



**MEETING**  
**Monday 12<sup>th</sup> September 2022 at**  
**7:00pm**  
**Letham Village Hall**

**Monimail Community**  
**Council**

**MINUTES**

<b>1</b>	<p><b>Welcome.</b>          In the absence of David Hamilton, Juliet Forrest took the chair and welcomed everyone to the meeting.</p>	<b>Actionee</b>
<b>2</b>	<p><b>Attendance &amp; apologies</b>  <b>CC Councillors</b>          John Vaughan (JV), Karin Vaughan (KV), Juliet Forrest (JF), and Kay Stewart.(KS) and Willie Fenton (WF).  <b>Local Community</b>          Barry Robertson (BR), Henry Broadhurst (HB), Debbie Gray (DG) and Hazel Grant (HG).   <b>Apologies:</b> David Hamilton (DH) and Cara Kitchin (CK).</p>	
	<p><b>Fife Councillor in Attendance:</b> Donald Lothian (DL).</p>	
<b>3</b>	<p><b>Minutes of meeting on 23<sup>rd</sup> May 2022</b>          Approved by JF and seconded by JV</p>	
<b>4</b>	<p><b>Matters arising</b>          JV Indicated that he been able to thank Andy Heer in person for his assistance, over the past years, to the Monimail CC.          He also informed the meeting that he had successfully applied for the Floral Grant which had provided funds for KS to create the raised herb gardens at the village hall           Any other outstanding items were included within the current agenda.</p>	
<b>5</b>	<p><b>Councillor questions</b>          JF welcomed Cllr Donald Lothian to his first meeting of the Monimail CC following his re-election in May this year.          DL indicated that this was the first time that he attended our meeting since 1999 when Andy Heer had been seconded to interface with Monimail CC.</p> <ul style="list-style-type: none"> <li>• <b>Well Tree erosion.</b>              Andrew Black had written to the CC regarding the erosion of the surfaces at the Well Tree opposite St Margarets and Sunnybank particularly as the travel plan for Letham Primary School indicates this area as place to park and drop of children. The main concern is the slope providing access to the area by the Copper Beech.              JV read out Andrew Black's letter, a copy of which was given to DL by BR              A copy of this letter is attached as Appendix 1.</li> <li>• <b>School Brae Surface erosion</b>              JV stated that he had been approached by a local resident, who had surveyed locals using School Brae, requesting that repairs be made to the surface and removal of developing potholes that could pose a problem for elderly residents.</li> </ul>	

