



Royal Burgh of Falkland & Newton of Falkland Community Council

**Minute of Meeting June 2021
held at 7pm via conference call due to lockdown Covid-19
(public invited to attend)**

Welcome from Chair

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

Councillors: Cllr D MacDiarmid **Police:** nil **Residents :**3

Apologies for online absence: Roz Esslemont, , Gordon Honeyman, Gavin Lawson, Cllr D Lothian, Cllr A Heer.

Agenda Item	Discussion	Action
3 Declarations of new Interest	None	
4 Minute of Previous Meeting	May minute, taken by Lauren Ballantine,	Approved.
5 Matters arising not otherwise on Agenda	JS wished to raise issue of condition of former Lomond Tavern building, Chair agreed to discuss the under Planning, Listed Building and Conservation issues.	
6 Correspondence received	<ul style="list-style-type: none"> (i) Letter from FC Democratic Services noting changes to their website. FC no longer require copies of CC minutes to be submitted. (ii) Letter from FC regarding upcoming volunteer vacancy in support for children’s panels. Requested to circulate on village social media. (iii) EMail from Newton resident concerned about removal of finial from well on Holm Rd. Agreed to leave for Newton community to decide action. (iv) Email received raising issue of tubs on cobbles at The Covenanter blocking the pavement area. Cobbled area counts as “adopted footway”. Discussion about safety of having to walk on road, could tubs be moved? 	Cllr DM to follow up
7 Planning, Listed Building and Conservation	<u>Lomond Tavern</u> ; Chair acknowledged that the Lomond is in a very bad state externally which is affecting the character of the surrounding streetscape. JS proposed sending a letter to owners voicing concern regarding the state it is in. Regardless of them currently trying to sell or re-lease, they have degree of responsibility.	



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	<p>Owners are the Bruce Taverns Ltd, who also own the Stag and the Bruce, and many other licensed businesses throughout Scotland.</p> <p>JB noted they may not be in a position to act due to current economic situation.</p> <p>Lomond is a Listed Building.</p> <p>When Lomond was under lease, it would have been responsibility of the tenant for all maintenance, repairs and insurance.</p> <p>Chair requested JS to draft letter and circulate for review</p> <p><u>Kerkyra Planning complaint</u>; Chair confirmed decision made not to pursue any further.</p> <p>PB hoped that lessons could be learned for the future and proposed that the following resolution should be considered and approved by the Community Council to indicate a constructive way forward;</p> <p><i>“That the Falkland and Newton of Falkland Community Council, having freshly considered all the aspects of the matters, continues to feel regret that the planning permission was granted without examining the representations of the Community Council and concerned local residents; that the Community Council reaffirms its willingness and commitment to working closely with the Planning Committee, local Councillors and Fife Council officials on all matters relating to planning, design and traffic in Falkland for the good of the community; that the Community Council reaffirms its support for the Falkland Conservation Area Appraisal and Management Plan and invites all parties to do the same.’</i></p> <p>Motion seconded by RC , passed unanimously</p> <p>The “Falkland Conservation Area Appraisal and Management Plan” should be the yardstick by which applications are judged in the conservation area. Should be reviewed every five years, might be time to do so again. Fiona Fisher, FC conservation officer attended CC meeting previously when document adopted.</p> <p>Chair supported asking F Fisher and other planning officers to attend future meeting to reaffirm status of the document.</p> <p>No other general planning or conservation issues to report.</p>	
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<p>8 Falklands Future Projects</p>	<p>Chair requested update from JB/SK Stage 2 concept design report has been received from consultants Optimised Environments (OPEN) which has been circulated to members. JB asked members to read the report and attend the next stakeholders meeting with any items they want to raise so it can be discussed in detail. Proposals are supported by Sustrans and Fife Council Roads and Transportation officers Supplementary reports also received; - Road Safety audit stage 1 and the Cost Estimate report. No major issues in road safety audit. SK noted that maintaining footway at the bottom of the hill road was a valid point but this could go behind the cars, like at Cross Wynd. Objective of the intervention at the bottom of the hill road is to allow more essential footway to be constructed at Westport and High Street West.</p> <p>Overall Cost estimated for all interventions is about £710,000. , Level of construction funding support from Sustrans would be 70% of the project which would be just under £500,000. Balance of match funding would have to be obtained from other sources. JB stated that it was hoped a series of public consultation meetings focussed on each of the separate areas of the proposals would be held within the next few months.</p>	
<p>9 Police Update</p>	<p>No report. They are now doing quarterly report.</p>	
<p>10 Community Council Issues</p>	<p>(i) Fountain Proposals. PB and JS aware of existence of 'The Drinking Fountain Association', who may be useful to get in touch with. JB noted that recycling the water had been recommended by FC and also ARC architects. ARC also made the point that it is better for the fountain to have continuous flow of water and uniform moisture level in stonework as this causes less damage. RC understood we had come to the consensus that we should have water continuously flowing, which could be from re-circulating of the water and a separate historically appropriate drinking fountain,</p>	



