

Crail Community Partnership SCO 49189

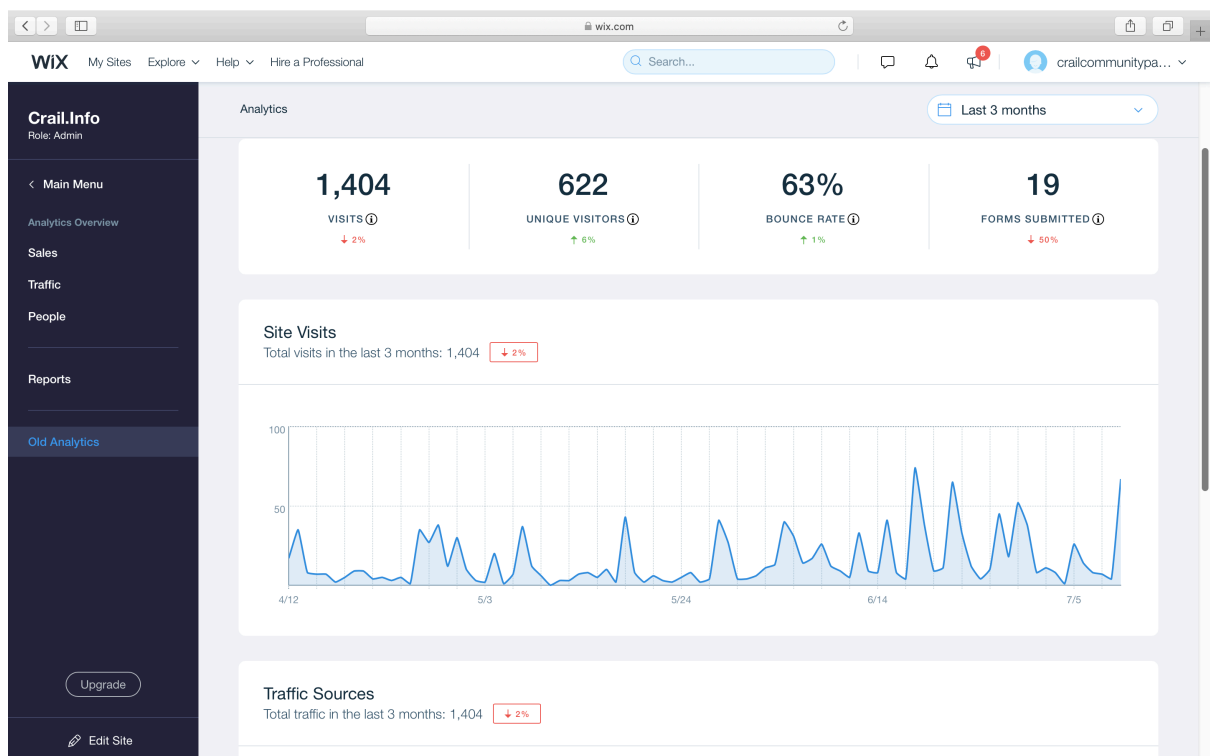
Board Meeting Agenda

Zoom Meeting - Tuesday 7th July 2020 at 6pm

1. Attendance: D. Gowans, M. Taylor, H. Armitage, D. Brown, H.Aird, A. Purves, D. Jerdan, D. Mann, B. McConnell, C. Broome, W. Cresswell.
2. Apologies: J. McCallum
3. Minutes of meeting held 2nd June 2020, approved.
4. Trustee status: Chris Broome has agreed to join the CCP board as co-opt trustee and is attending this meeting.
5. Finance
 - a) Current position. Appendix A.
 - b) An anonymous donation of £3,000 has been made, which is intended to help fund the Community Hall development, but can be used otherwise if CAT is unsuccessful.
 - c) AGM -The AGM will be preceded by a presentation from EDF regarding the latest developments in the wind farm. Otherwise will follow the following agenda:
 - Chairman's Report
 - Annual Accounts
 - Election/Re-election of charity trustees
 - Constitution Changes - will be voted on by using a Zoom Poll, or failing that the Zoom Thumbs Up option.
 - The current numbers planning attendance will make the AGM quorate but we should all try to arrange for a few more people to attend in case of cancellations.
5. Fund raising.
 - a) CPS - Denburn park – Parks for All, CCC etc
 - CPS still holds £1,500 for Denburn Park from Pfa.
 - Still an open question about what happened to CPS application to the Common Good fund for £3,500 for Denburn Park changes. Needs closure. Action DG/DJ.
 - b) Asset transfer – Scottish Land Fund -
 - Constitution changes are part of this process, which should be complete after the AGM. DG
 - T&Cs are still being discussed between SLF and Fife Council, need to be resolved by end of July. DG
 - Reinstatement Valuation Survey and Insurance quotation are still to be resolved. DJ/AP
 - c) Robertson Trust - no update on prior minutes.

