**Representations – Stephen Memorial Hall**

**Representation – Culross Communit Council (received 27th October 2020)**

Please accept this email as a formal representation regarding the asset transfer and subsequent use of Stephen Memorial Hall on behalf of Culross community council. Culross community council is in favour of the sale of this common good asset however is unable to comment on the proposed future use without sight of a detailed planning proposal.

We wish to be kept informed regarding any progress or further details when available.

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| FC Response:Noted |

**Representation – WG (received 5th November 2020)**

Re;sale of Stephen Memorial Hall

I understand that the Council has sold the Stephen Memorial Hall in Culross and that the purchaser intends to turn it into self-catering holiday accommodation. I have a strong interest in this because I live close to the building.

Firstly let me say that I have no objection, in principle, to the sale of the building provided it is for suitable use that would benefit the community. However I think that it is a very bad idea that it be used for accommodation of this kind.

There are two reasons why I think it is not sensible to do this. Firstly Culross is a small community. There are an increasing number of places with accomodation of this kind. Once you start to have a significant number of buildings devoted to transient visitors such a community loses its coherence and character. One can see clearly from places like the High Street in Edinburgh that many such visitors do not respect the amenities or care about any effect on the lives of local people.

My second objection is illustrated in the attached photograph. It is taken from Low Causeway and it shows the Hall with the For Sale sign on the back left.

It shows the typical parking on the small square at the foot of Wee Causeway. I took the photograph when there were only two car so that you could see the buildings. Normally there are four.

Wee Causeway is a narrow, cobbled street that passes both the rear and the front entrance to the hall. It is a through street coming from the Mercat Cross and is used quite a lot by vehicles wanting to reach Low Causeway. On the right at the back of the square is another narrow street, Back Street, that is also a through road and leads to houses and garages. There is already one AirB&B on the square on the left in Cunninghame House.

Naturally visitors want to park as close as possible to their lodgings.. Not infrequently they block either Back street or Wee Causeway. Sometimes I have even seen them park on Wee Causeway outside the Hall door. In the last six months, since I have been forced to be here, I have observed a significant number of incidents where badly parked cars have been damaged, although none too seriously so far, and some altercations about bad parking. In addition local people are often forced to park elsewhere because of the visitors.

This proposal will do nothing to alleviate the situation.

Frankly I see no benefit to the community if you allow this to go ahead.

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| FC Response:* The property has not yet been sold and the sale is subject to consent of the Sheriff after this consultation closes;
* The property has been declared surplus to requirements. Community use has been relocated to the Stables.
* Parking requirements, future use, and development are planning matters and will be given appropriate consideration as part of that process.;
* The sale proceeds will be invested into the common good fund for the area for the benefit of the community.
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**Representation: NE (*received 6th November 2020*)**

We have recently been notified by Culross Community Council that Fife Council have sold Stephen Memorial Hall and the purchaser plans to convert the building and market it as self-catering accommodation.

We live in Back Street and our cottage is located less than 50 yards from the Hall; consequently, we have a direct interest in the future use of the Hall. We can appreciate why the Council would seek to sell the Hall; however, we have serious reservations regarding its intended commercial use.

Our principle concerns relate to parking and through access.

Culross already suffers from a severe shortage of residents parking; this is exacerbated during the summer months when we see a large influx of visitors to the village.

Over the last few years we have seen a steady rise in the number of properties which have been bought and subsequently converted to self-catering outlets; adding Stephen Hall to the list would simply increase the problem.

More specifically, Stephen Hall is located at the bottom of Wee Causeway where it joins Back Street; both Wee Causeway and Back Street are VERY narrow and are used as through access routes by locals, visitors and tradesmen.

Back Street is an officially “adopted’ Fife Council road and it is an ESSENTIAL access route for ourselves and the other residents in this small street.

We regularly encounter problems with non-residents inconsiderate and dangerous parking, this has lead to traffic blockages and residents not being able to access their homes to park, access garages or simply unload cars. The problem can be aggravated when the self-catering flats in Cunninghamme House are in use.

If permission were granted to convert Stephen Hall into multiple self-catering short term let accommodation the limited access and parking available would be overwhelmed with a serious impact on ourselves and other nearby residents.

We would therefore urge Fife Council to REJECT any planning application that involves turning the Hall into self catering accommodation.

Please accept this note as our registered objection to the proposal; if you require our objection in a different format please advise.

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| FC Response:Parking requirements, future use, and development are planning matters and will be given appropriate consideration as part of that process. |

**Representations received: 3**

**Fife Council Decision: to proceed to apply for consent from the Sheriff for the disposal.**

Date: 7 January 2021