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	<p>perhaps located at the notice board. Agreed it was too early to fix proposals. Office bearers and PB to meet separately to agree a way forward and proceed.</p> <p>Cllr McD, intends to approach Edinburgh City Council to ask how they have the fountain in the Princes St gardens working. Also intends to approach Scottish Water.</p> <p>(ii) Flood action.</p> <p>JS noted important item to arise from last flood action meeting, a community should have a noted place of refuge to gather in the case of disaster. Ideal place would be the community hall.</p> <p>Cllr McD noted previous FC initiative. Happy to get in touch with FC and see if still running and get information.</p> <p>(iii) Update on bike park.</p> <p>Officers of CC met with Rebound on 2/6/21.</p> <p>The Community Council note of the main points covered in the discussion is attached hereto as Appendix 1</p> <p>In particular, following points were noted;</p> <p>Point 2, Rebound do not have previous direct experience of operating and managing bike park facilities, they hope to gain experience and knowledge from their involvement in the Falkland bike park trails which they can take to Lennox Forest Outdoor centre when its established.</p> <p>It was also unclear what involvement Rebound, the charity and potential lease, would have in development of facilities for local youngsters. This would not would not happen for at least a couple of years and may be the responsibility of a local club which does not yet exist.</p> <p>Rebound also appeared to consider that issues such as supervision of traffic management, parking and access will be more the role for the estate rather than them</p> <p>Chair stated that next steps likely to involve meeting between CC, Rebound and the Estate.</p>	
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	<p>(iv) CC Vacancies etc. Jim Brown has intimated his intention to stand down from the secretary position but is willing to resume the role of Treasurer if the council agrees. All agreed. Chair noted it is essential to fill the role of Secretary asap and requested members to contact him if they are willing to perform this function.</p> <p>Departure of Gordon Honeyman creates one full 'elected' councillor position, it was agreed council would advertise this vacancy. Proposing to advertise role of 1 councillor position for Falkland and 2 positions for Newton. Will be on social media and notice boards.</p> <p>(v) Tree Planting. PB noted report produced by the Falkland gardening group (Aaron Marshall giving recommendations about which tree species should be planted and where in the hope that Falkland, and the whole CC area, could become as famous for trees as for its buildings. If the CC were to partner with the garden group then it could be a success. Further discussion about getting updates from the other groups who are also proposing planting trees in the village e.g. East Loan.</p> <p>(vi) Facebook page. Still in progress.</p>	
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<p>11 Cllr MacDiarmid Report</p>	<p>Specific mention was made of the following items:</p> <ul style="list-style-type: none"> (i) Had Meeting with Head of Finance, FC will have additional money allocation for road repairs over the next 2 years. Back Dykes Terrace brought forward for a patching programme. Large sections will be re-surfaced in 2022/23 (ii) A constituent has raised concerns to do with a land grab on Holm Road in Newton. Land has been fenced-off, enforcement case has been opened with FC. Transportation don't have issues as its on an unadopted road. A tricky situation. (iii) Wall at the top of Lathrisk Road to be repaired, FC have been in touch with the landowner and FC will keep an eye out for it being repaired. (iv) Entrance to the playpark has been identified as belonging to the estate by FC, being disputed by the estate. The banking needs repaired and if not done so, could lead to the playpark entrance being closed as dangerous. (v) Heard no more about the gentlemen parking overnight in the library car park, safer communities were going to speak to him. <p>DY noted that Cobbles outside Fayre Earth should be repaired properly, if extra budget available. Major safety issue with the pavement. JB noted that 20mph speed limit signs on the road on Westport coming from the estate need to be repainted</p>	<p>out</p> <p>Cllr McD to follow up</p>
<p>12 Residents issues</p>	<p>Resident BG, staed very pleased to hear information about the track to play park belonging to the estate. Noted that this is still to be confirmed by the estate. JB, requested copy of the FC email and map sent to Cllr McD.</p>	

Next Meeting: Tuesday 13th July - 7pm - Virtual meeting



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Appendix 1

Key Points from Rebound Meeting 2nd June 2021.