- d) Co-op - Application submitted to Co-op communities fund. A decision will not be made on participation until October. "If you are successful your cause will receive your share of the funding in 2 payments - one in April 2021 and one in November 2021."
 - e) Cambo Partnership – deferred
 - f) Transportation – improvement works – Primarily a Community Council matter, some elements of the Charrette Aspirations may be dealt with through this initiative.
 - g) Crowd Funding for land asset transfers
 - Proposal that the 3 land acquisitions are dealt with in 3 phases . With a small group starting work on a campaign for Bow Butts CAT by the end of July. DG to initiate.
 - Development plans for Bow Butts to be simplified to Bow Butts only. WC
6. Membership update & volunteers – 2 Annual memberships have expired, and one member has unfortunately died Membership is now 127, Associates 4 and Junior 1.
- Membership records should contain records of past members. HA
7. Sub Committees
1. Harbour improvement plan
 - Harbourmasters office: no sign of the proposed meeting between CCT, CCP and Crail Museum, this is currently in the hands of Janice Laird.
 - Harbour plans to be delivered at next meeting. BM
 2. Crail North – DB.
 - Notes from DB's email Appendix B
 3. Strategy
 - EDF involvement in meeting before AGM will help us build bridges with them.
 4. Environment/Woodlands – Asset Transfer WC/CB
 - Discussion on the grass cutting regime in Crail regarding too many spaces left uncut. Preference would be managed wild flower meadows (example at Kellie Castle).
 - Also discussion regarding cemetery extension where there have been complaints that children are climbing into the extension (through a broken fence) and are playing in the extension. HA advised that only part of the land is consecrated ground.
 - Chris Broome to take the lead in liaison with Fife Council.
 5. Community Assets – DJ/DG
 - a. Community Hall – Transition team. Minutes of last meeting in Appendix C. A couple of major topics:

- Commercial rates have been researched well by DJB. Further action will involve discussions with current users about future use and price/cost tolerance
 - VAT Registration (Yes or No) needs to be discussed at future CCP meeting, as this is a major decision that will impact many factors.
- b. Brownfield –
- Garden Centre - Closing Date for Bids was 1st July 2020. There appeared to be a number of interested parties. Fife Council could not prepare a proposal in time. At the time of the sale the land is still zoned as industrial/commercial use.
 - Old Blacksmith - complaints from neighbours have been raised with CCC, regarding the condition of the property. DTAS has appointed a new role for a Coordinator for derelict property. May be worth engaging with that role.
- c. Acquire part of Denburn Wood from FC for CPS, agreed at last meeting. No action taken yet. DG
6. Website/Publicity – New website set up for Crail Community Hall, but offline at present. Activity on crail.info very much driven by Latest News posts. We need to keep a supply of these flowing.



- Crail Matters. Proposal to use The Monday Club funds for production of paper copies of CM to be distributed by volunteers. In theory The National Lottery funds need to be used in 2020, that is £3,700 for an inactive group, so we need to find alternate ways to support them. CCP agreed to proceed.

7. Business and Tourism – Crail Food Trail. Still planned for launch in October, with some concern over which businesses will be fully active again. DJ

8. AOCB

- Crail Church has written to the Church of Scotland Trustees (Estates) to request that the Church of Scotland land adjacent to the Garden Centre is not sold to a potential developer.
- Next meeting Tuesday 4th August 2020 at 6pm

Appendix A.

CRAIL COMMUNITY PARTNERSHIP

RBS RECONCILIATION AS AT 25th June 2020

FIGURES FROM BANK STATEMENT

Balance as at 25th June 2020 £ 16,032.27

ADD: To be lodged £ Nil

DEDUCT: Non presented cheques and D/D £ Nil

Sub £16,032.27*

Restricted Funds (see below*) £ 9,712.40

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Crail Info £ 520.00

Net Bank Position £ 5,799.87

Crail Common Good Fund – Approved £23,520.00

Drawn to date £23,520.00

Possible further draw down £ NIL

- **Includes £2,252.40 remaining from Crail Food Festival £3,000.00 to meet costs of survey and design plans in respect of the Community Hall and donation of £3,000 towards kitchen.**

Includes £670 grant to Wee Crailers from Fife Council

Includes £490 (net) grant to Monday Meetings (Monday Club) from Fife Council

Includes £3,300.00 grant from Awards for All (National Lottery for use by Monday Meetings only.

Scottish Land Fund Grant £8,424.00

Drawn to date £8,424.00

Prepared by Andrew Purves

1st July 2020

Notes of Meeting with Fife Council Planning

10 June 2020

Meeting held online. Present David Brown, David Jerdan, Ben Ellis Craig Walker.

David Mann had problems joining the meeting.

After introductions we worked through the list of issues we had sent to Ben for discussion. David Jerdan managed to enter the meeting as we started to discuss the first topic.

