

MINUTES OF CHARLESTOWN, LIMEKILNS AND PATTIESMUIR COMMUNITY COUNCIL

7 PM TUESDAY 26TH MARCH 2024. GELLET HALL

1. **Attendance:** Geoff Cartwright, Lesley Scott, Jane Kilgour, Sue Hamilton, David Blyth, Peter Hutchings, Lex Dunko, Mandy Littlewood, Moira Adams, Jo McFarlane, Paul Byford, Beryl and Tom Leatherland, Peter Wilson, Tess Gibson, Tom Scott, Elizabeth Hutchings, Malcolm Hamilton, Cllr Brian Goodall, Ray Kirk and Neil Beswick of Stirling Developments.

2. **Apologies:** Cllrs Jackson and Verrecchia

3. **Presentation by Ray Kirk of Stirling Developments on the Kingswood Development.**

We welcomed Ray Kirk of Stirling Developments and were grateful for the informative presentation. We look forward to a positive engagement moving forward. Some points mentioned:

- The development would relate to the city centre
- Working to the same model of their Calderwood Development in West Lothian. To be a pleasing environment with a Greenway network. With bus stops, public transport, children walking, biking and an emphasis on moving without cars.
- There will be 7 phases of the site development.
- New alignment of Grange Road
- Fife Council discussing rail bridge work.
- Traffic on the A985, specifically the Broomhall junction, identified as challenging. Will revisit the junction capacity and flow only after 160 houses have been built!
- Community Cafe Project will serve walkers on the Core path as well as local residents.
- Primary School to be built and include space for community use

Questions:

1. 23/01257/PPP. Planning Permission in Principle was approved on 21st December. This was a huge document relating to an area of land almost entirely within our Community Council Area. It would be helpful to know the number and frequency of documents of such scale that we might expect in coming months, and the extent to which Stirling Developments might indicate to us salient points of which we should be aware. *It's all on the Fife Council Planning Portal.*
2. A major element of this Planning Permission in Principle was for build-out to begin solely from Limekilns Road, and not jointly from Limekilns Road and Grange Road as previously proposed. As a matter of transparency, it would help our understanding if the issues would be explained that made this decision so necessary. *No explanation was given*
3. There is wide local scepticism about the conclusions of the Traffic Addendum. HGV's have not routinely used Limekilns Road, because of the weight restriction at Liggars Bridge. HGV's bringing plant and construction materials will inevitably use Limekilns Road. The turning movements by HGV's in and out of Limekilns Road will lead to significant delays and likely accident potential. We suggest that the Addendum needs to be reworked taking cognisance of anticipated HGV traffic. *No commitment. They are basing construction traffic movements on what they had at Calderwood.*
4. The CLPCC residents have extensive knowledge of the biodiversity of their area, including the land for Kingswood, and have a very active nature group. We are keen to work with Stirling to ensure the biodiversity enhancement through and post development work. Initially we would like to understand better your plans to achieve the bio-diversity enhancement.
5. Charlestown and Limekilns suffer routinely with Sewage Related Debris along our beaches and we are keen to understand the planned sewage infrastructure for Kingswood so that we might assess the additional risks to our area.
6. Similarly, flooding is becoming more of an issue for our area and Rosyth and we would like to understand better the Kingswood plans for surface water drainage.
7. Sustainability is another important issue for CLPCC and we were shocked to hear that the first phase houses are planned to be heated by gas. We believe the decision should be reversed and more environmentally appropriate heating solutions be used. We would be keen to discuss this and wider sustainability issues with you; for example, the built-in sustainability in your planned houses.

8. We understand that various land parcels will be allocated to different builders. We would be keen to understand how you will retain control over the housing design and visual amenity of Kingswood against individual demands of the builders you select.
9. Future-proofing infrastructure. Technology will change and will there be ducts to enable the new technology to be installed without tearing up roadways etc of the estate?
Yes, Ducts will be built to house services within greens and pathways, not disrupting roads.
10. Biodiversity enhancement is required in NPF4, the new National Planning Framework. Jo McFarlane will be having further discussions relating to the monitoring of Biodiversity during development of the site.
11. Provision of Schools? When completed, the site will have 2 new primary schools. , Stirling Developments will contribute to the provision of mobile classrooms at local primary schools until such time as the first new school is completed. Fife Council have no plans for a new secondary school.
12. Density of the housing - The Kingswood site covers 223 hectares and 70 hectares will be open spaces. Kingswood will house people from locality and moving out of Edinburgh. 25% will be affordable housing run by Housing Associations.
13. Brian Goodall asked if Rosyth Community Council could be kept informed. Ray Kirk is speaking to Rosyth CC next week.

Geoff finished the Kingwood thanked Stirling Developments for their presentation, hoping that we can work together for a positive legacy. It will have a massive impact on our locality. Stirling Developments office is Dunfermline based, so easily accessible for communication.

The need for a public meeting, perhaps June?

4. Minutes of the meeting of February 27th 2024.

Proposed by Sue Hamilton and seconded by David Blyth.

