

Dairsie Community Council
Minutes of Public Meeting in Dairsie Village Hall, regarding the Finalised St
Andrews and East Fife Local Plan 2009, December 3rd 2009

Present:- Norma Davis, David May, Sharif Sulaiman, Judy Dowling

Local Councillor:- Brian Poole

Members of public:-18

Mrs Davis introduced the meeting, and called on Mr David May to speak on behalf of the community council, about the issues of concern with the proposed new housing on land behind Osnaburgh Court.

David gave a brief outline of the local plan, and the history behind the 2006 version. There were 562 objections from villagers to which Fife Councils response to every objection was “no change to the local plan”. Since then, Fife Council has increased the village envelope without any notification to the community council. Also, although there were many objections about increased traffic, these were totally ignored by Fife Council.

Early in 2009, the plan was modified, and the number of new houses to be allocated in Dairsie was reduced to ten in the immediate future. A letter was sent by Dairsie Community Council to Fife Council noting that there were over 10 houses already planned for Dairsie, and thus Dairsie had already met its quota.

This did not really matter as the latest and apparently final version of the Finalised St Andrews and East Fife Local Plan 2009 now outlines 30+10 houses for the same site, with vehicular access through Osnaburgh Court onto Station Road which as Fife Council knows, is a blind junction. There was discussion about the dangerous junction at the east end of Osnaburgh Court, and the fact has already been raised with a council officer from the roads department.

David then invited questions from the public.

1. Was about the capacity of the sewage system.
2. About services such as electricity.
3. Re access to Station road from the proposed houses, both pedestrian and vehicle.
4. Comments about extra vehicles along Osnaburgh Court and Ardencaple Terrace.
5. Concerns rose regarding the number of construction vehicles that would be involved in the building of houses, and their routes via Osnaburgh Court, Ardencaple Terrace and Main Street.
6. Comment regarding the road junction, and the likelihood of the builders paying for its improvement.

What could the Community Council reasonably achieve? In response to this question, Mr Brian Poole outlined Council Planning procedures to the audience. He noted that the structure plan would be reviewed and commented on by the NE Fife Committee, then would be put to the full council to consider. The final decision would be made by Fife Council.

Local councillors do have a say in matters, and need to hear what the views of the community are. The more active the community, the more likely the local councillors are to listen.

Mr Poole drew attention to the school role, which could be an issue for the future, although not at present. He also asked if there was resistance to the plot itself, as well as the number of houses proposed.

Comments were made re the location of the plot, and other sites were proposed by various members of the public. The general consensus of the meeting seemed to be that there were too many houses proposed, and they were in the wrong location. A 22% increase in the number of houses in the village was considered too high. However, the villagers present were not against a small increase in housing numbers, providing a more suitable location was selected.

Brian suggested that villagers also objected to the planning proposals for Cupar North and St Andrews, as both would greatly impact on the commuting and business traffic flowing through Dairsie. A discussion ensued about the effectiveness of a Cupar by-pass, and the costs involved. As all the extra traffic being generated will by-pass Cupar if was felt that Dairsie should be offered the same option.

Summing Up – Brian Poole summed up by suggesting that 10-12 houses may be acceptable to the village, but preferably not at the proposed site. A proposed alternative site by the village would help our situation, when the Finalised St Andrews and East Fife Local Plan is being considered by local councillors.

David May then asked the public present if the Community Council should object to the proposals in the local plan, and this was unanimously agreed by those present. Individuals were then advised to also object individually, with reference to traffic issues, the scale of the development, green issues, and other issues such as schooling and medical facilities.

The meeting was then closed.