



Minutes of the Cameron Community Council Meeting
28 September 2016 at 6.30 pm at Cameron Parish Hall

Present: Gordon Ball (Chairman), Carol Drysdale (Secretary), Anne Brown (Treasurer), Ian Cameron, David Scott, Stephen Lohoar

Attending: Cllr John Docherty, Cllr Donald Macgregor, Helen Parker, Stephen Carter, Neil Gray, P Wilkie, John Christie, Joy Straith, Jim Spankie, Jay Spankie, Jennifer Ball, R Sprot, M Tomlinson, J Tomlinson

Apologies: Ian Paul, PC Peddie, PC Crichton, Calum Morris (Rapleys LLP), Cllr Elizabeth Riches

The Chair welcomed everyone to the meeting and introduced Mrs Anne Brown as Treasurer for Cameron CC, along with guest speakers from the Old Course Hotel St Andrews, Golf Resort & Spa [Stephen Carter (General Manager), Helen Parker (Director of Sales) and Phyllis Wilkie (Sales Manager)] and Rapleys LLP [Neil Gray (Partner) with an apology from Calum Morris (Planner)].

Note of Minute: the minute of the previous Cameron CC meeting on 27 July 2016 were proposed for approval by David Scott, and seconded by Ian Cameron.

Matters Arising:

The Chair thanked Mrs Anne Brown for agreeing to take on the role as Treasurer for Cameron CC. In doing so, the Chair wished to acknowledge the many years of dedication and friendship, as office bearer and fellow resident, of the late Mr David Brown.

The meeting continued with a presentation by the guest speakers followed by a Question & Answer session. (*Please note correction to PAN reference number as indicated in tonight's meeting agenda) Ref. **16/02736/PAN*** | **Proposal of Application Notice for erection of sport facility including sports pitches, changing facilities, SUDs and form new access | Land To The North Of Winthank Farm Denhead Fife**

Stephen Carter gave a brief talk about the hotel and the background to this planning application:

- The hotel has been successful over the years and continues to expand into the market.
- The Links Trust will provide ticketing services in future.
- Three or four years ago, there was an increase in Senior Football Clubs using the University's pitches along with a shrinking demand in facilities that the hotel had at the time.
- Winthank Farm continues to provide an agricultural crop.

Helen Parker and Phyllis Wilkie spoke about the proposed three (3) sports pitches plus two half (1/2) pitches which would be used for the practice of speed skills by footballers:

- These half pitches would be adjacent to the other sports pitches. Football managers would want to train on and watch both fields at the same time.
- As a training facility it would be offered to teams from different leagues.
- The pitches would be made of nylon and natural grass fibre.
- It is not the intention to build huge stands; perhaps temporary, smaller stands as needed.

Neil Gray spoke about the planning aspects of this application:

- The community council (CC) has a statutory responsibility to Fife Council (FC) to comment.
- Comments may be made via the CC or independently via FC.
- The concerns of Denhead residents were raised at the public consultation in June 2016.
- In September's public consultation, the access to the site was changed.
- The sports pitches consist of 3 pitches plus 2 half pitches.
- Access would be via Craigtoun Road. Bogwood is owned by Kohler. Farm access is used still for agricultural purposes.
- The Winthank cottages would be used as facilities for massage and weights. There would be two different changing rooms. There would be no food preparation areas as the hotel would provide this.
- Ground levelling would be required along with preparation for drainage as there is no natural drainage.
- Fife Council requires an Ecology report to be made.
- Regarding earthworks and former mining history, there is no impact on any mineral.
- There are no neighbouring properties, so there would be no effect on residents except for during the construction period.
- The formal planning application will be lodged sometime in the month of November 2016.
- Access to the site would take place in early spring (April/May 2017).
- Building would commence possibly in 2018.

Questions & Answers:

- Q: How long will construction take?
A: Six months: from spring to preparation of second stage.
- Q: What about spoil?
A: The land is gently sloping. No soil will be taken off the site. It will be stored and relaid. The SUDS is a large pond. The excavated soil will not go offsite.
- Q: What about flood lighting?
A: None at all with successful management of the site, so no training in the dark. The University have no flood lights.
- Q: Will there be year round activity?
A: Hopefully.
- Q: What is the construction traffic route?
A: The Roads Department will advise and set parameters. The conditions and timing are in the hands of the Roads Authority. Any worries should be raised with Councillors.

- Q: Is there no intention to use Winthank Road?
A: There is no intention for construction or operation. It is costly to make a road workable. Health & Safety executive would not allow the use of the road.

- Q: Now that Hamilton Grand is completed, Craigtoun House is left in a state. Why aren't you doing something with Craigtoun House? Why not create a sporting theme or base at Craigtoun House?
A: Sustainability and Business are the top priorities.
 1. Tee time on the Old Course may affect business.
 2. We believe there is a window of opportunity with the 2018 World Cup, 2020 European Championships, and with the Qatar FA (2022 World Cup). Kohler wish to be established.
 3. The Old Course and Kohler are well aware of Craigtoun House. Money has been ploughed into Hamilton Grand, and the same thought for Craigtoun House requires a lot of money. We are currently looking at ideas with Craigtoun House as it is an asset for people travelling to St Andrews; as is The Duke's Golf Course, being a meadows course and not a links. We will not let Craigtoun House fall into disrepair. There is CCTV and Heating. A repair quote will or has been made for the broken windows.

