

Royal Burgh of St Andrews Community Council Draft Minutes – April 2006

For Approval

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1. Attendance

(April attendance register mislaid)

2. Minutes of March 2006

The minutes of the March Meeting were accepted as an accurate minute, with an amendment to 5.1.2 requested by Ms Uprichard. The sum reported as spent by Fife Council on conferences at the St Andrews Bay Hotel should be £70,000 not a couple of hundred thousand as reported.

approved

3. Presentations

3.1. Delivering for Health

Mr Martin Dibley a member of the Project team introduced the presentation. Pauline Wardrop of the Project team was also present, along with Mr Jim Stewart, Project Manager and Professor Sam Taylor and Mrs Sue Wilkinson, public representatives on the Project Board. Mrs Isla McBain, Project secretary was also present. Mr Dibley briefly voiced the hope that, with outline planning permission now granted, the past differences could be forgotten and that everyone could work towards ensuring that the best possible hospital could now be built for the local community.

Mr Jim Stewart, Project Manager, then made a Powerpoint presentation on the Project. He emphasised that the plan was to integrate and maximise the potential of the resource to be built. He also emphasised that the plan shown was only one version of how the building might work, not necessarily the final proposal, though the general plan had been approved by the planners. The hospital would be built as a PPP, integrating local GP Practices with GP beds, a renal dialysis unit, a unit for day based assessment and a minor injuries unit. The Social Work Department would also be using the hospital. Services such as catering, cleaning and laundry services are however still to be provided in-house by NHS staff. The plan he said had wide ranging support from the Executive to stakeholders, Fife Council and the Unions and the local GP Practices. He described the background to the project in relation to the principles of future health care delivery. He then described the plans in more detail with illustrations of the plans. The fine detail would emerge with the successful bidder for the project. They have had seven responses from companies interested in building the hospital and intend to negotiate from 14th May, with responses by the 29th September. It was hoped to have a preferred bidder by February 2007, after which they will go for full planning permission. If this is successful building could start by September 2007 with facilities open about March 2009. Cost is estimated at around £20 million, for which Mr Stewart hoped that St Andrews would have a building that would be a civic statement, a building that lifted the spirits of patients and staff and which would also be flexible as needs changed. He finally emphasised the need for sustainability and innovation in the use of construction materials and methods.

Professor Sam Taylor then explained the rôle of the public representatives. They viewed themselves as open channels to interested parties wanting to query any aspect of the project. They are happy to meet individuals and groups with valid or informed viewpoints on the project. They view themselves as a two-way channel for both relaying issues up to the project board and feeding back information to the public. They hope to be able to identify problems before they start. They will also be vetting the project from the practical users viewpoint, which includes issues such as public transport and car parking provision. He listed a wide range of other issues they were investigating and he emphasised their independence as representatives.

Some questions followed. Dr Goudie reflected on the past history of Community Council attempts from 1993 to influence the location of a new hospital, which he felt had been less than satisfactorily handled by the NHS. When the eventual location had been revealed, it had taken over a year to get an explanation as to why the Largo Road site had been chosen and even then the reasoning in the view of Dr Goudie and others didn't hold water. He said that the hospital couldn't be seen in isolation, but as part of the planning for the whole town. He posed a question about whether the site layout would facilitate further development of the southern hillside. He wondered whether the layout could be designed to prevent further development. Jim Stewart replied that their outline planning permission included the condition of an access road to the boundary of the site to an area of land, which he believed had in the past been zoned for possible development. Dr Goudie claimed that Mr Stewart was factually incorrect in his statement, as the land in question, including much of the hospital site was or had been owned by the university. Councillor Melville informed the meeting that she would check out this out with Mr Birrell, Head of Planning.

