review completed by Fife Council in 2010, which concluded that Crossford is deficient in open space and that no development should be allowed on any of the open spaces.
* This would include development of any space as extensions of garden ground to individual houses; none of these should be sold for use as private open space, or garden ground; it should all remain as public open space.
* We will include a plan showing all of the footpaths in the Community Council area, and suggest that improvements should be made to many of them, e.g. the Waggon Rd one should be improved and the walls repaired, and the one going past the Keavil needs to be formally rerouted.
* We will include a map of the village envelope, and state that in view of the need for open space, no further development should happen within the village envelope which would impact on the amount of open space.
* When discussing the green area and path which we would like to see between the existing houses and the Stewart Milne development, we should make the point that, if there is a reapplication, we would like a proportion of houses as single storey, to allow older residents to move down, and some smaller houses for first and second time buyers (albeit that we realise that Fife Council would have difficulty in enforcing this).

The Secretary, A Rintoul, noted that Fife Council had now delayed the deadline for submission of Local Place Plans from January to the end of June. This gives more time to write the LPP, and to do more public consultation. He will analyse the forms returned and get that to members prior to the next Community Council Meeting.

He will endeavour to produce a rough draft report by the end of March, for consultation first within the Community Council, and later within the wider community. The completed version needs to go to local Councillors and adjoining Community Councils by late May.

The proposals from Sandy Cook headed “Crossford Main St – Potential Environmental Improvement Project” were discussed and approved. This will be included in the Local Place Plan, and the Community Council will take it forward. Discussions will have to take place with Greens and Masterchef.

**4. UKRAINE EVACUATION SCHEME REPORT**

There was no report on the Ukraine evacuees. It is understood that some have moved out but we have no information on numbers or future plans.

**5. COMMUNITY RECOVERY SCHEME – ALLOTMENTS**

There was nothing further to report. There will be a meeting this week between the Chairman, D Hay, and Peter Duncan.

**6. CHAIRMAN’S REPORT**

MUGA: As noted above, the Chairman, D Hay, is trying to arrange a meeting with Shirley Melville, or in her absence, Lesley Gilfillan.

# TREASURER`S REPORT

Funds at 14th January 2024

|  |  |  |
| --- | --- | --- |
| Opening Balance |  | £70,593.78 |
| Income  Crossford chronicle adverts | £255.00 |  |
| Expenditure | £255.00 | £70,848.78 |
| Wild flowers and removal from planters | £70.00 |  |
| Posties’ gratuity  Village hall hire 2023  Village Hall flowers 2023  MUGA rent | £280.00  £250.00  £300.00  £92.95  -£992.95 £69855.83 | £69,855.83£££69,855.83 |
| Monies Held in Trust  Village Allotment Improvements\* | £60,000.00 |  |
| Dunfermline & West Fife Rights of Way | £2,890.91 |  |
| Woodland Walk Repairs | £1,535.00 |  |
| CREATE (MUGA Pitch Repairs) | 2,309.46 |  |
|  | - £66,735.37 | £3,120.46 |
| **Community Council Balance =** |  | **£3,120.46** |
| Unpresented Cheques N/A |  |  |

**8. PROPOSED COMMUNITY COUNCIL WEBSITE**

The Treasurer, J Lauchlan, reported that due to the Christmas period, travel and holidays, little progress had been made, but he would be getting this moving soon.

**9. EDITOR`S REPORT**

In the absence of the Editor, S Gibbons, no report was provided.

**10. CORRESPONDENCE**

1. Weekly List of development applications.031223
2. Fife Voluntary Action newsletter.081223
3. Weekly list of development applications.101223.121223
4. FVA children and families bulletin 131223
5. Forth Estuary Forum accounts and Annual Report.141223
6. FVA Newsletter 151223
7. Equalities weekly digest 181223
8. Amey newsletter.201223
9. FVA Newsletter.201223
10. FCE Equalities monthly.201223
11. Weekly list of development applications.171223.221223
12. Voter ID email.FC.221223
13. Weekly List of Development Applications.281223
14. Weekly list of development applications.020124
15. Fife Voluntary Action Newsletter 050124
16. Fife Communities Climate Action Network 050124
17. FC to CCs re Training.050124
18. Weekly List of Development Applications.080124
19. Fife Centre for Equalities Newsletter.080124
20. Police Report.110124
21. Fife Voluntary Action.120124
22. Weekly List of Development Applications.140124
23. Sandy Cook proposal for Main St improvements.140124
24. Fife Centre for Equalities.150124

