

# CROSSGATES and MOSSGREEN COMMUNITY COUNCIL

## Minutes of Meeting Monday 13 October 2025 at 7:30 pm Crossgates Institute

<b>Present</b>	Gordon Black (Chair), Virginia Blankenhorn (Sec'y), Maureen Cuthbertson (Treas.), Chris McLeod, Elizabeth Wheatley
<b>Ex Officio</b>	Cllr Bailey-Lee Robb, Cllr Darren Watt
<b>Also in attendance</b>	John Gibson, Pauline Grandeson (Coalfields Regeneration Trust), Scott Lamond (Persimmon Homes), Evan McLaughlin (Persimmon Homes)
<b>Apologies</b>	Cllr Alie Bain, Cllr Alex Campbell, George and Elisabeth Hunter, Jim Patterson, Laura Wheatley

### 1 Minutes of meeting of 9 September 2025

The minutes as circulated were agreed as a correct record of the meeting.

### 2 Matters Arising

Further to item 2: Primrose Gardens. Representatives from Persimmon Homes led discussion of the proposed installation of public art in the new development; see item 3 below.

Further to item 4: Primrose Trust. Cllr Campbell has been in touch with Ian Campbell, who told him that he has been 'in discussion with Planning regarding areas which are concerning the planners.' Cllr Campbell will update members with the outcome of those discussions at our next meeting.

Further to item 5: Trinity Church. By email, Cllr Campbell has reiterated that Fife Council may indeed be willing to fund support for community volunteering. The Chair has been in touch with Scott Blyth at Fife Council (Voluntary Action), and will pass on relevant information to Elisabeth and George Hunter to see if volunteers currently providing tea on Tuesday mornings at the Church Hall might be interested in pursuing such funding, given the likely closure of Trinity Church later this year.

Further to item 10: Greenfingers and the Christmas tree lights. Given uncertainty about occupancy of the vacant shop which has heretofore supported the cost of the Christmas tree lights, Chair will investigate whether tree lights might be connected to the lampposts, as the other decorations already are.

### 3 Primrose Gardens Development

Scott Lamond and Evan McLaughlin of Persimmon Homes (PH) distributed copies of the site plan for the new development, reported on progress with site preparation, and indicated that construction of 191 housing units will begin in the new year and take approximately four years. Construction traffic will enter from the north end of the site, not from Manse Road, and decisions about traffic management in Main Street will be made in light of the substantial congestion that already exists there.

PH hope that the wider community will benefit from the development both during the construction works and into the future. Following consultation with Fife Council, they have agreed to contribute £74,000 towards restoring the long-derelict play park at the bottom of Manse Road and Lady Anne Court; they will upgrade the pathway between those two roads to eliminate stairs and ensure access for all users; they will widen pathway between the west end of Lady Anne Court and the A92 to facilitate access to Halbeath Park & Ride; and they will provide a three-metre-wide path along the north side of the development site to provide direct pedestrian access for residents to and from the P&R. PH will pay for these works after consultation with Fife Council regarding a suitable timeline, but hope for completion within two years.

In compliance with Fife Council's requirement that the company support installation of public art, PH invite community members to help identify one or more artists and design a suitable approach. They distributed a document entitled 'Public Art Strategy' suggesting potential themes inspired by the area's history and cultural heritage, but stressed that all options are open. Budget: £57,000, of which £40,000 is available for the commission(s), with the remainder for installation of the work(s). They invite the Council to help with outreach to groups within the community, and to participate in decision-making. While the project is envisaged to apply to the development site, which is owned and controlled by PH, the company are willing to explore additional site options with Fife Council if these represent the will of the community. Options mentioned in Crossgates' Local Place Plan (LPP), such as benches, may be looked at favourably. Other projects might include increased signage in the Taft highlighting the area's mining history; also the completion of the miners' memorial in Mossgreen, for which a planning fee is still needed.

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Council agreed to review the PH document and consider how to involve community groups, schools, and other individuals in suggesting options and opportunities. Scott Lamond agreed to send a digital copy of the Public Art Strategy and other relevant documents to members in order to provide a starting-point. It is hoped that a strategy for the public art project can be developed over the next few months so that a timeline can be developed and work(s) can be installed in conjunction with phases of construction on-site.

Pauline Grandeson of the Coalfields Regeneration Trust (CRT) indicated that CRT might support community consultation regarding the PH art project by producing a 'three wishes' card for distribution to groups, by facilitating access to an online Survey Monkey, and then by generating a spreadsheet that would make the community's priorities easier to interpret. The idea was welcomed.

### **4 Local Place Plan (LPP) – Next steps**

Regarding the LPP, Pauline is working with Izzy Scott-Trimmm, CLD Manager at Fife Council for the Cowdenbeath area, who have announced funding of up to £10,000 for each of the communities that have produced an LPP. Funding will be held by Fife Council until 31 March 2026; after that, funds may be transferred to CRT to disburse as needed to qualifying projects. If the approved project were projected to cost more than £10,000, CRT might be able to top up from its own funds. More than one project could be supported, and funds could support ongoing initiatives or capital expenditure.