Mr Marks asked whether renewable energy might be considered in the project and was informed that it would depend partly upon how the potential builders interpreted the project specifications, which would then be assessed by the project board. Mr McGregor asked about public transport access. Mr Stewart replied that NHS Fife was appointing a travel plan co-ordinator who would look at such matters Fife-wide in conjunction with Fife Council and other relevant bodies. The infrastructure for public transport would be built at the site by the builder. Mr Crichton queried a statement that the new hospital would save some patients the need to travel to Kirkcaldy and Ninewells. Mr Stewart explained that this related to the dialysis unit only. Mr Fraser asked how the facilities at the new hospital would compare to the present hospital; Mr

Stewart said that they would be virtually the same, but there would be five dental chairs and there would be room for twenty per cent expansion based on the present plans. Mr Peterson asked about the costs over the PPP period to NHS Fife. Mr Stewart did not have figures. Mr Sangster asked for clarification about the sufficiency of parking and whether there would be dedicated taxi spaces. Mr Stewart said that they had provided 182 spaces in the plans with drop-off places for taxis and a set-down point for ambulances. Mr Crichton spoke about the origin of the present hospital and the work of individuals to set it up as a memorial. He was concerned that all this past effort would now be forgotten and he wondered how the money from the Memorial Hospital site would be used. Professor Taylor replied that there were no plans to sell the Memorial Hospital site, but if that eventually took place it was an NHS property and the use of the money would be dictated by NHS needs at the time.

4. Fife Councillors

4.1. Frances Melville (West)

4.1.1 Update on Structure Plan and Local Plan

After briefly commenting on the huge amount of paper generated and how difficult this makes it for anyone to get their head around it, Cllr Melville informed the meeting that the Structure Plan would be further discussed at the East Area Committee on the 6th April. Cllr Melville also commented on the Local Plan progress. She was hoping to get an adjourned meeting at the Planning Committee meeting on the 3rd April to give councillors like herself time to formulate responses in relation to the Local Plan.

4.1.2 Reply from Viewpoint Housing Association

Cllr Melville had written to Viewpoint about the planned kitchen closure at Citypark and had a reply from the Chief Executive of Viewpoint, which was virtually the same as the letter from the Housing Officer to Mr Marks.

4.1.3 St Leonards Fields Public Enquiry

Cllr Melville reported that giving evidence at the Public Enquiry had not been a pleasant experience. Questioning by the Developer's legal team had been very difficult and Fife Council lawyers had been under great pressure to drop the affordable housing idea. Mr Lindsay asked why there had been no defence of brown field against green field. Cllr Melville said that the lawyers for the developers had also emailed Fife Council lawyers saying they would challenge all grounds of refusal, including the brown field against green field argument. Cllr Melville said that they'd had to make a decision about the viability of defending the refusal, particularly as there wasn't a fully formulated policy on affordable housing. She felt that the enquiry was a lesson in how to be much more detailed when moving grounds for refusal so that a challenge would be much more difficult.

4.1.4 Park and Ride

Cllr Melville expressed surprise at the recent press coverage and the letter in Appendix E of the April agenda. She said that World Class's assertion that it had rescued the Park and Ride scheme was an incorrect statement. A report was still to be discussed on the 12th April at Local Services Committee, which detailed proposals to continue the scheme. After this meeting details of a package should be available. Mr McDonald added that the rescue package for the Park and Ride was for this year only.

4.2 Sheila Black (South)

4.2.1 Largo Road Puffin Crossing

Cllr Black informed the Community Council that the Largo Road Crossing had finally opened for operation. She also hoped that Fife Council would install a similar crossing at Canongate in time for the combining of Canongate and Langlands schools. Ms Uprichard asked who had paid for this crossing. Cllr Black thought it was Transportation but it might be from a special funds for Safer Routes to School.

4.2.2 Bus Turning Circle at Younger Gardens

There will not be a bus turning circle at Younger Gardens despite promises. A feasibility study had taken place but Mount Melville Estates had refused to sell the additional small piece of land required to make it a viable proposition. Mr Peterson asked about the area of land already zoned for the turning circle and why it couldn't be used. Cllr Melville said it was included in the original plans but despite this Transportation thought that the turning circle wasn't necessary and now realise their mistake. Dr Goudie asked if any other solutions had been explored for the bus turning circle, such as using a different area of land.

