



# BURNTISLAND COMMUNITY COUNCIL

FRIDAY, 9 May 2014

7.00 P.M.

Burgh Chambers.

## Draft Minutes

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### PRESENT:

Alex MacDonald (Chair), John Russell (Treasurer), Gordon Langlands (Joint Minutes Secretary), Hazel McGraw (Joint Minutes Secretary), John Bradshaw, John Bruce, Christine Dewar, Morag Douglas, Tim Hailey, Ian McKenzie, Damien Purcell, Bruce Stewart, PS Neil Ewing, Bill Kirkhope (Burgh Buzz), Cllr George Kay and Cllr Susan Leslie.

ATTENDING: 8 members of the public.

### **1. Chairman's Opening Remarks and Apologies for Absence**

The Chairman welcomed everyone to the meeting and informed members that apologies had been received from Bob Smith, Isabel Smith, Cllr Peter George and PS Neil Ewing.

### **2. Minutes of Previous Meeting (11 April 2014)**

The minutes were agreed, proposed by Tim Hailey and seconded by John Bradshaw.

### **3. Notification of Community Concerns for A.O.B. (Item 8):**

#### **9.1 Burgh Chambers Clock Tower update** - The Council agreed to take this item of business first. Cllr Neil Crooks and Ross Tulloch addressed the Council with an update on Fife Council's position regarding the Burgh Chambers Clock Tower. A copy of the report is attached at Appendix 1

The poor state of the clock tower was only evident once work had begun to remove the clock for restoration, Fife Council estimate the cost to restore the clock tower to be £284k, this would be the cost for Fife Council workers to carry out the work, and is additional to work already undertaken and purchase of the stone. There was no indication of the value for money this represented and the Council may wish to seek independent quotes.

Fife Council were unlikely to find the resources to carry out the work in the allotted timescales and a grant application to Historic Scotland had been turned down.

Any case seeking funding for the restoration work on the clock tower would be considerably strengthened by the addition of a long term sustainable plan for the Burgh Chambers alongside an indication of community support for the project. Alex MacDonald agreed to convene a strategic projects group to discuss a way forward for the clock tower specifically, but to include development of a long term sustainable plan for all common good properties. The Group would meet Tuesday 13 May and report back to the next meeting.

### **4. Police Report – There was no police report**

### **5. Secretary's and Treasurer's Reports**

**5.1.** Nothing to report

**5.2.** The Treasurer indicated a balance available of £497. The Treasurer's report is attached at Appendix 2.

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Members noted that the available balance was diminishing and possible areas for savings were discussed. Catering at functions, sponsorship of events and donations at functions were discussed. **Ian McKenzie and John Russell to examine budget and report back.**

### 6. Environment.

- 6.1. Environment issues report by John Bruce see Appendix 3.
- 6.2. A summary of issues and updates is included at Appendix 4.
- 6.3. The castle area, along with other areas in Kirkcaldy, has been identified by Fife Council as an area of multiple deprivation in the Kirkcaldy Community Action Plan. Council officers, elected members and members of the public will be attending a walk-about soon, as the first stage in developing a neighbourhood plan. Cllr Kay invited BCC members and FAB to attend
- 6.4. Kirkton Burn – The Burn is becoming overgrown, Fife Council while accepting responsibility for the culvert do not accept responsibility for the riverbanks and have instructed residents that this is their responsibility. **Cllr Kay to follow up.**

### 7. Burgh Buzz – Bill Kirkhope.

Latest issue delivered this week and available online.

### 8. Any Other Business.

**8.1 War memorial** Stonework is complete and repairs done. Work will begin on remaining work to railings 19 May 2014.

Walter Anderson presented a proposal to the Council for a community event in late September to include a re-dedication of the memorial as well as a parade, pipe band and family events on the Links. The Council supported the proposal.

**8.2 Review of 20 mph zones around Burntisland** A review of the 20mph zones around the town was proposed. It was noted that Kinghorn had introduced a number of such zones as an action arising from their Community Action Plan. **Alex MacDonald agreed to contact Ian Smith at Transportation to invite him to attend a future meeting for further discussion.**

### 9. New Business Items

9.1. Burgh Chambers Clock Tower update – see above

9.2. The Chair informed Members that Isabel Smith would stand down from her role as secretary, and from the Council. Members agreed to record their appreciation for Isabel's valuable contribution to the work of the Council.

