

**Minutes of the 418th Meeting of Crossford Community Council held at 7.15pm on Monday, 24th February 2025 in Crossford Village Hall**

**PRESENT:**

 A Rintoul Secretary

 J Lauchlan Treasurer

 D Hay Chair

 R Baxter

 E Fearn

 S Ballinger

 D Quarm Vice Chair

 R Brougham

 A Hibbert

**IN ATTENDANCE:**

 5 members of the public

 Councillor Glen

**APOLOGIES:**

 There were no apologies for absence.

1. **CONFIRMATION OF MINUTES**

The minutes of the meeting held on 13th January and previously distributed, were agreed to be an accurate record, proposed for adoption by J Lauchlan and seconded by D Quarm.

2. **POLICE REPORT**

Neither Community Police Officers was able to attend, as PC Lynch was on day shift and PC Morrison was on leave. However, they did provide a report for the month of January.

“January report/information as follows:

22 calls made to Police via 101/999 or online “Contact-us”. No crimes were identified/recorded during the month of January 2025.

Nothing to report of having any adverse community impact.

 Between 1st and 24th February 2025 there were:

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

1 crime recorded which was an online attempted extortion.

 Again, nothing to report of concern regarding the community.”

They did suggest that if anything arose from the meeting which required their attention, the Community Council should get in touch.

A Hibbert noted that the Masterchef owner had suffered instances of anti-social behaviour. He had called the Police, but nothing was done. It was suggested that he should ensure that such calls are logged in future. The Secretary, A Rintoul, will pass this onto the Police Officers.

3. **MATTERS ARISING**

Pitconochie Proposal

D Hay reported back on the meeting which he and A Rintoul had with Barratt Homes representatives on 15 January. They had been told that no changes other than minor ones were possible from the Stewart Milne Homes proposals. It was stated that:

* In the opinion of Barratt Homes, the surface water drainage was agreed, and there was no issue which prevented them draining into the watercourse on Mr Forrester’s land
* Sewerage has been agreed with Scottish Water and SEPA, and part will flow into the Douglas Dr sewers, but most will be pumped into the sewers in Links Dr.
* The development period will be four years
* Douglas Dr will not be used for construction traffic
* Barratt are willing to discuss the form which the “Community Art” will take, and the appearance of the west entrance to the site.
* They are willing to discuss the integration of Links Park into the development, although they did make the point that Links Park was not in their ownership and it would need agreement with the owner/Fife Council.
* They were asked if it was possible for some of the play equipment which is due to be provided on the site to be transferred to the King George V Park. We were told that this would not be possible, as the placement of the play equipment was a planning condition which they had to meet.
* They were not aware of the street names which would be used, as this was a Fife Council responsibility.
* Tree planting will be carried out in phases
* Ross and Liddell will factor the site once the works are completed

D Hay informed the meeting that he had written to our MSP regarding the drainage issue, and the Secretary had written in similar terms to Fife Council planners. Both had received similar responses from Mary Stewart, who is Service Manager for Planning Services. She stated that the Planning Committee would consider the Pitconochie proposals at its meeting on 26 February. She stated that:

“Condition 2 of planning permission 17/03471/PPP was satisfied through the submission of drainage details under application **21/01879/ARC** - Approval of matters specified in conditions (Conditions 1-4, 8, 11) of planning permission in principle 17/03471/PPP and approved in January 2022. A separate application for planning permission, reference **22/00590/FULL** - Surface water drainage outfall pipe to serve the SUDs associated with application 21/01879/ARC was approved in August 2022.

Whilst issues relating to ownership of land and rights over land are not for the planning system to resolve, in light of the ongoing local concerns Planning Services has engaged extensively with both the original and new developer in this regard in this case

The applicants have continually maintained that they have the legal right to enact their surface water drainage strategy. The alleged inaccuracy of the submitted information notwithstanding, the application for the drainage infrastructure has received planning approval and the information submitted with that application was accepted to be the enforceable mechanism as required by Condition 2. Whilst the applicant has planning permission for the drainage infrastructure, if there is still a dispute over land ownership rights as the site moves into the construction phase, this would be a private legal matter between the developer and the third party. This has no impact on the validity of the planning permission, rather it will restrict the developer’s ability to implement it.