4.2.3 Bogward Area Road Repairs

Cllr Black commented upon various road repairs and lighting installation currently taking place. Mr Marks asked whether the roundabouts were going to be reinstated, as he felt that the present situation with a sign but no roundabout was confusing for some motorists. Cllr Black believed that they would eventually be reinstated and blamed the bitty way in which the work was being done to the lack of markings on the roundabouts. Ms Uprichard commented that she'd spoken to Peter Milne in the past about the value of the roundabouts and he'd acknowledged their limited value. She believed that T-junctions might be more useful and less confusing.

4.3 Bill Sangster (Central)

4.3.1 Road Markings in the Town Centre

Cllr Sangster reported that he'd shown Fife Council officials the poor state of road markings. He asked for these markings to be done before Easter.

4.3.2 Pedestrian Crossing – North Street.

Cllr Sangster has asked officials for a pedestrian crossing at North Street, near North Castle Street. The officials have agreed that this is needed in the area.

4.3.3 Missing Utility Covers

Cllr Sangster showed officials ten missing covers on the pavements and streets. He'd already reported many of these a couple of months previously. Most are water board or gas board. Fife Council should report these to the appropriate company with a request that they replace them.

4.3.4 Pot Holes in Town Centre Streets

Cllr Sangster also showed Fife Council officials various potholes and requested their filling before Easter. Officials agreed to try and get the holes repaired before Easter. Mr Lindsay asked about the improvement of South Street which he felt was turning into one big pot hole! Cllr Sangster said that the plans for South Street hadn't gone through yet and the councillors hadn't seen anything. He added that the plans for St Mary's Place had been passed and money is still being awaited to do the work.

4.3.5 Ornamental Town Hall Light

Cllr Sangster had asked transportation officials about the repair of the ornamental light which hasn't been working for the past couple of years. They were unable to repair it so Cllr Sangster has arranged for Gray's Fabrication in Cupar to repair it for a cost of about £1,350. It should be back in place in a few months.

4.3.6 Smoking Litter outside Licensed Premises

Cllr Sangster noted that since the Smoking ban had come into force, the outside of many licensed premises were becoming littered with cigarette ends and empty packets. He has reported this problem to Environmental Services. He has also contacted the Licensing Board, to ask if there can be a letter sent to these outlets, or a regulation made which can be attached to the licensing conditions to request that they provide a litter receptacle for smokers. He has faced hostility when reminding smokers that it is a fineable offence to drop used cigarettes. Mr Lindsay said that in a local hostelry which he visits he'd been informed that they weren't certain that they could put a bin for smokers on the front of their premises. Mr Sangster expressed surprise and said he could check on the situation if he knew which hostelry was involved.

4.3.7 Park and Ride

Cllr Sangster was unhappy about the press release by World Class on this matter containing as it did information unknown at the time to the councillors. He was concerned that there might have been a deliberate leak, and felt that it wasn't helpful and might require an enquiry to determine how World Class had been privy to information before elected councillors. He felt that the press release may have prejudged the Committee's decision.

4.3.8 Harbour Regeneration Query

Mr McGregor was recently phoned by Mr Sweeney, Chairman of the Harbour Trust who had informed him that there were preliminary discussions about the development of the harbour area. He asked Cllr Sangster if he could confirm this news as he'd missed the meeting. Cllr Sangster could only confirm that it was part of a planning matter and at this stage he couldn't comment on it. Cllr Melville added that it was part of the ongoing regeneration of the harbour started by Mr Birrell before the Harbour Trust had received lottery funding. Cllr Melville said that the situation was complicated as there were various parcels of land under different ownership, and it would be difficult to say anything before these issues had been resolved.