Gordon Langlands was nominated as Secretary, with Hazel McGraw and Damien Purcell alternating as Minute Secretary.

As elections to BCC would be held following the referendum in September it was agreed not to seek a replacement member until that point.

### 10. Ongoing Business Items

10.1. Review of Local Planning Applications.

Four items were identified for discussion.

- (i) Demolition of St Serfs Hall on Manse Lane and replacement with two dwelling houses. It was noted that this would not affect access to the allotments although they presently benefitted from rainwater collected from the hall's roof.

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- (ii) Proposal of application notice for 70 houses north of Colinswell House. As the development is over 50 houses a consultation event will be held in the library at the end of June before a formal planning application is submitted. The developers agreed to notify Alex MacDonald of the date. **Return to agenda following event.**
- (iii) Proposal for 5 holiday units North east of Kilmundy Steadings. Approval has already been granted for 5 garages on this site, intended for use by residents of Kilmundy Steadings however residents declined to uptake this and therefore this is an application for alternative use as holiday lets, the style and footprint is unchanged. This is consistent with countryside policy for tourist use but not residential. There is no view of this site from the town.. The Council agreed to take no view on this proposal.
- (iv) **Scott Timber development East Docks** – Alex MacDonald and Tim Hailey met with Scott Timber at their existing base in Rosyth. They reported that the site at East Docks would be operational from August/ September. At the previous meeting members had raised two specific concerns regarding noise and traffic which were discussed with Scott Timber and with Fife Council
  - **Noise** – Scott Timber were currently working with a sound consultant to ensure impact in the surrounding areas was minimised, they were currently considering screening and planting around the site. The site was operational from 6am until 8pm Mon – Fri.
  - **Traffic** – Scott Timber anticipated movements of 20 trucks in and out per day, the route would include Links Place/ Cromwell Road/ Cowdenbeath Road passing the new school. Scott Timber agreed to time these movements to avoid school opening and closing times. Fife Council have provided assurance that this transportation route was acceptable and the roads would be able to cope with the increased volume and size of traffic.

**10.2. Royal Burgh Branding** – John Bradshaw reported progress in pursuing a royal burgh branding for Burntisland.

### 11. Awaiting Update

**11.1.** Common Good Fund Property Review Report – see 9.1 above

**11.2.** Burgh Chambers Furniture – restoration was now complete

**11.3.** Burntisland/Kinghorn Sports Hub – fundraising was complete. There was a proposal that the MUGA should be named after Gordon Ritchie who was instrumental in development of the project. **Approved**

**11.4.** War Memorial – see 8.1 above

**11.5.** Gas fracking in Fife – there was nothing to report. It was agreed that this should be removed from the agenda but that Hazel McGraw and John Bruce would continue to monitor the situation.

**11.6.** Proposed Community Action Plan/ Strategic Projects Group – see 9.1 above.

### 12. Date of Next Meeting

BCC Meeting - Friday, 13 June 2014 at 7 p.m. Venue: Burgh Chambers.

Burntisland Clock Tower 09/05/2014

Tower was dismantled on health and safety grounds. A planned inspection identified gaps in the stonework and further investigation found more serious construction issues which threatened the stability of the structure.

It cost almost £170k to dismantle the clock tower and this was picked up by the Corporate Repairs and Maintenance budget as an emergency measure.

Stone was required for re-instatement and steelwork was needed to design and build a new cage. This was funded through £25k from the Area Budget and £25k from the Common Good budget. The stone is currently in storage and the steel cage is under construction.

A formal application for grant was made to Historic Scotland last year for the clock tower but was not successful as it was "in the lowest category of prioritisation". It was re-visited again last month and the same conclusion was drawn. The irony is if there was a statutory requirement to re-instate the Tower, its Historic Scotland who would be pursuing the Council to have this done!!

