

Approved Minutes

Balmullo Community Council – Monday 13th April 2026

Committee present: Colin Finlay (CF) *Convener*, Mike Fearon (MF), Cllr Louise Kennedy-Dalby (LKD), Alan Newlands, Moira Robertson (MR), Sue Smith (SS) Cllr Jonny Tepp (JT)

Public present: 17

Apologies: Andrew Donald, Cllr Alan Knox, Sheryl Morris

Minutes: Mike Fearon

Summary of Action Points	ACTION
Request a copy of the framework to update/modify a factor contract	LKD

1. Minutes of previous meeting

- a. Corrections
There were no errors or omissions.
- b. Actions arising.

	ACTION	OUTCOME
Raise further road safety concerns on the current and future use of Clay Road	LKD	Completed
Confirm responsibility of the burn with Greenbelt and report flooding risk to SEPA	LKD/CF	Ongoing
Review website analytics to identify any improvements.	SM	Ongoing
Arrange temporary monitoring within the community – Breedon to install equipment at a local resident's house before the next blast date.	CF	Ongoing
Request an update on complaints process including contact details.	CF	Ongoing

2. Councillors Reports

- a. JT provided a detailed report (appendix 1) and further discussion in the room on roadworks/signage and forewarning. Discrepancies between AMEY and FC reporting.
- b. LKD updated on the factor for Pitcairn and Fife Council are unable to view the original contract due to age, but the residents are within their rights to change a factor provider.
[ACTION]

3. Treasurers Report

- a. Accounts now up to date from 05/04/2026 and access to bank account still ongoing following the change of treasurer.

4. Incoming Correspondence

- a. SS provided details of the current planning applications within the community including ([25/00418/EIA](#)). Extended to 30/04/2026.
- b. SS has circulated all incoming correspondence with committee members including.
 - Newsletters.
 - AMEY roadworks on A92 – 16/03/2026 – 17/04/2026.

5. Updates

- a. Greenbelt – A survey of the majority of houses within the factor has identified a high percentage of dissatisfaction on the lack of maintenance and rising costs, including extras not included in the contract. Some residents queried the weeds within the carriageway and was confirmed this is up to Fife Council to maintain. A follow-up meeting is to be arranged for the residents to discuss a way forward – meeting costs to be covered by the Community Council.
- b. Save Lucklawhill – The planning deadline has been extended to 30/04/2026 following reported issues with the planning portal and to allow Nature Scot additional time to respond as a statutory consultee. They will also assess if the site should be officially classified as a SSSI (Site of Special Scientific Interest) with spring and summer surveys planned. The group have also advised of a typo on a recent flyer which has now been reprinted – a reminder that the email address for submitting objections is development.central@fife.gov.uk.
- c. Local Development – Keith from Easy Living attended and provided an update from a sub-meeting on 25/03/2026.
 - A standard upgrade to the utilities (water) for the development by a sub-contractor turned into emergency work as instructed by Scottish Water who took over the work to rectify the issue. Scottish Water did not communicate with Easy Living or residents on this issue resulting in loss of supply and temporary road closures.
 - Fife Council have confirmed there will be no change to the proposed speed limits or introduction of a one-way system on Clay Road.
 - Easy Living have updated their traffic management plan to encompass one way system during the development, with lorries instructed to exit towards Toll Road and have installed a 'be courteous' sign on the site exit.
 - There are no plans from Fife Council to add speed bumps on Clay Road or additional passing places. It is advised to reassess the demand following development completion/occupancy.
- d. Plants – Request to Scouts to assist in planting. Potential purchase of new barrels, depending on available funds and new soil is already available. Watering assistance from the community is needed over the warmer months to prevent planters from drying out.

6. AOB

- a. Park upgrade query – a member of the community queried if the park was due to be upgraded. The current equipment is usable but dated, with the only recent update being the replacement see-saw. There are no near-future plans from Fife Council to upgrade the park and community fundraising would be required to make any major upgrades.