Present; FCC ; - R Crawford, J Brown, J Smith, R Esselmont

Rebound; - Lisa Steele (secretary), Susan Murray (treasurer), N Hedderman (Falkland volunteer)

1. Rebound acknowledge that they have no previous direct experience of the management or operation of Bike Parks. Some of their board members have extensive experience of 'building' downhill MTB trails They are a small local charity associated with the Lennox MTB club and run group rides and events for members including provision of loan bikes for young members and tuition etc. Rebound have been in discussion with FLS (Forestry Scotland) for a number of years regarding proposals for the setting up of a Lennox Forest Outdoor Centre in the Lennox Forest in E. Dunbartonshire and have now reached a provisional agreement but this is still aspirational. Current trails in Lennox Forest are set up and maintained by FLS. They are mainly not downhill trails.
2. Rebound say that they hope to gain experience and knowledge from their involvement in the Falkland Bike Park / Trails which can be transferred to the Lennox Forest Outdoor Centre when that is established.
3. Rebound stated that their particular interest in the Falkland Bike Park was due to the involvement of two of their board members (R Steele and S Malcolm) in the original establishment of the trails more than 10 years ago. Proposals for the renovation of the Bike park had been commenced by Ryan outside of the structure of Rebound.
4. Rebound referred to their proposed arrangement with Falkland Estate as a 'contract' to restore and maintain trails. FCC stated that our understanding was that the proposed arrangement was to be a Lease and Rebound acknowledged this.
5. It was acknowledged that there is no current local club involved. N Hedderman stated that a club will be established once the trails have been restored.
6. Rebound acknowledged that all old existing trails at Falkland in the Douk/Bluebrae. plantations are graded Black or Red i.e. technically difficult expert level.
7. Rebound acknowledged that the proposals would normally be subject to a planning application but argued that this should be met by application for a "Certificate of Lawfulness" as the trails have been in existence for 10+ years. Rebound have informed the Estate that this will have to be applied for by Falkland Estate. FCC noted that the previous lease arrangement by Falkland Estate ended some 8 or 9 years ago and the trails have only been used on an ad hoc basis by individuals in the subsequent period. Rebound would not propose any new facilities for at least 2 years and this would be subject to planning application.



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Key Points from Rebound Meeting 2nd June 2021. cont'd

8. FCC asked how Rebound would propose to control numbers of users and parking etc. Rebound stated they were planning to develop a phone app which would indicate how many people were logged on at the trails but acknowledged the trails would be open access and they could not enforce anything. Trails would be free to ride but they hoped to cover lease cost etc by voluntary club subscriptions. Rebound said Falkland Estate would have to share responsibility for access, parking etc. They could exert control over members by sanctions but acknowledged they would have no control mechanism over non-members.
9. Rebound stated they have no agreement with Falkland estate at present and are still awaiting firm details of area to be leased, heads of terms etc.
10. Rebound stated that all aspirations and documents etc put in the Public domain through social media etc prior to 25 January 2021 are no longer valid and only the "Report to Local Community" issued by Niall Hedderman in January is valid. Rebound stated that aspirations and proposals issued before that date had not necessarily been discussed or endorsed by the Rebound trustee board. (note however that 2 members of the 4 person Rebound board were 'administrators' of the Bike park Facebook site).
11. Rebound were asked how they intended to deliver on commitments made at the Community Council meeting in November to provide facilities and activities for local young riders. No definite proposals were advanced and this was likely to be dealt with by the proposed local club. Probably not in first two years. NH said that benefits of local club could include discounts on bikes and clothing and discounts on classes from professional tutors.
12. Rebound confirmed they were aware that two Fife core paths ran through the proposed lease area but had not yet assessed the impact of this.