I sought advice from the Council's Chief Legal Officer regarding the statutory duty to re-instate as this had been voiced in several quarters that the Council MUST do this under statute. His response was as follows:

***"The position is that the Council applied for Listed Building Consent to dismantle and rebuild the tower. The consent that was granted was on the basis that the tower would be re-built and that work would commence within 3 years from the date of the consent i.e. by 26 June 2016.***

***"In terms of monies in the Common Good Account for Burntisland, there is presently a sum of approx. £424,000 available. This is made up of property to the value of £211,000, investments to the value of £169,000 and revenue balances of £43,500. In theory, all of this money could be applied to the rebuilding of the tower but if the repairs are going to cost approx. £280,000 then this would necessitate having to dispose of some of the property assets."***

I understand from officers and your local councillors that there are numerous pressures on common good property in Burntisland and the funds that are available. We need to establish what those pressures are and what options are available.

To that end, I would recommend that a short life working group is set up with your local councillors and Council officials to assess the full common good picture in Burntisland with a view to reporting back in the Autumn.

In the background, we have an asset plan forming for the whole Kirkcaldy Area which is currently in draft form and is due to feature on an Executive Committee agenda as they had requested that work be undertaken.

This piece of work is intended to capture all of the assets in Kirkcaldy Area, Council and others, into one document so we can plan future investments to maximise public benefit and save money through asset rationalisation. Places like Burntisland Burgh chambers are part of that mix. The Council's view is that we have too many buildings across Fife many of which are under-utilised and in poor condition. There is a massive backlog of repairs to our buildings which amounts to millions of pounds and while we face finding £90m of revenue savings in the next 4 years, we will not be able to close the funding gap on repairs and maintenance in that climate.

Hazel McGraw 11 June 2014

Kirkcaldy Area Committee needs to be clear about property requirements across the Area which are needed to deliver Council services. Obviously we are keen to capture community views during that process and my suggestion about a specific short life working group in Burntisland offers that opportunity to influence eventual outcomes.

Councillor Neil Crooks

Chair Kirkcaldy Area Committee

Tel: 01592 891478

<b>Burntisland Community Council</b>			
<b>Treasurer's Report</b>			
<b>9th May 2014</b>			
<b>Details</b>	<b>Income</b>	<b>Expenditure</b>	<b>Balance</b>
Balance Carried Forward 31/03/14	£10,145.09		
BCC Accounts to 09/05/14 (See Notes)	£26,564.92	£35,109.40	<b>£1,600.61</b>
Notes:			
The overall Community Council Account Balance includes balances held for the individual projects listed below.			
Burgh Chambers Furniture	£0.00	£7,020.00	-£7,020.00
Burgh Chambers Furniture balance held in BCC Account 31/03/14	£7,722.00		
<b>Total Burgh Chambers Furniture Balance @ 11/04/14</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£702.00</b>
Exiles Reception	£0.00	£0.00	£0.00
Exiles Reception balance held in BCC Account 31/03/14	-£55.19		
<b>Total Exiles Reception Balance @ 11/04/14</b>			<b>-£55.19</b>
Chimes balance held in BCC Account 31/03/14	£330.20		<b>£330.20</b>
War Memorial Project	£26,564.92	£28,049.40	-£1,484.48
War Memorial balance held in BCC Account 31/03/14	£1,500.00		
<b>Total War Memorial Balance @ 09/05/14</b>			<b>£15.52</b>
<b>Total held on Account for Projects</b>			<b>£1,102.91</b>
<b>Total held on Account</b>			<b>£1,102.91</b>
<b>Balance available to Community Council @ 09/05/14 (See Notes)</b>			<b>£497.70</b>

**BURNTISLAND COMMUNITY COUNCIL**

**ENVIRONMENT ISSUES MEETING FRIDAY 9<sup>TH</sup> MAY 2014**

**DOG FOULING POSTERS**

Dog fouling posters have been placed around the town in an effort to deter irresponsible owners to allow their dogs to foul our pavements and parks.

These posters were designed by pupils at Burntisland Primary School encouraged by Burntisland Community Council to try and clean up our town

**ARCHES ROSSEND CASTLE**

Noticed that the Graffiti on the Arches have been cleaned up hopefully we can see the end of this vandalism in the town

**BROOMHILL VIEWPOINT**

This area is a bit neglected paper, bottles, lying about requires a wastepaper bin to be placed at the viewpoint also the steps at the west end of Broomhill needs cleaning up. Quite a considerable amount of money was spent to build this viewpoint and we should make every effort to keep it tidy. Cllr Peter George is aware and will address this matter.

