



Draft

Royal Burgh of Falkland & Newton of Falkland Community Council

Minute of Meeting 10 November 2020
held at 7pm via conference call due to lockdown Covid-19
(Public invited to attend)

Welcome from Chair to all attending: Chair added that information had been received from Fife Council which meant that it would be possible to hold the AGM, now proposed for 8 December; and he proposed to take the issue of a proposed Bike Park, which is also a Falkland Estate Matter, instead of the Police item (as there is no report), to which all assented.

Present: Peter Burman (Minutes), Jim Brown (Secretary), Rod Crawford (Chair), Stuart Knowles, Kenny Lumsden, John Smith, Douglas Young.

Councillors: Cllr Donald Lothian (from item 8 (i) onwards), Cllr David MacDiarmid. Police: nil.

Residents: Ross Burgess, Betty Gilchrist, Stuart Haszeldine, Niall Hedderman (Rebound, by invitation), James Robertson, Ninian Stuart (Falkland Estate, by invitation), Ros Esslemont].

2 Apologies for online absence: Cllr Andy Heer, Gordon Honeyman, Gavin Lawson.

Table with 3 columns: Agenda Item, Discussion, Action. Row 1: 3 Declarations of new Interest, None, None. Row 2: 4 Minute of Previous Meeting, October Minute, taken by Peter Burman, approved., Approved. Row 3: 5 Rebound Bike Park on Falkland Estate, Chair welcomed local resident Niall Hedderman (NH) representing Rebound... CC still has grave reservations about this proposal...



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	<p>development of the Cycle Park would ‘open the floodgates’ encouraged by Social Media advocacy; the Estate is already a mecca for both walkers and cyclists, how would this be managed; and so on.</p> <p>Ninian Stuart (NS) said he had not been involved in the recent discussions between Rebound, local cyclists and Lynne Irons representing the Falkland Estate. However, Falkland Estate is strongly committed to providing recreational facilities for residents and visitors. A tenancy with an appropriate biking organisation would give the Estate more confidence and control over such matters as H&S, insurance, management of numbers. To the question, who would hold the lease with the Estate, NH confirmed that the lease ‘would be held by the charity’ (i.e. Rebound). CC members were concerned that what had been said this evening did not ‘add up’ to what is readily gleaned from Lennox MTB website and Falkland Bike Park Facebook site; Rebound have publicised for some time that they are the organisation leading the Bike Park proposal.</p> <p>CC members asked for assurance from Falkland Estate that no lease would be signed without wide <i>public</i> consultation. Chair concluded the item by thanking NH and NS for their respective contributions but emphasised that the concerns of CC and members of the local community remained as strong as ever.</p>	
<p>6 Community Council Issues including Matters Arising</p>	<ul style="list-style-type: none"> (i) Nine-Acre Site – as yet no developments on a possible Right to Buy project. (ii) Mill Green / Stag Inn – Chair reported that Hamish Waterson had offered to provide a Christmas tree for the Village but Chair had urged support for the cost of an electrician so that the lights on Brunton Green could be switched on as soon as possible. (iii) Christmas Shopping – shops will need to consider actively and carefully how to respond to the enhanced Covid regulations, e.g. by limiting the number of shoppers, shopping by appointment, &c. (iv) JS reported a conversation with Ross Moonlight who sought advice on making a more robust protective structure outwith the Covenanters Hotel; advice is to seek planning approval and to enquire whether some Covid-related relaxation is possible. (v) Falkland’s Future - the Stakeholders’ Group had urged that a low-key review should be made of two of the most technically challenging traffic-walking-cycling options before going for a new Concept Design. SK and JB reported that Sustrans had agreed to undertake that study themselves. SK and JB are carrying out resident parking audits on behalf of Sustrans to support this. 	<p>Noted</p> <p>Noted</p> <p>Noted</p>