Projects must reflect the priorities of the LPP. Examples: environmental improvement within the Taft, an activity in the Institute, an additional piece of equipment for a play park. CRT will help us assess suggestions and work up a proposal for the Cowdenbeath Area Committee. Cllr Watt pointed out that potential for Council funding could be used to attract additional support for a more expensive project; also that the Council will regard our LPP as a 'bible', so if the proposed project derives from the LPP they will take it seriously. The Chair suggested that we might look at projects involving access, use and appreciation of public spaces, as these were areas of concern for residents. Council agreed that a subgroup of CC members be formed to explore possibilities; Gordon Black and Liz Wheatley agreed to work in consultation with Pauline and Cllr Watt and members of the community.

### **5 Treasurer's Report**

Treasurer informed members that as of 29 Sept 2025 our balance stood at £14,835.88. Since the annual audit in March, receipts have totalled £2,708.80, expenditures £7,390.92. A £500 payment from Foundation Scotland was received in April, and on 22 September a payment of £1,645.92 was made for this year's Christmas lights as per our five-year contract with Blachere Illumination.

### **6 Miners' memorial plaque**

Foundation Scotland holds £2,000 in funding for this memorial, but the project has been held up by the need to pay Fife Council – who own the proposed site – £555.00, i.e. half the fee for planning permission. Cllr Robb suggested we speak to Cllr Campbell or Cllr Bain, who may have found a loophole that would allow us to avoid or reduce this fee, based on their experience of a similar process in Cowdenbeath.

### **7 Police report**

The report invites the community to prioritise our top three safety concerns. Our queries would include the Monday morning traffic bottleneck on Main Street (item 14 below) and the problem of shop theft, especially repeat offences well-documented by shop owners. Police will be invited to our next meeting.

### **8 Councillors' Report**

- Cllr Robb reported that Fife Council has approved increased parking in Manse Road, as residents have long requested, and is now being prioritised; residents will be notified of works.
- Cllr Watt noted that cleanup of Council housing and surrounding area in Hillview is ongoing.
- As regards the proposed loading-bay outside Costcutters, members agreed with the need to avoid double-parking during shop deliveries, but asked that further consideration be given to the timeframe, as banning parking 0600–1800 hrs Mon-Sat was likely to be unpopular.
- Re 20 mph speed limits in the village, Cllr Watt urged members to spread the word about the current consultation at [www.fife.gov.uk/Cowden20mph](http://www.fife.gov.uk/Cowden20mph), which ends on 2 November.

### **9 Halbeath Park and Ride**

Chair noted confusion regarding terms of use of the P&R. Councillors acknowledged uncertainty regarding length of stay, use by car dealerships and by people parking for nearby work, but argued that

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restricting terms of use would necessitate enforcement, which could be costly. Members agreed that charging a fee to use the P&R would not go down well.

### 9 Correspondence

- Grant opportunity from Fife Voluntary Action for support of community mental health and wellbeing. Contact Cat Cockburn ([cat@fva.org](mailto:cat@fva.org)) ASAP as grant applications close on 31 October. Chair agreed to investigate with a view to possible submission.
- Planning application received for a 20 megawatt solar development at Parkend, Crossgates, entailing construction and operation of a 30MW ground-mounted solar PV farm and 9MW battery energy storage system, with associated infrastructure.
- Planning application received for change of use from hairdressing salon to coffee shop at 6 Main Street.
- Edinburgh Airport's Airspace proposal relating to proposed changes to flight paths and controlled airspace is at stage 3; a public consultation will be announced in due course.
- Registration needed with Information Commissioner's Office for data protection compliance; fee is payable. Registration required for annual grant application. Chair and Treasurer to collaborate.

Several items have been previously circulated via social media:

- Fife Funders' Fayre, 15 October, at the Maxwell Centre in Cowdenbeath.
- Applications now open for Fife Council's Property Flood Resilience Grant scheme for people whose premises are subject to flooding.
- Notification from Crowdfund Fife of grants up to £2,000 seed money for new community projects.

### 10 Website

A Community Council website will facilitate basic information about Council (e.g. constitution, members, etc.), disseminate relevant notices from Fife Council, information about funding and volunteer opportunities. Social media use will help drive traffic to our website, and will enhance our ability to engage with the community at large. Fife Digital will cover the charges, cover the training, help us set up, and host the site. Members agreed that we appoint an administrator and an editor and agree to be trained.

### 11 Calendar

- Community Council Meetings: Second Monday of each month. No meetings in January, April, July and August.
- Remembrance Day: Wreath laying, 9 November 2025.
- School Holidays: 22 December 2025 – 2 January 2026; 3–17 April 2026; 6 July – 18 August 2026.
- Seniors' Christmas lunch: 10 December, Legion Hall, 1.30pm
- Christmas Tree Lights and Santa's Visit: TBD
- Seniors' Afternoon Tea: 15 April 2026, venue TBD
- West Fife Show: 6 June 2026
- Children's Gala: 5 July 2026
- AGM: 14 September 2026

### 12 Christmas Lights

Members queried Fife Council's decision not to provide financial support for Christmas lighting. Councillors pointed out that Cowdenbeath area has chosen not to fund this community expense out of its limited budget, but rather to prioritise funding specifically benefiting families and children most in need.

### 13 AOB

John Gibson raised the issue of the traffic bottleneck on Main Street between Fairdeal Tyres and Bridgeway Autopoint. Main Street is always congested, but Monday mornings especially so.

### 14 Adjournment and next meeting

The meeting was adjourned at 2120hrs; next meeting 10 November 2025.