**COASTAL PATHWAY BURNTISLAND TO ABERDOUR**

The current situation with this path as reported by Derek Abbott Coastal Ranger is that the pathway will be re-surfaced by Fife Coast and Countryside Trust jointly funded by Local Community Planning, Fife Council Transportation, and FCCT contribution.

At present they are waiting for Bett Homes doing their stability work on the embankment and once this is completed FCCT will do their work. We should hear from Bett Homes as to what their program is to resolve this problem.

**BEACON SKATE PARK PATH**

I am pleased to report that gravel has now been laid along this pathway and I am sure this will make a big difference for the people who walk this regularly.

**FLORAL ACTION BURNTISLAND**

Just an up-date on FAB they are extremely busy preparing for summer 2014 and have entered the Beautiful Fife and Beautiful Scotland competition this year.

They have also Adopted the Burntisland Railway Station and are responsible for the floral arrangements and maintenance at the station and I am sure there will be a real difference this year

Working at Cromwell Road where the boat was located and re-designed and landscaped to improve this area.

They have made some changes at the Beacon car park with the beds being cleared by the Pay Back Team and also identified some of the seating area to be upgraded.

FAB have also been working on the roundabout at the bottom of the high street to improve the look at this part of the town

FAB have been working on the garden area at Allan Court and have really made a difference to this area. FAB are confident that this will be another successful year for the town and go a long way to improve the appearance and the environment around the town

## Appendix 4

Issue	When Reported	Description	Current Status	When Resolved	Who Responsible
8	June 2012	Dog Fouling.	School Poster competition prize winners selected.	On-going.	John Bruce
10	December 2012	Coastal Path near Colinswell Alcan estate has deteriorated. It is very wet and muddy.	Engineers from Fife Coastal and Countryside Trust will visit on 11 <sup>th</sup> March. Some repair work carried out. To be resurfaced after April 2014.		John Bruce Cllr Leslie.
11	January 2013	Shipyard Steps	Community payback to clear steps. Hurd Rolland purchasing adjacent land, they may take responsibility for making the steps safe	Still on-going.	Cllr George Cllr Kay.
13	February 2013	Stairs at Harbour Place need attention.	Been reported.		Cllr George
16	March 2013	Centre Red Tunnel (Middle Tunnel) needs stairs repaired and a railing.	Inspected by Fife Council		Cllr George
20	April 2013	Coastal Sea Wall between Aberdour and Burntisland.	Work commencing shortly.		John Bruce.
21	April 2013	Old street lamp posts.	Need removed on Kirkton Road and Collinswell roundabout.		John Bruce.
25	April 2013	Old Admiralty ground needs cleared.	MoD land		Cllr George.
28	May 2013	Coastal Path from Alcan to Waterfall Dangerous for bicycles due to stones.			John Bruce.
29	May 2013	Older houses in Sommerville Street need maintenance.	Planning permission for roof and windows.		John Bruce
31	June 2013	Cemetery	Verges and earth around graves improved. Red chip paths to be fixed. Much better but patchy in places. Currently work continuing into 2014.		John Bruce Cllr Kay.
36	August 2013	Path from Glebe Place to Meadowfield.	Lamp post needed		Cllr George.
38	August 2013	Safer route to school	No update.		Cllr George.
39	September 2013	Kirkton Cemetery	Initial cut back completed. Walls inspected. Funding being sought for renovation and signage		Cllr Kay.
41	October 2013	Haugh Road pavement.	Badly needs maintenance. Holes to be filled in meantime. New surface in 2014/15.		Cllr Leslie. Cllr George.
43	January 2014	High Street	Areas of High St and cobbled parking areas to be re-surfaced September/October.		Cllr Kay
45	March 2014	Coupar Church	Weeds and graffiti. Inspected by Fife Council		Cllr George.
46	March 2014	Path from Yellow Tunnel to skatepark.	Gravel has been laid on this pathway which should improve condition		Cllr George.
47	March 2014	Area at War Memorial	Trees need cut back and surface repaired. After work completed on War Memorial.		Cllr George
48	May 2014	Broomhill view point	Bin needed		Cllr George
Issues highlighted in GREEN as completed will be removed in the next Summary.					