4.4. Jane Ann Liston (South East)

4.4.1 Continental School Day at Madras College

Cllr Liston said that Madras College is looking at changing the school day to a more continental style with an earlier finish. Parents, staff and other relevant parties are being asked for their views. The hope was that a change might help in raising attainment levels. Cllr Liston said she'd be following the progress of this idea with great interest.

4.4.2 Fly Posting by Students Groups

Cllr Liston reported that a Student Society which is not affiliated to the Student Association, namely the Kate Kennedy Club, has started to put up posters for a Ball. She felt that it would be useful to reinforce the message about not being allowed to fly-post.

4.4.3 East Sands Leisure Centre

Cllr Liston reported that the future of East Sands Leisure Centre, with other pools, may be looked at by the Adult Services Committee, which had recently looked at the pools in Glenrothes, Kirkcaldy and Dunfermline. She was going to keep an eye on what this review might imply, as she thought that it might be related to the life span of the ESLC, which was opened in 1988. She was concerned that any review shouldn't threaten the existence of the ESLC after all the difficulty there had been in getting it built.

4.4.4 Future of The Byre Theatre

Fife Council has been looking at the future way to fund and organise theatres in Fife. It is likely that a Fife Theatres Trust will be set up, but this won't initially include the Byre Theatre. Cllr Liston thought that when the Byre's current funding problems are resolved it might then be included in this proposed scheme.

4.4.5. Crawford Arts Centre

Mr Peterson asked about the Crawford Art Centre which he'd heard might be closing in its present site and moving to the Byre Theatre. Cllr Liston said that the Crawford Art Centre isn't going to close, but will

be moving at least temporarily to the JP chamber in the Town Hall and possibly to the Kinburn area. It is to change its name to the Fife Centre for Contemporary Arts she believed. There might also be a small amount of involvement with the Byre Theatre.

4.4.6 Portraits of Past Provosts

Cllr Liston had discovered the whereabouts of the portrait of St Andrews only female Provost, Jessie Moir and had made a copy to show the Community Council. She also wondered about the whereabouts of the portraits of many other past Provosts. She thought that it would be a nice idea to try and locate these and get copies made to display somewhere appropriate. Mr Crichton commented that there had been mention of portraits and photographs of past provosts in the Courier and Citizen newspapers. These had been displayed in the Town Hall.

5. Planning Committee

5.1 Minutes

5.1.1 St Andrews Bay Development Proposals

Ms Uprichard reminded members of the letter of information she'd circulated about St Andrews Bay development proposals. She also reminded members that there was a suggested letter of objection in the papers circulated. She suggested that as the developer is likely to get planning permission for the steading site, it is best in any objection to separate the steading sites and the lodges. She cited developments elsewhere such as Drumoig and Gleneagles as examples of what could happen. She felt that it was rather optimistic of the developers to think that a two-storey house could sell for a million pounds or that anyone with that sum of money would worry about the dribs and drabs of rental income. She felt that it was very important that as many people as possible penned their objections emphasising the impact upon the proposed green belt.

5.2.2 Structure Plan

Ms Uprichard had received a large quantity of material in relation to the Structure Plan including objections. She hoped that as many people as possible could write to object. She had noted quite a lot of inaccuracies in the Structure Plan, such as the claim that it had never been an intention to have a continuous Green Belt.

Ms Uprichard reminded members of the timescale for the Structure Plan. It would be discussed at the Environment and Development Committee on the 6th April, then at full Council on the 27th April, after which it would go to the Scottish Executive. We would then have a six week period to send in objections. Ms Uprichard felt that it was crucial to send in as many objections as possible as she believed that the Scottish Executive might be more prepared to listen sympathetically as they'd done in the past. She offered to lend her structure plan papers on a limited basis for those unable to access the Web.

