

# CROSSGATES and MOSSGREEN COMMUNITY COUNCIL

## Minutes of Meeting Monday 9 March 2026 at 7:00 pm Crossgates Community Centre

<b>Present</b>	Gordon Black (Chair), Virginia Blankenhorn (Sec'y), Maureen Cuthbertson (Treas.), Elisabeth Hunter, George Hunter, Chris McLeod, Jim Patterson, Aileen Todd, Elizabeth Wheatley, Laura Wheatley
<b>Ex Officio</b>	Cllr David Barratt, Cllr Alex Campbell, Cllr Bailey-Lee Robb, Cllr Darren Watt
<b>Also in attendance</b>	Marianne Lethiers, Gillian McCaughey, Jen Peltier (Invicta Public Affairs), Alexander Ramsey (Eden Renewables), Liz Scott-Collins, Ross Wolhuter (Eden Renewables)

### 1 Moss Wood Solar Farm

Chair welcomed Alexander Ramsey and Ross Wolhuter, representatives of Eden Renewables, a Wiltshire-based company that proposes to build a solar farm and battery energy storage facility over two sites in Fife; see <https://uk.edenrenewables.com/moss-wood-solar> for details. The project reflects UK government's international obligation to reduce carbon emissions to net zero by 2050, and its UK commitment to decarbonize electricity generation by 2030. Local landowners have been identified, and a 2030 date for connection to an existing grid has been confirmed. Although the project's final approval will come from the Scottish Government's Energy Consent Unit (ECU), consultees will include SEPA, NatureScot, Fife Council, and local community councils. Public consultations and environmental/biodiversity impact surveys and assessment activities have already begun and will continue through the summer. Formal submission of the planning application in the autumn will be followed by further consultations with local stakeholders. Once it begins, construction time is estimated 15–18 months before grid connection at the end of 2030. Operations are expected to be sustained for 40 years, at the end of which sites will undergo decommissioning and comprehensive remediation before being returned to mixed agricultural use; a bond has been taken out for that purpose, with flexibility to meet whatever full costs may be at that time.

Community benefits of the project include a locally-managed, index-linked Community Benefit Fund of c. £50,000 per year for the project lifetime. Funds will be allocated among communities following consultation among community councils in the area, who administer the fund on behalf of their localities. A separate Education Fund of £5,000 per year will facilitate site visits by schoolchildren, and help young people learn about careers in energy conservation and renewal. Finally, the company is offering up to 20 percent of this project for community shared ownership, and will provide practical support to local entities seeking to establish a community development trust (CDT) for that purpose. Scotland's target is for 2 GW of its energy supply to be community-owned.

Discussion focused on the projected community benefits. The Community Benefit Fund's size is proportionate to current projected minimum returns on the company's investment. Whilst disbursements may increase over the life of the project, £50,000 is what the Scottish Government have agreed that the company can afford to pay at this time. While the Community Benefit Fund offers fixed value spread over all the participating communities, community shared ownership of the project offers 'many multiples' of that value over the long term, as it allows communities to share proceeds from a well-established investment. A CDT, having purchased a 20 percent share of the project from the commercial company at market value, would then feed all profits back into the community, thus ensuring far greater benefit than a share of the company's £50,000 Community Benefit Fund.

Regarding community ownership, the company will give community entities up to two years after the project is operational to negotiate payment for shared ownership, including their own lease of the site, plus actual ownership of the solar panels and infrastructure. Lenders are often willing to support CDTs on the basis of 5–10 percent equity (as opposed to the 30–40 percent required from a commercial entity) because returns from such projects are predictable and upfront costs have already been met. Fundraising among individual investors is also possible; and grants are available to facilitate setting up a CDT. Going forward, the shared ownership partner would function as a business partner that would work alongside the commercial partner to ensure site maintenance and collaborative administration over the life of the project, and this partnership would need to be robust enough to withstand changes of personnel and even of commercial ownership over that period. The meeting agreed that further discussion of this potential was desirable. Further information and guidance about shared community ownership projects can be found here: <https://localenergy.scot/hub/shared-ownership/>.

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### 2 Minutes of meeting of 9 February 2026

The minutes as circulated were agreed as a correct record of the meeting.

### 3 Matters Arising

- Local Place Plan: Some 200 of Crossgates primary schoolchildren have responded to Persimmon Homes' invitation to 'Draw your idea for our Heritage Art Project'. A selection of these drawings will be forwarded to Persimmon Homes for their consideration.
- Website: Chair announced completion of the website: <https://www.crossgatesandmossgreencouncil.org.uk/>. Members congratulated chairman Gordon Black for his hard work on this project.
- Community Centre: Cllr Erskine 'seems fairly buoyant' that the Community Centre will remain open.
- Christmas lights: Lampposts need to be replaced for safety reasons, but new ones will only support 6 kg of weight, thus precluding installation of signage and of Christmas lighting. Chair attended a meeting in Cowdenbeath at which clarification of the schedule for these replacements was requested. Cllr Robb advised that replacement of Crossgates' lampposts was not scheduled during the coming financial year.