**11. PLANNING APPLICATIONS**

*Applications registered*

Date Reference Proposal Address

None

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*Applications Determined*

Decision Date Reference/Decision Proposal Address

15/12/2023 23/03206/FULL; permitted 1+1/2 storey extension 10 Bogwood Dr

with conditions to rear

04/12/23 23/03071/FULL;permitted 1 sty extension 10 Arkaig Dr

With conditions To front

*Work Commenced*

Reference Date Commenced Proposal Address

None

*Work Completed*

Reference Date Completed Proposal Address

None.

In additon, as noted in Section 2 above, between 5 and 8 December, four applications were registered for the Pitconnochie development. These had been made by the Alfred Stewart Foundation Ltd (the landowners). They are all related to Conditions which have to be met and Discharged before development can begin. All four Conditions were deemed to have been met and Discharge requirements were deemed to have been satisfied. These were as follows:

* [**Compliance with Condition 12 of Planning Permission 21/01879/ARC - Full details of the measures carried out to ensure the eradication of Japanese knotweed shall be submitted to and approved in writing by Fife Council as Planning Authority BEFORE ANY WORKS COMMENCE ON SITE.**](https://planning.fife.gov.uk/online/applicationDetails.do?keyVal=S58KO9HF1AL00&activeTab=summary)

Land To The West Of Crossford Cairneyhill Road Crossford Fife

Ref. No: 21/01879/CND012 | Received: Tue 05 Dec 2023 | Validated: Tue 05 Dec 2023 | Status: Decided

* [**Compliance with Condition 15 of Planning Permission 21/01879/ARC - BEFORE ANY WORKS START ON SITE, a phasing plan for the site shall be submitted for the written approval of Fife Council as planning authority.**](https://planning.fife.gov.uk/online/applicationDetails.do?keyVal=S56UMNHF19H00&activeTab=summary)

Land To The West Of Crossford Cairneyhill Road Crossford Fife

Ref. No: 21/01879/CND015 | Received: Mon 04 Dec 2023 | Validated: Mon 04 Dec 2023 | Status: Decided

* [**Compliance with Condition 16 of Planning Permission 21/01879/ARC -Full details of the proposed public art provision including evidence that this provision equates to £47,700 shall be submitted to and approved in writing by Fife Council as Planning Authority BEFORE ANY WORKS COMMENCE ON SITE. These details shall also include a full contextual and historic analysis of the site in relation to the public art provision.**](https://planning.fife.gov.uk/online/applicationDetails.do?keyVal=S54W8GHF0O100&activeTab=summary)

Land To The West Of Crossford Cairneyhill Road Crossford Fife

Ref. No: 21/01879/CND016 | Received: Thu 30 Nov 2023 | Validated: Thu 30 Nov 2023 | Status: Decided

* [**Compliance with Condition 10 of Planning Permission 21/01879/ARC - Further details of adequate wheel cleaning facilities shall be submitted to and be approved by Fife Council as Planning Authority BEFORE ANY WORKS COMMENCE ON SITE. The approved wheel cleaning facilities shall then be provided and maintained throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.**](https://planning.fife.gov.uk/online/applicationDetails.do?keyVal=S4XKCLHF1AL00&activeTab=summary)

Land To The West Of Crossford Cairneyhill Road Crossford Fife

Ref. No: 21/01879/CND010 | Received: Wed 29 Nov 2023 | Validated: Wed 29 Nov 2023 | Status: Decided

**12. AOCB**

i) E Fearn noted that it had been suggested to her by a resident that Links Park could be used for a bowling green. The Secretary, A Rintoul, suggested that he would discuss the likely demand, cost etc with Graham Bratcher, a Crossford resident with a substantial knowledge of Dunfermline bowling greens.

ii) A Hibbert raised the issue of the Urquhart Bridge flooding. It floods every time there is heavy rain, making it difficult for vehicles and impossible for pedestrians. He understands that the problem is caused by silt from soil build up which goes into the drain and blocks it. It needs much more frequent cleaning, or a new design. Cllr Boubaker-Calder will follow this up.