The applicant has revised the drainage strategy. The drainage headwall will now be constructed to the east of Hilton Road and the applicant has confirmed agreement with the landowner. In terms of surface water flows, the applicant has advised that the proposed drainage infrastructure would follow the route of an existing culvert, which runs from Bog Wood to the location of the new headwall. They advise that surface water from the application site currently discharges via this route at an unrestricted rate, calculated to be in the region of 77.5l/s. The proposed drainage strategy would see this reduced to 17l/s. The applicant has also advised that Scottish Water will vest the new surface water sewer.

A member of the public, present at the meeting, pointed out that to his knowledge there was no pipe under the ethylene pipeline which could take the surface water to the ditch, and he believed that there was no pipe in existence there.

He also noted that there was a substantial amount of methane which would be released on parts of the development site, and a methane barrier would be required.

Cllr Glen noted that he had spoken to both Jamie Penman and Mary Stewart of Fife Council Planning. The planning process only covers what is necessary to obtain planning permission; it does not cover land ownership issues. Essentially, if the landowner, Mr Forrester, does not believe that they have a legal right to put the surface water into his ditch, it is his right to take legal action to stop that happening. However, he noted that he had been informed that an outfall valve would limit the water passing into the ditch, and in fact the amount of water going into the ditch would decrease. Additionally, he noted that something would have to be put in place regarding the ethylene pipeline, which would have to satisfy Scottish Water, SEPA and the Health and Safety Executive.

The member of the public also pointed out that 75% of the sewerage would be collected in a sump and pumped, probably at night, into the Links Dr sewerage pipes. This, he pointed out, could easily cause a blockage. Additionally, part of the site will have piled foundations, and the vibration from this might cause a nuisance, or possibly even some damage, to nearby houses.

D Hay sympathised with these concerns; the Community Council has raised these issues with Fife Council over the years, and has received little satisfaction.

Cllr Glen, in response to a question, said that in the event of damage, or a breach of the planning conditions, enforcement action could be taken and the developer could even be fined.

D Hay confirmed that we would have regular meetings with the site management of Barratt Homes, and the Community Council will closely monitor the work to ensure that the developer obeys all the rules.

Carnegie’s Way

A Hibbert reported that the landowner still hasn’t responded to the draft proposals regarding the route which were presented to him and to the tenant farmer. A Hibbert has made some suggestions regarding the route to Fife Council, and is awaiting a response.

Footpath repairs

Woodland Walk: D Hay has been in discussion with Ronnie Collins from West Fife Woodlands. He will start next week (beginning 3 March) on the path. We are still to receive the pipes for improving the drainage under the path to the burn.

Targate Rd: It was noted that proposals for the possible Milesmark Croft realignment will have to wait for agreement with Jim Wylie on the Wetlands footpath. As that is mostly completed now, D Hay will speak to Jim Wylie about this soon.

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

Gallowhill footpath: A Rintoul noted that he had met Mark Burns of Fife Council on site and Mark would arrange for surfacing materials to be delivered on site. He will also arrange for it to be spread and tamped down through the “Community Payback” scheme.

Allotment Path: D Hay reported that the footpaths were now complete, and were to a high standard.

Traffic Management Survey and Assessment:

We are still to hear from Lesley Craig regarding the date when the new speed limits will take effect.

MUGA :

D Hay reported that he has received an invoice for the MUGA from Fife Council. J Lauchlan will investigate whether we are still to pay that for this financial year. If we are, we should be able to reclaim through the LCP application.

Keavil House Hotel:

A Rintoul noted that he had contacted the General Manager at the Keavil, Craig Colligan, to report that another tree had come down over King George V Park following the major storm. Craig has already asked a tree surgeon to provide a quote for this, and hopes that it can be done soon, although there might be a delay due to the sheer number of trees which have come down in the area. A Rintoul had also informed Paul McLelland about the second tree. S Ballinger asked whether Fife Council could just do it and charge the Keavil. Cllr Glen responded that they could, if there was a “danger to life or limb”. It was agreed that if nothing happened soon, A Rintoul would contact Cllr Glen and Andrew Gallagher.