- Q: With regard to caring for the environment in Planning terms, the state of Craigtoun House isn't good for the environment. Also, the transit of players is not environmentally friendly. Furthermore, what is the feeling of business with a nation which has cultural issues against women?
A: In response to the Planning issue, we are keen to work with Friends of Craigtoun Park. Craigtoun House is surrounded by farmland and parkland.

- Q: In regard to profitability, why not sponsor local teams like East Fife, Dundee or Glasgow childrens' teams, or St Andrews United?
A: Yes, we are looking into sponsoring amateur and youth sports.

- Q: Why not finish the last planning permission for Craigtoun House? Mount Melville residents especially are concerned about the deteriorating house over the past seven years. It is a magnet to attract vandals. Cameron CC has been supportive of the Old Course Ltd. as have residents of Mount Melville and the wider St Andrews area. Every second Fifer was born there! Craigtoun House is an amazing building. Please give a definite answer on the future of Craigtoun House. Thank you for attending tonight's meeting.
A: That is a fair comment. Plans are emerging on the drawing board.

- Q: Back in 2006 there was a presentation at The Duke's hosted by Debbie Taylor with plans, drawings, and pictures for the proposals for Craigtoun House. Is this close to what you are proposing for the top athletes?
A: We have not reneged on the proposal, but the previous company went belly-up, leaving a lot of debt. The project discussed at that time is not feasible but has been looked at. We will revisit the plan in 2017.

- Q: In regard to the road junction at Winthank and Denhead, how many yards from the road are the sports pitches?
A: Approximately one mile. It will be screened by trees.
- Q: Did you come to any conclusion on the impact to wildlife, in particular to deer?
A: An ecology study has been taken. In terms of Planning, there are no significant issues.
- Q: What are the security measures? For example, a few years ago Arsenal was training.
A: That would have been Barcelona in training, which attracted many children because of the many Spanish at summer school. The high end teams will have gated security with a barrier and a person at the gate. These teams are coming to work, not to socialise. However, the teams do wish to show a balance between security and seclusion with the local population.
- Q: What about hacking on Winthank Farm land with children?
A: There will be security problems.
- Q: Do you need to gate Winthank Road?
A: Yes. Concerning planning, the gate will be set back. The Roads Authority will dictate the conditions. Do raise any issues with Fife Council and Councillors: for example, access to septic tanks.
- Q: Will the sports pitches be screened in any way?
A: The bogwood will screen. There will be trees proposed for the open fields. There will be a gate to the Duke's at the bogwood, and another gate at the end of Winthank Road.
- Q: Are you aware of two things with big developments? Contractors are told they must not use a particular road, and yet they do. This is because of subcontracting. If a subcontractor has a licence they can use any road.
A: You must make it clear to Fife Council Planning and Councillors for this NOT to happen.
- Q: What about Right of Way?
A: Fife Council will instruct with regard to the road concerned. The public will be made aware of this.
- Q: There is a fire hydrant near the gate. Who takes responsibility if a gated lane cannot provide access to the fire hydrant?
A: Fife Council and Councillors should flag it to the authority.

The Chair thanked all the guest speakers for their time and cooperation. The guest speakers departed and the meeting continued.

Cllr JD referred to the note of the minute of the meeting of 27 July 2016 with an update:

“Matters Arising”:

- # 1: (page 1) the status quo remains with regard to the electricity cable and substation for Kenly Wind Farm;
- #2: (page 3) concerning “shale” at Winthank/Denhead, the enforcement officer has investigated and the applicants can do what they wish. The Health Board are statutory consultee but only concerned with their property, not any “wall”.

“AOCB”:

- #7: (page 4) the funding issues continue for the Cameron Kirk cemetery wall. More news next week. **Action: Cllr JD** to report news to CCC.

Continuing with Matters Arising:

- Application refused: **16/02653/APN | Prior notification for erection of agricultural building Drumcarrow Craig Denhead St Andrews Fife KY16 8PB**
SL explained how this refusal was due to an administrative error.

AOCB:

1. SL raised the issue of the field at Denhead with a horse box and stables. There are 4 stables/loose boxes which are large but not fixed. There are excavation works and new additions on a daily basis.
Is there a need for permission? Is the land leased from someone else? What are the terms of the lease? Is it a verbal agreement? Is it a personal/business venture? What say Denhead residents? Are any things accumulating which may be hazardous?
Action SL: SL to email Cllr JD with details.
2. Peat Inn B940/941 road junction remains in a state of disrepair despite correspondence with Charlotte MacDonald.
Action CD: forward emails to Cllr JD.
3. What is Scottish Water doing with Cameron Reservoir? It has become overgrown with weeds, and has had to be drained to unclog the valves. Will it be refilled in time for the new Angling season?
 - ✓ There is a red bin for Dog Waste at the entrance to the Core Path.

Date of next meeting: (please note the change of date) Wednesday 30 November 2016 at 6.30 pm

Meeting closed at 8.00 pm

Minutes proposed by:

Seconded by:

30 November 2016