

**North Queensferry Community Council**  
**Minutes**  
**Special Meeting**  
**3 March 2005**

Present:	James Dyce	Chairman
	Peter Dean	Vice Chairman
	Iain Mitchell	Vice Chairman
	Karen Trotter	Secretary
	Jenny Robertson	Minutes Secretary
	Christina McKenzie	Treasurer
	Freda Bastianelli	Councillor
	Lin Collis	Councillor
	Catherine Ewen	Councillor
In Attendance:	David Greig	Chairman (Save Our Bay)
	Simon Tate	Chairman (Boat Club)
	Cllr Jim Philp	
	70 Residents	(approx)
Apologies:	Anne Monteith	Councillor

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A special meeting was held in North Queensferry Community Centre to discuss the future of West Bay. Fife Council recognise the importance of the West Bay and wish to encourage suitable uses. The Council has confirmed that the local community will be involved throughout that process and the project will be taken as a partnership, therefore the Council would welcome feedback from the Community Council and other interested parties.

Jimmy Dyce welcomed all and said he hoped a conclusion could be reached by the end of the meeting regarding the way forward for dealing with West Bay. Three speakers were introduced – Cllr Jim Philp, Simon Tate and David Greig.

**Cllr Philp:** Questioned where are we going with prospectus? Fife Council had taken a different approach from the past by asking the community to participate fully in the process of deciding the future of West Bay, but to date no one has submitted plans. Fife Council has given an extended period, but there is still a blank canvass. Cllr Philp advised that Tom Nisbet and Stuart Nichol of Fife Council had been invited to attend the meeting, but declined as they didn't want the villagers to feel intimidated. However, both parties want to meet representatives of North Queensferry Community Council to discuss West Bay. Cllr Philp was advised that a meeting had already been arranged for Monday 7 March at 5pm within Fife Council offices in Glenrothes and the village would be represented by Jimmy Dyce (Chair, Community Council), Peter Dean (Secretary, Save Our Bay) and Simon Tate (Chair, Boat Club).

**Simon Tate:** Concerned about what will happen to the Boat Club if the proposed development goes ahead. Mr Tate advised that representatives of the Boat Club had held several meetings with regard to securing their

future. At present the club holds a 28 day lease only. Negotiations with Save Our Bay had taken place, with both bodies now in agreement that the best way forward is to establish community ownership of West Bay, allowing us to support ourselves. Mr Tate called for the support of the community.

**David Greig:** Advised that Save Our Bay never had a problem with improving the area, nor did Save Our Bay disagree there was an opportunity to benefit the community, however, Save Our Bay does have a problem with commercial development. Mr Greig explained there is general pressure by Fife Council to build houses in the next few years in West Fife, and when it was identified by the Council that the piers required repairs, they proposed the taking of public land to fund this. Save Our Bay have been campaigning for almost one year to form a community trust.

Mr Greig advised that South Queensferry had encountered problems with piers falling into disrepair and that funding for the repairs has now been secured. Historic Scotland funded 40% which was matched by Lottery Funding and the remaining 20% was funded by Edinburgh Council. If the residents of North Queensferry form a company within the community, that company could take control of the land and the existing boat club building could be upgraded to accommodate the Boat Club, a Heritage Centre (or similar) and a facility such as a café or shop. The existing green areas to be left and improved and the boat yard granted a secure lease. The visual impact would be minimal, the amenities greatly improved. There could easily be jobs and income, tourism and ferry crossings to South Queensferry and Inchcolm. It would be possible to raise funding in the same way as South Queensferry, with application being made to Fife Council or another public body for the remaining 20%

Mr Greig called on North Queensferry Community Council to ask Fife Council to shelve their prospectus and to allow the village to take West Bay (piers and land) into community ownership.

**Resident:** James Lawson, North Queensferry Heritage Trust advised the trust had discussed repairing the Town Pier and had explored the lottery funding. Mr Lawson also advised that a ferry company have confirmed they would be delighted to run ferries from the village.

**Cllr Philp:** Referred to David Greig's proposal to shelve the prospectus and if a community action was supported he would put these proposals to his Fife Council colleagues on behalf of the villagers.

**Iain Mitchell:** Referred to the earlier stages of proposed development of West Bay and was impressed by the move to do something because of the state of the piers and the raw deal the Boat Club had over their lease. Mr Mitchell held strong views earlier that the way forward was by way of a commercial development. Without prejudice to the possibility of commercial development he now supports David Greig's proposals and feels that the village could move forward together.

**Peter Dean:** Thanked everyone who had joined Save Our Bay and to date membership stands at 107 and is rising weekly, with 66 new members in the last 6 weeks. Mr Dean highlighted the negotiations between

Save Our Bay and the Boat Club and expressed the hope that the partnership endures. Mr Dean reiterated that Save Our Bay is not against development, but pointed to widespread concerns about large developments changing the character of the village.

**Jimmy Dyce:** Called for a show of hands to back the proposals:

- a) Fife Council shelve its current plan for development of West Bay
- b) Fife Council support village in its aspirations to develop West Bay (land/piers) and put the bay itself into community ownership.

There was a unanimous vote. Mr Dyce suggested Karen Trotter write to Fife Council in collaboration with David Greig to advise that all those present at the meeting had voted for David Greig's proposition.

**Peter Dean:** Advised that letters of objection to the development of West Bay had been drafted to Fife Council and called upon the residents to sign.

**Jimmy Dyce:** Called upon the residents to sign and confirmed that North Queensferry Community Council gave its full support to Save Our Bay.