Katrine Dr Culvert:

Fife Council has agreed that improvements to the grille are needed, and have asked the makers to improve it by reducing the gaps.

The Orchard

With regard to the water leak, some progress is being made. Masterchef and Greens are obtaining quotes to carry out the work. However, the road repairs will take some time, as agreement will have to be reached between all of those who have a liability for costs including all the householders in the Orchard.

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 contacted Wimpey regarding this, to see whether they are willing to carry out some pollarding on these trees, which we understand to be their responsibility. We await an update from her.

Cairn Grove lighting

Cllr Glen has been in touch with Transportation and they have now put together a proposal for new lighting here, and await a budget decision on this. It is likely to be March or April before he hears whether there is a budget available for this.

4. **TIME BANKING**

The Secretary, A Rintoul, has been in touch with Morag Prince of the Rotary Club regarding this. She has had little time recently to take this forward, but retires at the end of March, after which she hopes to be able to make progress on it.

5**. COMMUNITY RECOVERY FUND**

D Hay reported that the work was mostly completed, and the invoice from Peter Duncan is still awaited.

Some works have still to be completed on the wetland area. A Rintoul had previously noted that it looks as if, when the area was cleared for the footpath, branches and shrubs were not taken away but just dumped on the adjacent ground. D Hay is still to look at this and discuss with Peter Duncan.

**6. CHAIRMAN’S REPORT**

D Hay reported that the Gala Committee was hoping to meet the Keavil management with a view to reinstating the Gala Family Day. A meeting will be arranged between the Keavil and the Gala Committee. D Hay will try to arrange a meeting between Community Council representatives and the Keavil.

He also noted that, as the Allotment Association is now unable to supply the Community Council with bedding plants, we will investigate purchasing them from Lady Helen Nurseries, in Cardenden.

**7. TREASURER’S REPORT**

The Treasurer presented his Report:

**Funds at 22nd February 2025**

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| --- | --- | --- |
|  |  |  |
| **Opening Balance** |  | **£68,960.02** |
|  |  |  |
|  |  |  |
| **Income** |  |  |
| **N/A** | **£0.00** |  |
|  | **£0.00** | **£69,960.02** |
|  |  |  |
|  |  |  |
| **Expenditure** |  |  |
| **None** | **£0.00** |  |
|  | **-£0.00** | **£68,960.02** |
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|  |  |  |
| **Monies Held in Trust** |  |  |
| **Fife Council CRF (Allotment & Wetland Park Project)** | **£60,000.00** |  |
| **Dunfermline & West Fife Rights of Way** | **£2,890.91** |  |
| **CREATE (Funds for Surface Renewal)** | **£2,309.46** |  |
| **Rotary Donation for Bird & Bat boxes** | **£500.00** |  |
|  | **-£65,700.37** | **£3,259.65** |
|  |  |  |
|  |  |  |
| **Community Council Balance** | **=** | **£3,259.65** |
|  |  |  |
|  |  |  |
| **Unpresented Cheques** |  |  |
| **N/A** | **£0.00** |  |
|  |  |  |
|  |  |  |

There has been no change since the last Report – there have been no monies in or out. 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 has given access to the Fife Council Community Council website to D Hay and D Quarm, although D Hay still seems to be having difficulty in accessing it and J Lauchlan will investigate.

It was also noted that A Rintoul will provide a hard copy of the Local Crossford Walks leaflet to D Quarm, who will put it on the website.

**9. CROSSFORD CHRONICLE REPORT**

 D Quarm will arrange a meeting with interested parties to co-ordinate production of the Chronicle, and produce an edition in the near future.

**10. LOCAL PLACE PLAN**

A Rintoul reported that he had completed a Draft LPP, which he had sent to all members, and submitted this as the Community Council’s response to Fife Council’s “Call for Sites and Ideas”, for “Fife’s Place Plan”, which is the replacement for the Local Development Plan, by 24 February 2025. He had received an acknowledgement. He will keep working on it, and the intention is that a full draft will be available for public Consultation for around Gala Week.

