



**Minutes of Cameron Community Council held in Cameron Hall
on 20th May at 6.30pm**

- Present:** Gordon Ball, Janice Tomlinson, Ian Paul, David Brown, David Scott,
- Attending:** Martin Tomlinson, Cllr Donald Macgregor Cllr John Docherty, Ralph Sprot, Ian Cameron, Charlie Gray
AAH Planning-Christopher Carrol, Green Power Consultants-Victoria Whalley and 16 members of the community attended the Solar Farm Presentation
- Apologies:** Bruce Thomson, Carol Drysdale, Cllr Elizabeth Riches, PC David Johnstone, Stephen Lohoar
- Minutes:** Acceptance of Minutes 15th April, proposed by David Scott and seconded by David Brown
- Welcome :** GB welcomed all.

**AAH presentation on Cameron Solar Farm
Fife Council Planning Application Reference:
15/00538/FULL**

Proposal:

Cameron Reservoir Cameron Fife Installation of solar farm (5 Mw) and associated development including erection of sub-station and security fencing and formation of vehicular access

Agent Name: AAH Planning Consultants Ltd, Christopher Carrol

Applicant Name: Green Power Consultants, Victoria Whalley

The plans and visualisations of the site before and after were displayed at the meeting.

AAH planning described the site, which is in a field currently used for farming located between Radernie and Cameron Reservoir. This will assist the Scottish Government meet their objective for green energy. The site is located to the west of the A915, grid reference X347689, Y710386 with the field covering an area of 25 acres. The proposal is for a maximum of 20,000 panels dimension approx 1640 length x 992 width installed on mounting structures, no concrete foundations are required. Panels would be installed at angles of between 20 and 30 degrees, overall finished height max of 2.73m, in rows with 3m-4m spacing to avoid inter-row shading. The area between and around the panels would be sown as a wildflower meadow. A single access road would be installed to allow access. The site would be secured with a 2.1m anti-climb green fence and CCTV cameras. The construction is expected to take 10 weeks between 7am and 10pm involving 60 HGV's, the route to be used for transportation A90 and A915. The lifespan of the solar farm is expected to be 25 years, when the site would then be decommissioned and the panels removed and recycled.

A question/answer session followed:-

Q: Higham House is not detailed on any of the viewpoints /visualisations or detailed on the plans, what is the date of the map being used.

-Higham House sits directly above the proposed site at contour 200m, the proposal installation is at 160m

A: Google Streetview Maps was used, which is 10 years old at present, OS maps are current. AAH accepted that the viewpoints/visualisations should be revisited to update with Higham House details.

- The owner of Higham House invited AAH planning to their property to carry this out

- AAH Planning took an action to discuss the omission of this property with Fife Council

Q: How high will the shrubs be when planted

A: These would be 0.5-1m high shrubs

Q: Why was this site chosen

A: The East Coast of Scotland has long days and being close to the sea aids the reflection

Q: What is the intensity of the sun in this area and what output does this give

A: Do not currently have this information, will provide this later

Q: What is the impact on ecology... we have Pink Footed Geese in the local area

A: SNH have no objection but would like the wildflower meadowing to encourage foraging

Q: Cllr Docherty & Cllr MacGregor introduced themselves and stated they cannot comment on their opinions as they may be involved in the planning decision. They enquired what colour the panels would be and what would happen with rainfall on the panels and glare.

A: The glare would be no worse than bare soil or water, panels absorb sun rays and do not reflect them. Colour was not known.

Q: As a long term beekeeper, would bees be affected, would they think the panels are a water source.

A: An ecology expert says that there would be no impact. Experience from other sites indicates no issues, SNH have no objection.

Q: What are your current projects and where are these.

A: Green Power Consultants current projects are at present in the planning phase. AAH has clients with solar farms.

Current installed solar projects are located at Teeling(31Mw), EastBallochy(19Mw), New Mains of Guynd Farm(9.5Mw)

Q: What is the position with the local landowner

A: AAH Client is Green Power Consultants who have the relationship with the landowner. Green Power Consultants advised that they are currently going through the legal process with their client.

Q: Higham House owner asked if they should contact Fife Council with regards to their property not been included on the documentation.

A: AAH accepted they made an error with this omission on the aerial view and would do further work on this.

Q: A suggestion was made that the aerial view should have been commissioned by using a company taking aerial photographs to ensure the most current view was available.

Q: What stage in the process are you currently in

A: The plans were registered with Fife Council on 15 April 2015.

Q: What is the capacity of the electricity generation

A: The projected generation is 5Mw

Q: What is the actual output from the solar farm given that the losses from DC to AC and also given the amount of sunlight throughout the year. Given we have very short winter days and longer summer days, and the fact that the panels do not follow the sun.