iii) A Hibbert also raised the surface of the access to the KGV park and Scout Hall, as it is very badly potholed. There was a question over who had responsibility for this, and the Secretary, A Rintoul, will check his records to see whether this is clear.

iv) the Chairman, D Hay, raised the issue of inconsiderate parking in Knockhouse Rd. After some discussion, it was noted that although it slowed traffic, it did not stop it. Although concerns had been raised on whether bin lorries, farm vehicles and buses would be caused difficulties, it was unlikely that any action could be taken.

v) D Hay noted that he needed to spend time with the Gala Committee to discuss Insurance, and the Grant from LCP funding, to co-ordinate efforts.

vi) Cllr Boubaker-Calder noted that it was likely that the road between Crossford and Cairneyhill would be resurfaced in the coming financial year, as would the stretch from the Urquhart Cut to Dunfermline. There was also possible resurfacing of other Crossford streets, including Dean Dr and Knowehead Rd.

vii) E Fearn raised the issue of poor lighting in Cairn Grove and Lyne Grove. Cllr Boubaker-Calder will investigate.

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

The next meeting for Crossford Community Council will take place on

**Monday, 19th February, 2024 at 7.15pm in Crossford Village Hall, Crossford.**

**Summary of Matters Arising from the meeting held on 15th January 2024**

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| --- | --- | --- | --- | --- |
| **MINUTE**  **AREA** | **ACTION**  **REQUIRED** | **OWNER** | **ACTION TAKEN** | **STATUS/COMPLET**  **ION DATE** |
| **Chairman’s**  **Report** | Pitconochie  proposals. | CCC | None required at  present. | SMH withdrawn, replacement not yet known. Applications approved for four Conditions |

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| --- | --- | --- | --- | --- |
|  | Ukrainian Refugees | CCC | M Ramage and M Prince to continue liaising with FC Community Engagement Team | Work in Progress |
| **Matters**  **Arising** | Footpath improvement needed from Crossford to Dunfermline. | CCC  steering  group. | Recent discussion with Sustrans and FC Lead Consultant. Funding agreed for stages 0-2. | Work in progress |
|  | Use of CCC ROW funds for path repairs. | CCC | Ongoing | Work in progress |
|  | Local Place Plan | CCC | A Rintoul noted that Consultation event took place on 18 November. Also noted that date for submission now extended to end of June.  AR and DH to continue work on LPP. | .Work in Progress |
|  | Re-alignment of ROW to west of Milesmark Croft. | Fife  Council | Meeting held with Access Officer Sarah Johnson, and progress made. Site visit now taken place. | Work in progress. |
|  | Traffic Management - Main Street/Cairneyhill Road. | Fife Council | Cllr BC is liaising with residents on Cairneyhill Rd.  Transportation has refused to reduce speed to 40mph, and Cllr Boubaker-Calder will raise this at Area Committee. | Work in progress |

**Additional Action Points**

1. Cllr Glen to discuss the drainage issue regarding the Pitconochie site with Fife Council Planning
2. Cllr Boubaker-Calder to raise the issue of the speed limit on the Crossford to Cairneyhill road with Area Committee
3. A Rintoul to provide S Ballinger with figures for speeding on this road
4. Cllrs Glen and Boubaker-Calder to get Fife Council officials to raise the issue of cutting back vegetation and soil build up on the footpath between the east end of Crossford and the Urquhart Cut with Jonathan Hunt, as he (or the tenant farmer) is apparently responsible for this
5. D Hay to meet Peter Duncan re allotments and queries from members of public
6. D Hay to arrange meeting re MUGA with Shirley Melville or Lesley Gilfillan
7. Cllr Glen to contact Transportation re potential for seat at eastbound bus stop close to Green’s
8. Cllr Glen to follow up issue at Katrine Dr culvert with Stephen Duffy
9. A Rintoul to carry out analysis of LPP consultation prior to next meeting, and circulate members
10. A Rintoul to do draft of LPP prior to end March
11. J Lauchlan to progress Community Council website
12. A Rintoul to discuss bowling greens, cost and likely membership with Graham Bratcher
13. Cllr Boubaker-Calder to discuss flooding at Urquhart Bridge with Fife Council Roads
14. A Rintoul to look at Titles and investigate responsibility for access road to KGV Park
15. D Hay to discuss insurance and grant funding with Gala Committee
16. Cllr Boubaker-Calder to investigate poor lighting in Cairn Grove