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

**11. CORRESPONDENCE**

1. FVA Newsletter 170125
2. Email from Mark Burns FC re Gallowhill surfacing.170125
3. Weekly List Planning 200125
4. FVA Children etc.220125
5. FVA Weekly newsletter.240125
6. Ahmadiyya Moslem Peace Forum.250125
7. Weekly list Planning 270125
8. Email AZCairn re Pitconochie 300125
9. Fva Newsletter.310125
10. Weekly List Planning 020225
11. FVA Children etc Newsletter.040225
12. FVA Newsletter.070225
13. Email Alex Rowley MSP re Coalfields Discussion.070225
14. Weekly List.090225
15. FVA Newsletter.110225
16. Craig Colligan to A Rintoul.110225
17. Morag Prince re Time Banking.110225
18. FVA Weekly News.140225
19. Weekly List. Planning 160225
20. Response from FC Planning re Pitconochie query
21. Weekly List Planning 230225

**12. PLANNING APPLICATIONS**

*Applications registered*

Date Reference Proposal Address

15/01/25 24/03333/CLP Certificate of lawfulness for 40 Lundin Rd

 alteration to rear

*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.

**13. AOCB**

i) It was noted that Dean Dr is being dug up again by Scottish Water. A Rintoul will contact Transportation, and suggest that they carry out the resurfacing earlier than previously planned.

ii) A Rintoul noted that a representative from the Community Council had been invited to attend an event run by the Coalfield Regeneration Trust, following a Report on Fife Coalfield areas by a University. However, Crossford is outside the area involved, and is not eligible for funding from the Coalfields Regeneration Trust, so it was decided that there was no need for formal representation at the meeting.

iii) S Ballinger pointed out that there has been a dip in the road at Hunt Place/Katrine Dr for some time now, which needs attention. The cause in not known, and A Rintoul will contact Transportation and ask them to investigate the cause, and to repair the dip.

iv) E Fearn raised the issue of the lane between Cairn Grove and Waggon Rd. There is a tree root which has raised the level of the path, and at least one elderly resident has tripped and fallen due to this. Cllr Glen will raise this with Paul Mclelland of Fife Council Grounds Maintenance Service and ask him to look into this.

v) A tree at the Community Garden in King George V Park has started to lean, and needs to be stabilised. D Hay will contact Paul Mclelland and ask him to look at this, and to stabilise it if possible.

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

The next meeting for Crossford Community Council will take place on **Monday, 7th April, 2025 at 7.15pm in Crossford Village Hall, Crossford**

**ADDITIONAL ACTION POINTS**

1. A Rintoul to pass information regarding anti-social behaviour at Masterchef to the Community Police Officers.
2. A Rintoul and D Hay to contact representatives of Barratt Homes to set up regular meetings regarding their Pitconochie proposals.
3. D Hay to chase up delivery of pipes for drainage of woodland walk with Fife Council.
4. A Rintoul to arrange delivery of surface materials with Mark Burns for Gallowhill footpath, once confirmation from Elgin Estate received.
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. J Lauchlan to investigate whether we have made payment for MUGA this financial year.
7. A Rintoul to monitor the position regarding the fallen tree leaning on the wall to the south of the Park, to ensure that the Keavil carries out the necessary work, and to contact Cllr Glen and Andrew Gallagher if the work is not carried out timeously.
8. Cllr Boubaker-Calder to report back on progress re The Orchard mediation
9. Cllr Boubaker-Calder to report back on contact with Wimpey re trees at Morar Rd green space
10. J Lauchlan to ensure access obtained to the Fife Council Community Council website for D Hay.
11. 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.
12. A Rintoul to investigate cost of obtaining bedding plants from Lady Helen Nurseries.
13. A Rintoul to provide hard copy of Crossford Local Walks leaflet to D Quarm, who will put onto Community Council website.
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. A Rintoul to contact Transportation regarding possible early resurfacing of Dean Dr
17. A Rintoul to contact Transportation re dip in road at Hunt Pl/Katrine Dr
18. Cllr Glen to raise issue of tree root at Cairn Grove/Waggon Rd lane with Paul Mclelland
19. D Hay to contact Paul Mclelland re tree in Community Garden area at King George V Park