A: We do not have that technical data

Q: With the extra electricity generation will there be an impact on the grid, and will this require upgrading.

A: The local grid has capacity to take this load.

Q: Where will the grid be accessed

A: To the south of the site near St Andrews

Q: Why are you intending to use agriculture land and not the reservoir.

A: AAH were unable to answer

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- There would be an issue using the reservoir as it has national SSSI (Site of Special Scientific Interest) and international SPA (Special Protection Area) and Ramsar designations.

Q: With windfarms, when the wind is not blowing a greater subsidy is paid, is there something similar with Solar generation.

A: A 5Mw farm can only generate if there is sun all day, there is a 20% loss with the conversion DC to AC.

Q: What will happen at the end of life

A: The site will be dismantled, it is usual for the local planning department to include this as a planning condition. There will be a legal statement that the site has to be decommissioned and removed after 25 years.

Q: What will happen if the company goes out of business/bankrupt by the end of the 25 years. Is there a bond system required by Fife Council

A: This is a legal issue, AAH took an action to discuss this with Fife Council.

Q: During the lifetime as the panels degrade the power generation capability will drop.

A: There will be a maintenance and replacement program put in place.

Q: With wind turbines there is a community benefit, is there something similar.

A: Green Power advised that they would rather help out with specific projects and would like a list of community requirements. Community payback is not a planning condition.

Q: Statement was made that it may be helpful to look at what Crail is doing with the proposed project in their location.

Q: What is the situation with the water drain off from the land.

A: Calculations have been made and this is being taken into consideration when locating the panels.

Q: Could the land be grazed

A: Yes, but this would be up to the client and Fife Council

Q: What is the name of the ecologist that was employed for this project

A: Eric Donnelly, the report created is on Fife Council planning site under this planning application

Q: How many HGV's would be deployed

A: It is anticipated that 60 contractor owned HGV's would be used

Q: Where would the site be accessed from

A: Access is from A915 opposite Northbank Lodge

Q: What happens if the extra loads from the HGV's damage the roads, cause potholes etc.

A: It is usual for this to be covered in a planning condition. AAH advised it is not in their interest to cause problems with the roads. There would have to be a traffic plan identifying the route the contractors would use.

Cllr MacGregor advised that it is normal practice for photographs to be taken of the road before the work, to provide the evidence of any damage caused.

Q: Is this site in the St Andrews Greenbelt

A: No, it is designated as countryside

Q: What are the security measures

A: 2.5m height green fencing and CCT cameras

Q: Is there a detailed planting scheme documented

A: All supporting documents are on Fife Council's planning website under this application

Matters Arising:

1) **A915 vegetation/trees opposite Rainbow Cottage** on either side of traffic lights are blocking the signs/traffic lights. Cllr Macgregor reported that the vegetation has been cut

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by Parks & Open Spaces any outstanding work is due to the farmers/landowners not cutting vegetation due to nesting season.

2) **Right of way's being blocked** land close to Cassindonald and Blackwalls Farm. BT advised that the wire securing the right of way has been removed, and the gate is now secured with a rope knot.

3) **Cameron Kirk Cemetery Wall.** Cllr Docherty advised that Fife Council would create a buttress to support the damaged wall, and in addition they would repair the whole wall. Shared liability with the owner of the land was to be agreed. It was reported that the church owns the land in question.

4) **Right of way path Denhead to Cameron Loch.** Alison Irvine of Fife Council has reported that the local ranger reported that there are a lot of trees blown down over the path along the south side of the woodland on the south side of the reservoirs, blocking the path, and also a lot of very marshy areas making it well nigh impassable. It seems that more extensive path improvement project in the area would be required and she was enquired if the community council would be willing to help with fund-raising to support such an initiative. **Action JT, IP and DB** Investigate if qualified members of the community could carry out the work. **Action Cllr Docherty** Notify JT of the funding available for keeping paths open for members of the community with disabilities

5) **Claremont Farm Wind Turbine Scheme:** Temporis advised they would be continuing with their proposal for the development of this project. They advised that they would offer a preferential option to residents of postcodes within 5 miles of the project, to invest, if the planning application was approved. They will also continue to commit to a community benefit contribution of £5,000 per installed megawatt of generation capacity.

6) **Bus Stop/ Shelter on A915 near Johnny Paul's Corner.** There is currently no designated budget for this provision. Additionally the location was assessed by Fife Council and deemed not suitable, as it could not be located near the corner for safety reasons. There is insufficient verge width on the straight towards Northbank, both sides having narrow verges and ditches behind. The only grassed area that could accommodate a shelter is on the corner and unsuitable due to the proximity to the bend. There would also be visibility problems exiting the off-street parking if a shelter was placed here.