6. Matters Arising

6.1 Community Council Vacancy

Jane Hunter-Blair and Ben McLeod had both indicated an interest in the vacancy. Mr McLeod had been asked by Ewen Sparks to take over from him as Merchants' Association Representative. He was however keen to stand as a permanent member believing that he had a lot to contribute as a young professional with past student connections and now as a family man. He thought that he could bring a different perspective because of his age and connections. He asked if it otherwise might be possible to give the Merchants' Association Representative voting rights, should he not be successful in becoming a full member. Mr Lindsay said that it was impossible under the scheme of administration for the Merchants' Representative to have a voting role.

Mr Peterson suggested that we should accept Mr McLeod's nomination. He spoken to Jane Hunter-Blair and she'd said she wouldn't feel slighted if she wasn't elected on this occasion. He felt that we needed some young blood and that the Merchants Association was perfectly capable of putting forward another suitable representative. He felt that it would be a positive message to elect Mr McLeod on to the Community Council. Ms Uprichard proposed that Mrs Hunter-Blair should be the ordinary member given her years of experience as a councillor in St Andrews. The Community Council then voted on the candidates.

Mr McLeod received 6 votes, Mrs Hunter-Blair 5 votes and there was one abstention. Mr McLeod was duly elected as ordinary member to the Community Council.

6.2 Citypark Kitchen closure response from Viewpoint Housing Association

The secretary apologised for not including his original letter to Viewpoint in the agenda but felt that the reply he'd received was similar to that received by Cllr Melville and quite self explanatory. He'd be happy to supply a copy of his letter to anyone interested. The closure was still going ahead for economic reasons but Viewpoint were attempting to mitigate the loss by exploring other ways of supporting the elderly residents needs.

6.3 Park and Ride

Mr Macgregor, Chairman felt that the Council had had a full discussion on this subject earlier and suggested moving on to the next agenda item. There were no objections.

6.4 World Heritage Status

Mr Macgregor proposed that we should become involved with an investigative body looking at the worth of applying for World Heritage status. Mr Peterson felt that we should become involved in this proposal and not sit on the sidelines and do nothing. Mr Holdsworth felt that we should be very much into the World

Heritage steering group and leading from the front. Mr Macgregor suggested that we write back to Mr Brocklebank and say that we would like to join the steering group. Dr Goudie informed the meeting that he and Mr Lindsay had trawled the World Heritage web site a year ago, to try and find out what the procedures were, and what the impact on the planning procedures for the town might be, but had been unsuccessful in finding any concrete answers. Mr Holdsworth volunteered to be the representative for the Community Council on the steering group. Mr Marks informed the meeting that he had copies of letters of support from various parliamentarians and eminent persons received by Mr Brocklebank.

Action: Secretary to write to Mr Brocklebank.

6.5 Reports from Representatives

6.5.1 Common Good Land Meeting

Mr Crichton had attended a meeting in Cupar, which was about Common Good Land and related to the recent Land Reform Act 2003. This Act allows the community the first opportunity to purchase land from a land owner. Mr Crichton could supply interested council members with details of the appropriate web site on this subject or members could contact the Scottish Executive.

6.5.2 Christmas Tree Lights

Mr Crichton reported that the lights will be switched on on the 25th November 2006.

6.5.3 Senior Citizens' Christmas Tea

This will take place at the Students' Association on the 19th December at 3.30 – 5.30 pm.

6.5.4 New Year Ceilidh

Mr Crichton has the Ceilidh virtually sorted out. He was just waiting for Paul Marshall to come back with details of the band after which he proposed to set up a sub-committee, not just of community councillors, to work on the detail of the event.

6.6. St Andrews World Class

From the past minute, matters arising under 3.2.2, Mr Crichton wondered if members had heard the news about the financial difficulties of Scottish Enterprise and how this would impact upon the activities of World Class. Mr Lindsay reminded members about that the lack of money to improve South Street was one example of the drying-up of money from this source.