	<p>BR The recent torrential rain had not helped and most of the gully drains were now completely blocked with soil and stones washed down from the local fields. This was also the case for The Row as well. DS the drains no longer work to remove rainfall water. School Brae has been an issue since the formation of the Unitary Authority (1996).</p> <p>DL stated for <b>1 and 2</b> above that Fife Council has a discretionary grant within the budget to repair unadopted roads. He will examine the area around the Well Tree particularly the slope that is becoming a hazard to all users and pedestrians.</p> <p>He further indicated that gulley drains are a problem all over Fife and are always blocking.</p> <p>He suggested a two-pronged approach to these problems. He will speak to the appropriate officials with the CC's concerns and would ask locals to use the Fife Portal to report the issues with the drains. He felt the latter approach would be more effective in getting a result.</p> <p>JF informed the meeting that she had used this method to report an issue with the lights that was repaired within two days.,</p> <ul style="list-style-type: none"> <li>• <b>Copper Beech (Well Tree)</b></li> </ul> <p>DS was concerned over the low hanging branches of the tree that could present a hazard for pedestrians and more specifically for children.</p> <p>Locals are reluctant to trim the tree as it has a Tree Protection Order (TPO) set against it. It was stated at the meeting that pruning has been done carefully as disease could be introduced if done at the incorrect time.</p> <p>DS just wants it trimmed so anyone can walk freely under the branches She mentioned the fact that the Council tidies up under the tree and occasionally applies weed killer to the edges.</p> <p>DL agreed to approach the council but stated that there is only one part time tree surgeon for the whole of Fife. It might be that the CC might be requested to make a contribution to the cost.</p> <p>Alternatively, the CC could ask a local tree surgeon to undertake the work for a reduced fee. In either case it would require a planning application for the trimming action due to the TPO.</p> <p>DL stated he would look at the tree at the same time as assessing the surface issue at the Square and examine the branches in question.</p> <ul style="list-style-type: none"> <li>• <b>Hall Car Park</b></li> </ul> <p>JF raised the issue of the "wear and tear" of the surface by the heavy lorries that come to the re-cycling centre at the village hall and the hall commercial waste at the side door.</p> <p>Various options were discussed including moving the bins to a new location in the Hall grounds or their removal altogether. The potholes had been filled by locals with planings donated by Mountcastle Quarry.</p> <p>JF pointed out that the lorries often run over the grass area at the entrance. Steps are being taken to have large boulders at these points to restrict the access. The surface will require constant attention.</p> <p>JV suggested we wait and see how the current repairs stands up to the wet and frost in the coming weeks and review at the November meeting.</p>	<p>DL CC</p> <p>DL CC</p> <p>DL CC</p> <p>DL</p>
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	<p>It was agreed that it will be difficult to come up with a solution.</p> <p>DL informed the meeting that glass recycling will some time shortly be in one bin only at all the local community centres.</p> <p>BR reported that the Dunfermline are trialling a new orange bins for glass at every property – possibly all glass and metals.</p> <ul style="list-style-type: none"> <li>• <b>Booking System Ladybank Recycling Centre</b></li> </ul> <p>The booking system was questioned as to why this was still happening.</p> <p>DL The reason is due to control access to the site where heavy lorry loads come to deposit the rubbish.</p> <p>The result of the booking system has been no abuse by commercial users and car owners are now coming with full loads rather than just a few bottles.. This has improved traffic flows</p> <ul style="list-style-type: none"> <li>• <b>Verge Creep</b></li> </ul> <p><b>HG</b> With the recent rains there has been further verge creep along the road between Letham and Collessie that is exacerbated by the large farm vehicles. Verge creep can hide the installed cables or conversely expose them.</p> <p>The drains at their farm access road are always blocked and she and her husband Sandy regularly clean them out.</p> <p>She also said that the bend and hill at Monimail is very dark due to overhanging trees that are on private grounds. DS thought that there would TPOs on these trees and permission would be needed for these to be pruned.</p>	
<p><b>6</b></p>	<p><b>Planning Applications</b></p> <p><b>David Stewart – ‘Old Row’</b></p> <p>He had put in an application for the demolition of the unsafe buildings at the Paddock. Contained within this application were the drawings for two new houses to occupy the space, once the old buildings had been demolished.</p> <p>DH had emailed or written to the planners requesting that Monimail CC be considered as a statutory consultee regarding this development.</p> <p>No neighbourhood notifications had as yet been received, presumably because this was an application for demolition only. Comments on this development were due by the 13<sup>th</sup> September.</p> <p>DS stated that the buildings are dangerous and that part of the roof fell in during the last winter.</p> <p>JV stated that the profile of the planned houses has been lowered to the ground level of the access pathway with part of the houses be at an angle to the finished roadway. To achieve this retention walls will be constructed in the gardens of the new houses to support the remaining Paddock grounds. There is to be a bin store at the end of the access road opposite KS’s house</p> <p>KS thought that there would still be issues regarding sewage and flooding due to run off. JV stated that the new plans separated the rain water form the effluent and that</p>	