7) **Broken 30mph sign Peat Inn :** Fife Council advised that they will install a 30mph sign next week. NB This is not the same as the original sign, and will be replaced when stock of the original design sign comes into their stores.

8) **Craigton Road C65 Centre Road Markings:** no white lines on road. Cllr MacGregor reported that he had not yet received a reply to this query and will chase Colin Stirling for a reply.

9) **Policing:** a) Current Secretary of NFU - Phil Daughtrey b) Neighbourhood Watch Invite for PC Johnston. We have provided PC Johnston with the details for both these items.

Craigton House refurbishment by Kohler Company

Craigton House is a listed building, work was started by the Kohler Company some time ago and suspended while they completed the Hamilton Grand project, which is now complete. Recently the cottages and outbuildings were being broken into, this was reported to Kohler, and these have now been secured. We would like Fife Council Planning Department to formally contact Kohler to determine their plans for recommencing the development at Craigton. **Action Cllr Docherty:** Will contact Planning.

Feddinch Golf Course

Would Fife Council Head of Planning formally write to Ewan McKay to formally clarify the current position with the development, as this appears to have been stalled for some time. **Action Cllr MacGregor** agreed to follow this up.

Update received Thurs 21 May from Ewan Mackay

- additions have been made to the Board of Directors and several highly regarded consultants have been appointed.
- In addition, agreement has been reached by The Feddinch Club, St Andrews Limited to acquire the site from Scotia Investments LP.
- A new website is about to go live and the membership launch is very likely to commence by the end of May
- much activity will soon be seen on site, spraying will commence whenever the weather suits

ALISS (A Local Information System for Scotland)

This project is designed to enable people who are eligible for care and support to have more choice, control and flexibility over how their support is arranged. The Self Directed Support Team's remit is to facilitate community mapping sessions across Fife to identify activities, places, organisations and groups which are valued by residents of local villages and towns across the Kingdom. This was discussed and a proposal that CD contact bordering Community Council contacts to carry out the mapping with their contacts.

Action CD

Correspondence

1) **Common Good Training.** CD has agreed to attend the training session on 8th June 2015.

2) **St Andrews Angling Club request for Dog Waste Bin at Cameron Loch Carpark:** The path round the loch is a core path, the Angling Club has reported that while most dog walkers are responsibly dealing with dog waste, some are leaving the bags in the car park at the loch, which is owned by Scottish Water. JT made this request to Fife Council, who responded by saying they do not install waste bins on private land, and would not empty these, it would be the landowners responsibility. JT wrote to the councillors asking for advice on what is done on other core paths, funding a bin, and arranging for the emptying.

3) Green Energy UK have sent details of their community scheme for Solar Energy, this was circulated to the Council. A decision was not to follow this up at this time.

Planning Matters: 1) 15/00538/FULL Cameron Reservoir Cameron Fife Installation of solar farm (5 MW) and associated development including erection of sub-station and security fencing and formation of vehicular access. This application relates to the presentation delivered at the meeting this evening. A decision was made that we should 1) request Statutory Consultee Status for this application 2) write to Fife Council with our comments on the application. **Action JT**

2) 15/01627/LBC Cameron House Cameron St Andrews Fife KY16 8PD Listed building consent for replacement window. No action required

AOCB

1) **Residential Caravan Peat Inn**

The caravan is still in situ. JT has written to Lyle Smith asking for the current status on this. From the previous communication from Mr Smith the following details the timescales that the Council follow:-

- April 1st a Planning Contravention Notice (PCN) was issued. The owner has 21 days to respond to this.
- April 22nd If no response the details are passed to Fife Council Legal department to issue a Planning Enforcement Notice (PEN)
- The owner is then given one month to appeal the PEN (approx May 22nd)
- and one further month to comply if no appeal (approx June 22nd)
- if the caravan is still in situ the Procurator Fiscal is then requested to take direct action to remove the caravan and recover the costs from the owner.

Action Cllr Docherty: Follow up with Lyle for the current status.

2) **Public Access Defibrillator** Cllr MacGregor advised that a Crail lady collapsed and her son used a local PAD, the use of this saved the lady's life.

3) **Road Works A915** A request was made that while these works were being undertaken the Kirk road end as far as the very deep potholes were dealt with. Fife Council replied saying while sympathetic to our request they have marked more than the statutory requirement for ingress into the road junction, which is 1m. There was a suggestion that the minister writes to the council to request they do that little bit further as the road accesses the Kirk, the cemetery which is also a war graves cemetery. **Action GB** to make the request to the minister

4) Peat Inn Resident problem with bin not being emptied. Cllr Docherty advised he had followed this up, and the property was not detailed on the bin collection schedule, this has now been updated.

Date of Next Meeting Wednesday 17th June 2015

There being no further business the meeting closed at 8.35pm

Signed

Proposed

Seconded

Dated