



Draft Minutes of the Meeting of Cameron Community Council  
Wednesday 15<sup>th</sup> October 2025  
Cameron Parish Hall

**Community Councillors Present:** Audrey Harte (Vice Chair), Martin Baird, Carole Stewart, Kimberley Bennett, Christine Clark, Hugh Gillan

**Ex Officio members present:** None

**1. Apologies**

Apologies were received from Innes Wright, Cllr Fiona Corps, Cllr Alycia Hayes, Cllr Sean Dillon.

**2. Matters Outstanding from Previous Meeting**

Filling of Casual Vacancies remains a standard Agenda item, since additional non-voting members can be co-opted, particularly for their expertise on specific matters, and might be helpful to aid succession planning. No new interest had been expressed.

**3. Community Police Team: Update**

The CCM Reports for St Andrews, Strathkinness and Cameron for September 2025 were reviewed: it was again the case that there were no known calls from the Cameron area.

**4. Approval of minutes of previous meeting**

The Minutes were approved and signed off by the Vice Chair, as Acting Chair.

**5. Matters Outstanding from Previous Meeting, Not Otherwise on This Agenda**

The Secretary confirmed that the matter of the Balone 20mph campaign remained outstanding and, in the absence of any *Ex Officio* members' attendance, a request would be made direct to Fife to try to identify a potentially helpful official.

**ACTION: SECRETARY**

**6. Planning Applications for CCC attention**

*For the record, it is noted that while Area Councillors can advise on administrative processes, they make no comment on any planning application being considered by CCC.*

*a) Matters arising from minutes of previous meeting:*

- Points Arising from Stewart's Resort PAN Consultation and other communications

Resident [REDACTED] was invited to join the general debate.

It was discussed that Agents Montgomery Forgan had commented on how particularly well attended Consultation #1 had been: it was understood Consultation #2 was also well attended.

It was noted that changes had been made to the outline plan between #1 and #2, with the inclusion of a new wildlife pond to better separate potential new “lodge” pitches from Cameron Reservoir and better defined, appropriately planted wildlife corridors through the caravan park.

It was however the case that not a single resident had come forward in support of any proposed expansion during the Residents’ Letter distribution phase in August nor, insofar as CCC were aware, at the August and October Consultations, nor any other meetings. It therefore appeared that CCC, to meet their key objective (a) [as stated in the adopted Model Constitution for Community Councils] “to ascertain, co-ordinate and reflect the views of the community”, would likely formally object to any expansion plan.

It was agreed that, whilst any Planning Application could only be judged by Fife against the requirements of Planning Law, it was appropriate for CCC, in meeting their key objective (b) [as stated in the adopted Model Constitution for Community Councils] “to express the views of the community”, to voice not only any concerns as to the match or otherwise with Scottish National Planning Framework 4/ adopted FIFEplan/ verified and registered Cameron Local Place Plan, none of which earmark the current agricultural land for lodge development expansion, but also the considerable emotions evoked by even mention of Stewart’s Resort within the local population. The broken promises and operational failures seemingly encountered since the original site inception had engendered widespread community mistrust.

The Secretary confirmed information had been supplied, including via previous and current owners of property on Stewart’s Resort, which could be useful to demonstrate some failures which, whilst known to Fife Council, may or may not be immediately apparent to the Planning Department. In addition, an approach had been made to an acknowledged expert on the geese, to better inform the response to any avian risk evaluation likely provided via the anticipated Environmental Impact Assessment Report, and the earlier Planning Appeal Decision Notices for the Cameron Resort (August 2023) and sister Strathkinness Resort (July 2025), both of which overturned prior Fife Planning Authority refusals, had been obtained. The most recently published data (2022-23) confirmed 52% of Appeals taken to the Scottish Government overturned Planning Decisions (with Fife performing better than the mean, at 36%), which may reflect the complexity of a legal framework open to wide and differing interpretations.

The Vice Chair confirmed that any formal application would possibly coincide with the winter period when CCC do not normally meet, but that special arrangements would be made to ensure all members’ input to CCC response to such application. **ACTION: VICE CHAIR & SECRETARY**

- Outstanding A&M Golf Plan Confirmation

It was noted that David Morgan of A&M Golf was scheduled to attend the November meeting.

*b) New matters*

- 25/02431/FULL Wester Radernie, Wilkeston, Peat Inn KY15 5LG: Change of use and alterations to two steadings buildings to form two dwelling houses and refurbishment of ruinous farmhouse and formation of vehicular access (Section 42 application relating to removal/amendment of condition 7 of planning permission 21/03857/FULL) was noted.
- 25/02419/FULL Wester Radernie, Wilkeston, Peat Inn KY15 5LG: Change of use and alterations to two steading buildings to form two dwellinghouses and refurbishment of ruinous farmhouse and formation of vehicular access (amendment to 21/03857/FULL relating to reposition of vehicular access) was noted.
- 24/01711/NMV4 Feddinch Mains, St Andrews: Formation of golf course with driving range, erection of clubhouse, spa and holiday accommodation, gatehouse and agronomy and

maintenance buildings (sui generis). Nonmaterial Variation to make a change to the approved plans 24/01711/FULL was noted.

- There was a discussion as to a building under construction off Kings Park, later confirmed to be a domestic property.

## **7. Roads in CCC Area**

The patch repairs to the B940 were noted.

## **8. Finance and Accounts**

The Treasurer confirmed the accounts remained in order and that applications had been made for the Annual and Floral Grants for 2026-27.

The Vice Chair confirmed the Denhead Planter was being progressed to finalisation by the Men's Shed.

## **9. Craigtoun Park Update**

Next Update due February 2026.

## **10. Fife Councillors' Update**

None.

## **11. AOCB**

- **Climate Fife Milestone Event Monday 3<sup>rd</sup> November:** The event at the Adam Smith Theatre 2:00pm – 6:00pm was noted but it was not proposed to send a representative.
- **Go-Flexi:** It was again agreed the matter would remain a standard Agenda item until at least the question of complaints capture and monitoring for the service was resolved with an attending Cllr. It was believed a previous complaints system had been ditched.
- **St Andrews Links Trust Ticket Category Review:** It was agreed the matter, whilst locally contentious, was not a matter for CCC and the complainant would be advised of potential alternative sources of help. **ACTION: SECRETARY**
- **Election of New Chairman:** No new candidates had been identified and it was agreed the current arrangements might usefully remain in place, pending review. The matter will be continued to the November 2025 Agenda. **ACTION: SECRETARY**

Meeting closed 7.54 pm

**Date of next meeting: 19<sup>th</sup> November, 2025**