5. Matters arising from previous meeting

a) Kilns upkeep

It is 4 years since the work was carried out on the Kilns by Historic Environment Scotland. Tess contacted HES again yesterday, Monday 25th. Broomhall will help keep the site maintained at the moment with cutting and trimming the grass. West Fife Community Woodland may be happy to help.

b) Co-operation between Community Councils: Fife wide – or Scotland-wide. Geoff will keep in touch with what is happening.

c) Charlestown Toilets: The remaining ivy has been taken off the building by Fife Council and we thank Scott Nesbitt for his help in the matter. (Sue was contacted by someone outwith the villages, asking why the toilets were closed on a recent weekend. Apparently, a local resident opens and closes the toilets and keeps them in good order. On this occasion perhaps they were unavailable and had omitted to inform Fife Council.)

c) Speeding in Charlestown. Transportation have promised installation of speed wires across the road for analysis. There is a gap in the speed cushions at this location. Pop-up policeman does a good job on the corner. Brian suggests the Community Council contact the Inn and write a formal letter to Transportation. The level of parking opposite the surgery was briefly discussed.

7. Broomhall Estate

a) Boats in Charlestown Harbour. Tess visits the site regularly. There seems to be no short-term solution. They are no further forward with finding the owners of these boats. Prices would be astronomical to get the boats removed. They are seeking opinion as to how to get oil removed from boats. Broomhall aware that the community are very concerned.

b) Paths up from West Harbour, Tess will check responsibility.

c) The Laurel bush at the end of the carpark by Queens Hall needs cutting back as it obstructs the lamp post on the corner.

d) BEAR's work on the A985 footpath is trespassing on the Estate's land and calculations are being carried out as to how far onto the land they need to go.

e) It is coming to the end of the season for the bird scarers and they will be turned off soon.

8. Interim Secretary Report

a) Scottish Water. Lee Haywood contacted us. He said Scottish Water are progressing a solution to address sewer flooding and improving CSO performance in Limekilns. (CSO- combined sewer outfall) and wanted to know what local knowledge we had. Sue told him Sewer Related Debris that was particularly significant during the recent beach clean, and that we are aware of the ongoing issues of sewage flooding in the Main Street and the lane to the Prom. They are working on that. We know of the major works carried out last summer to replace the pumps at Capernaum pier. He asked if there were any issues with the stream going through the Limekilns Park. It was thought not.

She said that the Community Council does have concerns with the capacity of the overall sewage treatment infrastructure for Dunfermline and the huge housing developments to the north and south. Arrangements should be made for Scottish Water to come and explain it all to the Community Council.

b) Peter Wilson had asked if the Community Council might consider becoming a Charity and it was decided that the answer would be 'no'.

9. Treasurers Report

a) Grant has been paid into the CC account.

b) It was agreed that a grant be made to the Church, in recognition of the value of Village Link to the community, and that a grant be made to the Playpark for their fundraising notice.

10. Police Report

a) New-style report is glossy but uninformative!

b) Brian observed that the Police report covers the SW Fife policing area and not the Council ward. More discussions on this in the future.

11. Playpark

We are writing to various organisations for funding. The works have been estimated to cost £230,000 and work cannot commence until all the funding is obtained. Hopefully receiving £65,000 from Fife Council, leaving £175,000 to raise. A caterpillar fund-raising board has been erected opposite Limekilns School, and a crowd funding page has been set up.

12. Planning

a) The Planning Group had met 25 March.

b) Following the presentation from Stirling Developments, the Planning Group plans to engage regularly with Stirling and have prepared a list of items for initial discussions.

c) Heritage & Cultural Trail: The CLP Nature Conservation Group has briefly discussed the creation of a natural and cultural heritage trail network around the CLP villages and surrounding area bringing together nature, geology, history, culture, arts into a series of trails, short and long distance in the area. Trails and cultural routes give the opportunity to bring communities together, and instill a sense of belonging and deepen awareness of the local history, nature and resources they have. We would be looking to integrate seamlessly our developing village-based trail with the abundant biodiversity and Heritage of the Kingswood site. Hopefully this initiative will take off and we would welcome your involvement.

d) Fife Development Plan: Our comment on the FDP survey and suggestions for the FDP process appear to have fallen on deaf ears.

e) Pattiesmuir Development: (Mandy took the Chair.)

i. The developer's application to delay the construction of visibility splays attracted 29 objections (including that of the Community Council), and now awaits Planning Committee decision. BEAR has suggested the visibility is fine as it is, (and probably don't use the junction every day!) The road end still needs to be widened; this will be taken forward with Planning once the visibility splay application process is concluded.

ii. Three items of unauthorised building work have been reported to Planning by residents. One is the incorporation of Green Belt land into the gardens of Plots 7 & 8;

iii) Implementation of the recently approved drainage and road plans has commenced so walkers should beware of new hazards (and mess) at the development.

iv) Litigation by a resident may force the developer to change his road plans yet again.

13. Nature Group

- a) We have celebrated the first year of the Community Garden. Great achievement!
- b) We have been contacted by the MOD at Crombie. The new chief is willing to come and talk to the Community Council about issues of common interest around the shore-line around Iron Mill Bay.

14. Cllr Goodall's Report.

This is very long and detailed, and can be provided by request.

AOCB

- a) Village Link deadline this week. Mandy will write an account of what the CC has been doing.
- b) Queens Hall Car park. The Estate is not responsible for maintenance of the carpark. Community Council to investigate where the responsibility lies.

Date of next meeting 30th April, 2024 at Queens Hall 7.00 pm