HOLYROOD PRESENTATION AND FEEDBACK ON FC MEETING WITH CHIEF PLANNER

DJB outlined the presentation given to MSPs and the Chief Planner at Holyrood in December 2019 especially our suggestion of an MCA for Crail being developed as a pilot scheme ahead of secondary legislation on MCAs planned for mid 2021. The Chief Planner had been meeting Fife Council officials early this year and we sought feedback on the meeting.

Craig explained that they had met Scottish Government including the Chief Planner in January to discuss several issues under the new Planning Regulations amongst which was the question of Local Place Plans and MCAs. They were trying to establish a timetable for secondary legislation to allow LPPs to be registered and their content acknowledged in future planning. At that point there had been no feedback from the consultants looking at this. Everything has since been impacted by Covid and the secondary legislation planned for 2021 may now slip into 2022.

John Mc Nairney mentioned our presentation and commented on how impressed he was and the obvious amount of work that had been done.

Craig had attended our charrette and he expressed very positive reactions to the quality of our LPP and the way we were going about delivering on some of the issues with realism as well as optimism.

The issue of access to Crail North came up after DJ had introduced and talked about our progress on asset transfers. Craig made it very clear that the council would want a development plan for the whole site (all 320 units) and would not accept a single phase approach. The development plan would have to be approved and agree access to the whole development.

They agreed that post-Covid there will be more value attached to open spaces and walking/cycle paths and that the review of LPP input to planning may assist this.

AFFORDABLE HOMES/GARDEN CENTRE SITE

DJB summarised the current situation regarding the lack of affordable housing in Crail and the status of the Garden Centre site.

Craig explained that he and his team have very close liaison with Community Housing and he is very aware of the Garden Centre site. FC are interested in the site for their own affordable housing needs but Craig pointed out that the site is currently classified in the Fife Plan as a site for potential employment. This status can be changed but would need some justification. DJB asked if an alternative site of employment potential would need to be identified. Craig said this was not vital but was something that could be looked at in future reviews of the plan. Planning would not be against the notion of changing the classification and having affordable housing there, subject to any proposal meeting planning requirements. He offered the name of Paula Blyth as the person he liaises with on Affordable housing. We discovered that Bill Lindsay is the Service Manager for Development Planning

who has just returned after a two-year secondment in schools planning. During this time Craig was acting Service Manager.

DESIGN CODE FOR CRAIL

Craig was not against the idea of a design code but pointed out that the Council has a resource issue and would not be able to contribute greatly to the process. Their involvement would be restricted to reviewing the code during its development to advise on the content. Craig referred to another location in Fife where consultants have been engaged to develop a design code which will then be submitted to the Council for adoption.

Craig felt that a design code, once adopted made it easier for them as planners to control the situation where a volume builder sought use standard product from their house portfolio which may not be appropriate to the situation.

DJ pointed out the desirability of a design code setting the bar for so-called “green issues” higher than the current requirements and that this was something the community expressed interest and concern about.

MODULAR BUILDINGS

DJB asked what experience they had of modular building in housing and some discussion ensued. Fife does not have much experience at all of this type of build so they had nothing they could share with us.

We agreed to meet again for a regular catch up on 9th September at 10:30 using the Teams software again subject to general restrictions being in place.

DJB/June 2020

Appendix C.

Crail Community Hall - Sub-committee

Minutes of Meeting 23rd June 2020

In attendance, D. Brown, D. Fraser, D. Jerdan, A. Purves, H. Aird, D. Gowans, D. Mann

Apologies: E. Morris,

1. CCH CAT Current Status
 - a. SLF and Fife Council trying to establish standard T&Cs for asset transfers. In SLF's hands at present.
 - b. Reinstatement insurance valuation still required. Awaiting permission from Fife Council for access to CCH for surveyor.
 - c. Next main event is SLF meeting in December
2. Financial situation
 - £3,000 donation from CCP member, which is to be assigned to CCH.....unless CAT is unsuccessful.
 - Need to determine whether CCH should operate as a VAT business, this topic needs to be on the next CCP Trustees Agenda. AP to put forward proposal to Trustees.
 - DG proposes starting funding search for kitchen, perhaps Robertson Trust.
3. Website and Calendar
 - Website drafted and developing well
 - Calendar created but private (Heather and Dennis) at present. All booked and provisional events being recorded in
 - CCP not responsible for bookings, still 100% FC
4. Commercial T&Cs
 - DB has done considerable research and will circulate a summary for future review.
5. Immediate funding priorities
 - Kitchen, no progress on design
5. Long term building options
6. Next meeting - 23rd June 5pm.

Action Summary

1. Andrew - obtain insurance quote for reinstatement
2. Andrew – VAT proposal to CCP Trustees, next meeting.
3. David B. – circulate current research on price and T&Cs
4. Dennis - work with FC to obtain all details of current future bookings