7. Date of next meeting – Monday 11th May

Cllr Jonny Tepp & Cllr Allan Knox– Tay Bridgehead Focus Team Report & News

Matters Arising

The following matters arising from the last report

1. Planning portal issues- WE received reports of problems with the planning portal impacting the ability of local people to engage with the process regarding Balmullo Quarry. We reminded Breedon of their promise to make a full hard copy of the application available at the Burnside Hall and also asked the planners to consider extending the deadline for comment on the application given the issues that had been reported to us. The new deadline is 30 April.
2. Speed Limits – We asked for the proposed speed limits on Clay road to be extended to cover the full length but were advised that this was not considered possible beyond the housing development as this would not meet the government criteria for 20mph limits.
3. Roadworks Management – resurfacing works is scheduled for make good poor work on a recent resurfacing on Lucklaw Hill. The work is scheduled during May,
4. Roadworks Management – There are significant problems with roadworks in many parts of our ward – especially Guardbridge but other villages are also impacted by work that causes road closures. We met recently with officers of fife Council to express our disappointment with how situations often develop where communication is seen as poor and which we as Ward Councillors are called upon to solve (although we have no operational power, and we do not manage or employ staff ourselves). Problems can occur for a number of reasons. Major works are planned and coordinated but can be frustrated by emergency works which as their name suggests can sometimes occur without warning. Whether or not this relates to poor infrastructure maintenance over many years is a moot point. Fife Council are not responsible for managing or supervising roadworks but can and will engage if problems are reported. Unfortunately, resources do not allow them to routinely manage or supervise contractors. The tools available to officers for poor management of works are to close works down – but of course this is difficult in an emergency and if works are likely to be finished relatively quickly starting and stopping adds to the potential pain. Other issues can be due to failure to follow due process in notifications. Companies can be fined for this but the FPN is very low £80-120 and issuing notices diverts resources from other pressing roadwork issues. Nevertheless, officers are reviewing whether there would be benefit of issuing more FPNs to nudge contractors in the right direction on process which would inturn hopefully improve notifications to the Scottish Roadworks Commissioner and ensure that improved information is available to councils for coordination of roadworks.
5. Road Fault Notifications – We received x6 ‘Case Update’ notifications regarding reports we had made dating back to 2023 2024 and 2025 all regarding vegetation issues in Tayport. We have asked for a meeting and explanation with regards to how these had been dealt with since their receipt to seek re-assurance over the process and communication.
6. Fallen Road Signs – We proposed in our amendment to the administration’s budget that £500k be set aside to address the signing and lining problems in Fife. Sadly, our proposal was not supported. We will continue to press for updates on progress.

7. Litter Cams – The rubbish at the Tay Road Bridge head end of the A92 and nearby has become completely unacceptable recently. We have asked Fife Council and Amey to consider the use of 'Litter Cams' which have been used elsewhere.
8. Electric Scooters – Following incidents across the nation and more locally in Tayport we sought a meeting with the community police to discuss the issues and steps that could be taken to address the very real dangers that they pose both to the drivers and members of the public. Parents and guardians should be aware that these scooters are not licensed for use on public roads or pavements.
9. Lairs – Due to Scottish Government legislation the 50-year term applying to rights of burial lairs has recently changed to 25 years. This was inadequately advertised to recent purchasers of lairs who were advised of one set of terms but then told that the new terms would apply. If this happened to you let us know.
10. Scottish Emergency Heating Oil Scheme – if you rely on oil or LPG as a primary heating fuel; if you receive benefits you will qualify for help and if you are in financial hardship you may qualify for help under this scheme from 1 April.
11. Children playing signage – There is no official road sign for 'Children playing'. There are warning signs that warn motorists to be alert for children (two children walking but these are used near School crossings or playgrounds). We have seen signs elsewhere that looked 'official' but which may be 'unofficial'. When we have asked about these and were told that they would be taken down if we reported them.
12. Playpark fencing – A member briefing outlining the case for and against fencing playparks concluded

“A local equipped play area should be located within a community greenspace and designed to be inclusive and accessible for all. It should not be fenced off and should have bins and benches provided. Play areas should be designed to accommodate all age groups and to encourage natural play incorporating areas of planting, places for socialising and space to run around, kick a ball etc.

This sets a clear policy direction toward open, inclusive play areas that avoid fencing and instead promote natural play, social spaces and landscape integration.

Risks should be assessed on a site-by-site basis. In high-risk environments, fencing may still be required. For typical community greenspace play areas, open designs align with local policy. Design must incorporate natural boundaries, inclusivity and safety features.”

13. Festive Xmas Lighting – The definitive answer to whether existing street light columns etc can withstand the annual fixtures and whether they need to be taken down each year is still pending.

Tay Bridgehead Focus Team

Councillor Jonny Tepp Westfield Terrace NEWPORT-ON-TAY DD6 8HX Mobile: 07840919734 Email: cllr.jonny.tepp@fife.gov.uk	Councillor Allan Knox Crawford Gardens ST ANDREWS KY16 8XQ Mobile 07719 770073 Email: cllr.allan.knox@fife.gov.uk
	

Council Out Of Hours:

For genuine emergencies concerning drainage, flooding, street lighting, building repairs, roads, repairs to council houses and social care. 03451 55 00 99
 From 5 pm to 8 am weekdays, 24hrs weekends and public holidays

Homeless Emergencies:

24 Hours: 0800 028 6231

National Emergency Contacts:

Fire, Police, Ambulance emergencies 999

Police Scotland (Non-Emergency) 101

NHS 24 111

Scottish Water Emergencies 0800 0788 788

Scottish Power Emergencies 0800 027 0072

Power Cuts 105

Scottish Gas Networks (SGN) 0800 111 9999

Scottish Environmental Protection Agency (Sepa) 03000996699