### 4 Treasurer's Report

Treasurer Maureen Cuthbertson reviewed the state of CC finances, with £19,261.85 in our current account as of 2 March 2026, with £18,131 ringfenced for the following purposes:

- £7,224 Muir Dean
- £4,824 Christmas lights
- £2,659 Seniors' activities
- £1,424 Defibrillators
- £2,000 Windfarm Grants programme

She urged those incurring expenses on behalf of the Council to claim for reimbursement. Chair relayed suggestion that a small contribution be made to the school in recognition of the children's participation in the 'Heritage Art' drawings.

### 5 Defibrillators update

Chair noted that insurance premiums relating to defibrillators would need to be figured into our accounts; Treasurer remarked that funds relating to defibrillators was already ringfenced and insurance was part of those expenses. Regarding the ongoing issues with the defibrillator batteries, Gillian McCaughey reported that it was likely to be cold weather that was draining the batteries, which contain some sort of thermometer. The defibrillators are, however, designed to operate efficiently on batteries that are only two-thirds charged; the batteries are not 'dead', so they do not need to be replaced at this time.

### 6 Senior citizens' spring tea

Maureen Cuthbertson reported on plans, and requested donations for a raffle to take place at the event.

### 7 Fundraising

Chair queried CC's approach to raising additional funds for its operations, and its dependence on raffles and ticket sales, the organisation of which has been largely undertaken by the Treasurer. He wondered if we might think about a different way of raising funds for Council activities – perhaps a single event that could raise a substantial sum to be held as a contingency fund for future needs, and allow CC to support worthwhile projects launched by other community groups. Cllr Watt warned that other groups might reduce their own fundraising efforts if they came to depend upon CC funds. Secretary suggested that we begin by assessing our projected expenses and existing sources of income to get a sense of what we additionally need to meet those expenses. Chair expressed concern that we may over-rely on grant funding; Secretary explained that institutional funders generally prefer to see individuals and communities buying into funded activities and grant funds using to top up those contributions, rather than bearing the full expense. The meeting agreed to further discuss this matter.

### 8 Community Centre Centenary

Chair suggested, following conversation with the Vice-Chair and Treasurer, that a display of 'Crossgates through the past Hundred Years' should be mounted in the lobby of the Community Centre during August this year, to include photos, memorabilia, testimonials, maps. Mining heritage would be an obvious focus; but in addition use could be made of the 200 drawings school children contributed to Persimmon Homes' 'Heritage Art' project.

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### 9 Correspondence

- Pauline Grandison, Coalfields Regeneration Trust, requested a letter supporting CRT's planning application for redevelopment of the former Glenfield Industrial Estate in Cowdenbeath. Council agreed.

### 10 Councillors' report

- Cllr Robb announced that Fife Council have agreed to support the Miners' Memorial funding application in full. Assessment of parking in Hillview will go ahead; plans for expanded parking provision in Manse Rd. are in hand; and he is following up enquiries regarding Dunfermline Road. He urged patience as FC Roads & Transportation Dept. have experienced several senior staff departures recently, and Councillors may need more time to get answers to our queries.
- Cllr Watt echoed concerns expressed about the low priority given to fixing potholes; one at the bottom of Dunfermline Road is particularly big and potentially dangerous.
- Cllr Watt reported that residents have agreed that the playpark at Droverhall Road would be upgraded, but not the one behind Droverhall Place/Mossgreen.
- Cllr Campbell reported on meeting with Police Scotland regarding changed reporting procedure to CCs in Cowdenbeath area. Meetings will be held bimonthly with representatives of CCs, and written reports will be streamlined to eliminate illustrations and describe police activity generally, while summarizing specific information relating to each community.
- Cllr Campbell was asked to announce a series of public presentations by Alex Keating, a survivor of prostate cancer; Tuesday, 31 March at Kelty Community Centre, and Tuesday, 31 March at the Maxwell Centre in Cowdenbeath. All men and their family members are welcome.
- Cllr Watt reported that he is following up regarding provision of power to the Christmas tree.

### 11 Police Report

Chair relayed the most recent summary of police activity, including a breach of the peace at Halbeath P&R, and theft of a Rolex watch from an address in Crossgates, for which a subject has been named. Thirty calls to police include 2 crimes; 14 road traffic concerns (collisions, breakdowns); 1 concern for a person; and 3 regarding anti-social behaviour. PC Scrimger is liaising with Fife Sports and Leisure Trust to plan a diversionary sports initiative at Cowdenbeath Leisure Centre this summer. Targeting pupils at Beath High School, the programme is funded by the Community Alcohol Partnership. Police continue to patrol anti-social behaviour 'hot-spots' and work with Safer Communities to engage with youth out socialising in the community.

### 14 Any other business

Liz Scott-Collins raised concern about increasing traffic using main thoroughfares in Crossgates, including construction traffic, resulting in unacceptable dirt and untidiness; also about parked cars restricting vision in Springhill Brae, particularly for cars turning right out of Curling Knowe. Cllrs Robb and Watt explained that while it would be possible to install double-yellow lines, parking enforcement is difficult to implement at current staffing levels. Cllr Campbell agreed to take up the issue.

George Hunter reminded CC regarding traffic – often nocturnal – from what appears to be a quarrying operation near the concrete works. Councillors reported that, while some questions remain about the legality of this operation, it appears that the lorries are transporting quarried materials to a second site owned by the same individual, thus his actions are legal enough.

### 15 Adjournment and next meeting

The meeting was adjourned at 8:50pm; next meeting 11 May 2026 at 7:00.