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	<p>(vi) University of Dundee, student project designs for former factory site – also relating to Falkland’s Future, Chair drew attention to the link to a well-produced, thoughtful and wide-ranging report and suggested we should welcome further student projects along these lines.</p> <p>(vii) Falkland Estate Matters – Chair reported a message from John McLaren of Maspie House which pointed out that ‘the signage on the roadside does little to promote the Estate Gateway nor access to the Estate or as an alternative to parking in the village, instead it is billed as the new Pillars of Hercules car park’; Chair and Secretary had previously urged well-designed signs to the Pillars’ Junction car park at four different sites, agreed with the Estate but no action seemingly taken. NS reported that he had talked with John McLaren earlier in the day. He confirmed that some new signage will go up this week; some signage had to be rejected on design grounds; the road signage had not been built into the original contract; more signage is projected for the first quarter of next year; negotiations are in train with the ‘Brown Sign Brigade’.</p> <p>(viii) NS confirmed the appointment of Mike Hyatt, landscape architect, to re-design the projected edge-of-village car park. NTS unable to be a partner this FY.</p> <p>(ix) Flood Action Group – JS confirmed agreement with Fife Council for the provision of an early warning system by a company called River Track at a cost of £1,682.00. To be installed 20 November.</p> <p>(x) Green Spaces & Community Trust – Chair had invited Keith Jackson to attend a CC meeting to inform members of this proposal. Agreed to see if he could attend the December or January meeting. Chair had already pointed out to him that there is a Falkland Development Trust. It appeared that there is scope for some pre-discussion involving Chair, Vice-Chair and Secretary before the matter comes before the CC.</p>	<p>SH and Marilyn Workman to continue the relationship.</p> <p>Agreed to keep the matter under review.</p> <p>Noted</p> <p>Noted, with pleasure</p>
<p>7 (ii) Cllr D MacDiarmid’s report</p>	<p>Cllr David MacDiarmid reported as follows: He has devoted much time in recent months to Covid-related matters. There are 9 cases in Kettle and 5 in Newburgh. He expressed concern about the attitude of young men who refused to wear masks and had had a disagreeable encounter at the garage in Freuchie.</p>	<p>Noted, with concern</p>



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7 (ii) Residents' Issues	(i) N/a	
8 Planning, Listed Building and Conservation Issue	<p>(i) Kerkyra House, East Loan – Chair, Vice-Chair, Secretary and PB reported that they had been deeply shocked by numerous aspects of wrong process and procedure relating to this planning application, which had been granted ‘on the nod’ on the basis of a woefully inaccurate and partial Handling Report. A strong and detailed letter had been sent to the Head of Planning but no response had yet been received. Cllr David MacD said that he had had to declare an interest as he knew both the owner of the site and all the objectors (but presumably that would be the case with any application in the Conservation Area, the character of which he had fought for so many years to maintain). He suggested that Steven Paterson, F/C planning solicitor, should be informed of the matter. He expressed concern that the overblown enlargement of Kerkyra could rebound on negotiations for a sympathetic development of the 9-acre site which would immediately adjoin the Conservation Area at that exact point. The Chair said that amongst other wrong actions, the CC’s reasoned and evidence-based objection letter, sent as a Statutory Consultee, had been completely ignored. JB noted that since the CC had already made contact with the Head of Planning, it would be inappropriate for the CC to directly contact the Planning Dept legal advisor and requested that Cllr McD should make him aware of the situation including the letter of complaint sent by the CC. JB also reported that he had been in touch with Planning Aid Scotland but they had such a huge backlog that they were unlikely to be able to provide advice on a timely basis. It appeared from an email chain that Cllr Donald Lothian, Chair of the NE Planning Committee, and the senior planning officer present at the meeting, acknowledged that the Handling Report was inaccurate and yet allowed the application to be approved with no discussion or acknowledgement of the weight of the arguments of the objectors or the letter from the CC. Agreed that the Chair should press for adequate and detailed response from the Head of Planning and her senior advisers.</p> <p>(ii) [Immediately after this item, Cllr Lothian was able to join the meeting, and the Chair permitted him to</p>	<p>Report received with concern</p>



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	<p>speaking about the application without prejudice to the action which had already been agreed.]</p> <p>(iii) Garden Cottage, West High Street – Cllr David MacD reported that no application had yet been received as a result of intervention by Enforcement Officers regarding unauthorised work to a B-listed property in a Conservation Area.</p> <p>(iv) Maspie Cottage – Cllr David MacD reported that the owners wished to build a wall against flooding. This could be awkward in such a prominent position in the Conservation Area.</p> <p>(v) Traffic signage – JS asked Cllr David MacD to request of the Traffic Department of F/C the following actions: repainting of the 20 mph sign coming from the Estate into West Port; and that the back-to-back 20 mph sign on the south side, West Port, adjacent to the sign painted on the road, should be increased in size to emphasise 20 mph speed restriction. It was also reiterated that the sign indicating ‘Not suitable for Heavy Vehicles located outside ‘Fayre Earth’ should be relocated to a more prominent position as it is frequently obstructed by parked vehicles.</p>	
12 A.O.C.B.	<p>Chair suggested that he and the other office-bearers should consult together over how to programme the AGM on 8 December. At the AGM there would be elections of members of the CC and also elections of office-bearers: he invited members to think about what commitment of time would be needed and what roles they could reasonably hope to fulfil.</p>	Agreed

Next Meeting: 7pm Tuesday 8 December 2020 - Virtual meeting