7. Committee Reports

7.1 Recreation

7.1.1 St Andrews in Bloom Committee

Mr Peterson apologised that they hadn't had a formal meeting, but quite a few things had been going on. They'd had a very productive meeting about the floral aspects of St Andrews. A proper St Andrews in Bloom committee is to be set up this year. There is support from the University and the Links Trust and the various Churches. He's been invited to a Fife in Bloom meeting in Cupar in the coming week which he feels will be informative. He hopes that St Andrews will look better this year, but would like to see a push for 2007 when the Ladies Open will take place in St Andrews. It is hoped that later this year the St Andrews in Bloom Committee will be able to emulate Cupar and Falkland committees and try to raise funds from various sources. He hoped that the Community Council might be able to assist financially if the St Andrews in Bloom committee runs short of money. St Andrews in Bloom has ordered floral boxes to hang across the Trinity Church railings and in other areas such as the harbour and the War Memorial.

7.1.2 Bandstand Concerts

Mr Peterson will be calling a Recreation Committee meeting in April to discuss these annual concerts. He would also like an assurance from as many Community Councillors as possible to be available on one Sunday during July and August to help set out the chairs etc. It will require two community councillors each Sunday. He felt that it wouldn't be worth booking the bands unless there was sufficient support. He is planning to book eight bands. Mr Macgregor asked for a show of hands from Councillors available. Seven councillors indicated their availability. Mr Crichton asked about storage of the chairs as Hamilton Hall is closing. Mr Peterson felt that alternative space could be found in a nearby hotel or at the R&A Club House. Mr Peterson will bring further details to the May meeting.

8. New Business

8.1 Possible Visit from new University Rector

There were two elements to this item. Mr Nicolson the Rector's assessor had indicated a willingness to write to the Rector, Simon Pepper inviting him to a meeting of the Community Council. Mr Goudie suggested that we email Mr Nicolson with a request for him to sort out a suitable date. The second element was the suggestion by Mr Fraser of giving Mr Pepper some form of memento from the Community Council. Various possibilities were discussed from a shield with the coat of arms to a certificate. Mr Lindsay said that it wouldn't be difficult to produce a certificate given a few days notice. Mr Macgregor asked Council members if this was acceptable. There was agreement that it would be acceptable.

Action: Secretary to email Mr Nicolson about a possible visit.

8.2 Age and Experience Consultation by Scottish Executive.

Mr Crichton agreed to complete this survey from the Scottish Executive.

8.3 Charitable Law Seminar

This is an invitation to a seminar organised by Fife Rural Partnership to take place at County Buildings on the 19th April at 6pm. Mr Marks had a leaflet detailing the event for anyone interested in attending.

9. Reports from Office Bearers

9.1 Chair

9.1.1 Royal Burgh of St Andrews Charitable Trust

This Trust has been dissolved. Trustees Mr Macgregor, Chair, Mr Marks, Secretary and Mrs Moffat decided that this was the best course of action. Article 5 of the trust deed says that the funds should be given to the Community Council and used for charitable purposes, so a cheque for over £4,000 had been paid into the Community Council funds. The cheque has been sent to the treasurer, Mrs Tricker.

9.1.2 Kate Kennedy Procession

Mr Macgregor reminded community councillors of the date of the Kate Kennedy procession and that Community Councillors if they wished could have a place on the platform in South Street when Kate Kennedy was welcomed. He felt that it was useful for the Community Council to attend.

9.2. Secretary

9.2.1 Correspondence

Mr Marks drew Community Councillors attention to the appendix detailing the correspondence received and was happy to let anyone view the original material.

10. Any Other Competent Business

10.1 Structure Plan Comment

Ms Uprichard said that she'd omitted to mention three things, which will affect St.Andrews in the new structure plan. One is the proposal to allow 1200 houses to be built, the second is the distributor road running from the A91 possibly to the hospital and finally the designation of St Andrews as a Strategic Development Area which she believed would give the green light to continued development.

10.2 AGM Reminder

Mr Macgregor reminded Community Councillors that the AGM will take place in May before the normal meeting.