	<p>a large soak away was to be created within the new boundary of the properties. The main access roadway will be grasscrete that allows the water to soak through the surface</p> <p>JV reported that he had emailed Scottish Water Board regarding the development as 10 years ago he and KV had visited Dundee to discuss village in fill and any limit that this might pose on the sewage works.</p> <p>At that time Scottish Water had indicated that the limit would be reached after the introduction of 3 new homes. This has already occurred.</p> <p>JF said that sewage backlog had been a problem in the past.</p> <p>KS was concerned about the traffic past her property and the additional access to the junction of The Row and Monimail Road taking the number to 5 including her driveway. The plans show 6 additional car spaces allied to the new houses.</p>	JV
7.	<p><b>Treasurer's Report</b></p> <p>JV reported that the current bank balance stood at £3245.25. However, this included an un-presented cheque of 54.99.</p> <p>The previous year's account has verified and approved by Andrew Black. Expenditure since the last meeting included £144 .29 for the Jubilee celebrations and costs for the creation of the herb gardens done by KS and Robin.</p> <p>DS asked if some of the money could be spent n replacing the seat at the "Well Tree".</p> <p>JV said that two approaches by him and Andrew Black had been made to local artisans to make a replacement without success. Further approaches to others are in progress.</p>	JV
8	<p><b>Community Groups</b></p> <p><b>Village Hall</b></p> <ul style="list-style-type: none"> <li>• <b>Sound System</b></li> </ul> <p>Killian Steele(KS) completed the installation recently but t there were some issues with one amplifier, one speaker cable and the cable he had created for Letham nights that he highlighted to the Hall Committee. He also raised his concern with the construction created at the front of the stage, These issues had been discussed with Mike Farrell.</p> <p>KS has setup the mixer system with pre-sets for normal use, Letham lights and Letham Nights</p> <p>HB asked if it would be possible to have a meeting with Letham Nights sound engineer, Mike Farrell (MF) to have a full understanding of the full set up as the system does not fully meet Letham Nights requirements. JV to organise</p> <p>The internal Wi-Fi works with iPhone but no one has managed to utilise it with an android. JV to discuss with KS</p> <p>JV has been asked by the committee to obtains costs for a lighting gantry.</p> <ul style="list-style-type: none"> <li>• <b>Roof</b></li> </ul> <p>The recent heavy rainfall had revealed leaks at both metal roof lights installed in 1955. A decision has been taken to remove these and replace with tiles. At the same time lighting will be added to illuminate the roof space</p> <ul style="list-style-type: none"> <li>• <b>Choreographer</b></li> </ul> <p>JV reported that an internationally known choreographer, Fleur Darkin had used the hall over three weeks in August to practice with 5 other dancers a presentation that was to shown at the British Museum. The event there was called "From the Divine to the Demonic". She had said the hall floor was "to die for". She is be in contact again to discuss future collaborations.</p>	<p>JV HB</p> <p>Letham Nights</p> <p>MF</p> <p>JV</p>

	<p><b>Letham Primary School</b></p> <ul style="list-style-type: none"> <li>• <b>Supper</b></li> </ul> <p>HB reported that there is to be a Pot Supper on Friday 16th in the Village Hall</p> <ul style="list-style-type: none"> <li>• <b>Collaboration</b></li> </ul> <p>On the 2<sup>nd</sup> October there is a collaborative event with the Secret Garden where a speaker will talk about nature events. Subjects include bats and swifts. The organisers have requested to use the hall table and plastic chairs. In the case of bad weather the tables will be protected rainproof coverings.</p> <p><b>Doocot – School Brae.</b></p> <p>KS reported that with the help and advice of Maureen Burgess at FVA the new group had created a constitution. The plan is to get the local children involved in the project and “spruce up” the area with some of the donation from North Fife Preservation Society. Inquiry regarding liability insurance has been made to an insurance company</p>	KS
9	<p><b>AOCB</b></p> <p>BR suggested that the white lines at the bottom of School Brae need to be repainted. JF thought that a mini roundabout might be helpful in slowing down the traffic.</p> <p>Planning permission had been sort for 3 holiday chalets at Cunnoquhie Cottage and two “pods” at County Hall.</p> <p>JV indicated that he believed that DH had already requested that Monimail CC be a statutory consultee for the chalets. He will discuss the pods with DH</p>	DL  JV DH
8	<b>Date of Next Meeting: 14<sup>th</sup> November 2022 at Letham Village Hall at 7:00 p.m.</b>	v

## Appendix 1

David Hamilton  
Chair, Monimail Community Council

Dear David

### EROSION AROUND THE WELL TREE

The ground around the Well Tree in the centre of Letham is used to access the adjacent properties and is also used twice daily on school days for parking, while parents/guardians drop off and collect children from Letham Primary School.

“The Well Tree area at foot of School Brae is the designated parking area for the school. There is limited parking and there are problems with the poor condition of the surface and uncertainty about ownership of this area. Parents need to use their own discretion arranging pick-up point with their children.” – *Travel Action Plan, Letham Primary School, updated February 2022*

The condition of the steep part of this ground is deteriorating: it is becoming quite rutted, and in every significant rainfall (dozens of times per year) the runoff carries sediment onto the roadway, at a sharp bend where drivers (and cyclists) from Monimail need to brake on a downhill gradient. The poor state of this vehicle access is only going to get worse. It is a hazard to road users and also to pedestrians, some of whom have already tripped or slipped on the uneven surface.

At least three separate attempts have been made over the years to determine the ownership of this land, to no avail. We are aware, however, that Fife Council has in the past undertaken improvement works on School Brae even though that roadway has not been adopted. We hope this case can be addressed on a similar, pragmatic basis.

On community safety grounds, we ask for the support of Monimail Community Council. Please can you seek the support of Fife Council to use its discretionary powers to improve the surface of this ground to a safe standard.

Many thanks

Andrew Black