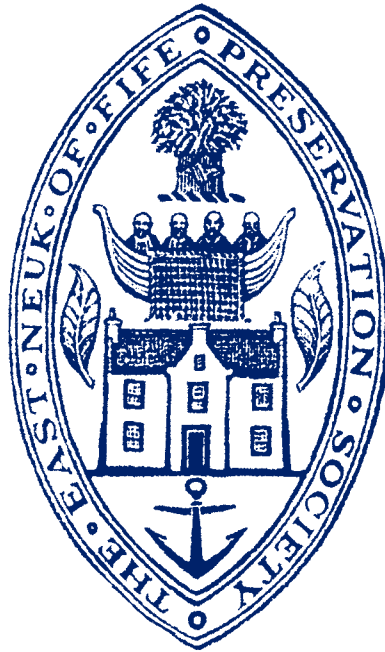


EAST NEUK OF FIFE PRESERVATION SOCIETY



ANNUAL REPORT YEAR 2022

www.eastneukpreservationsociety.co.uk

A Scottish charity SC010616

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A DATE FOR THE DIARY

MEMBERS' VISIT SATURDAY 27 MAY

You are warmly invited to visit the home of David and Pam Jenkins on Saturday 27 May 2023, 3-5pm at Carrick, Drumeldrie, Upper Largo, KY8 6JD

Carrick Villa is a beautiful house on the Fife Coastal Path near to Lower Largo and enjoying fabulous views of the sea. You are invited to hear about its history and stroll around the lovely grounds before sharing in light refreshments. Feel free to bring a friend. The Jenkins' have requested that any proceeds from the event go towards the Lower Largo Pier Project.

Tickets are £8 and are available at the AGM. Tickets will also be available on request from Bill Kennaway, 6 The Gyles, Pittenweem, KY10 2NG

William.kennaway@btinternet.com 01333 313172

THE EAST NEUK OF FIFE PRESERVATION SOCIETY (SCIO)
NOTICE OF ANNUAL GENERAL MEETING
2nd Annual General Meeting to be held on Monday 1 May, 2023 at 7pm
in Earlsferry Town Hall
Agenda

- 1 Welcome and Apologies
- 2 Approval of Minutes of 29 March 2022 (previously circulated)
- 3 Matters arising
- 4 Treasurer's report and Approval of Accounts
- 5 Chair's report
- 6 Questions and comments (any matters or questions arising of a detailed nature should be submitted in writing to the Hon Secretary by 24 April)
- 7 Election of Trustees (the constitution states that trustees shall retire from office at the AGM but shall be eligible for re-election; the current trustees have indicated their willingness to serve again)
- 8 Election of Management Committee (The Chair, Vice-Chair, Hon Treasurer and Hon Secretary have indicated their willingness to continue to serve in their roles)
- 9 Any Other Competent Business

Dr Bess Rhodes: 'Crosses, Kirks, and Wells: Religious Landscapes of the East Neuk.'

The AGM's proceedings will be followed by a talk by St Andrews University research fellow Dr Bess Rhodes on how religious activity has profoundly shaped the landscapes of the East Neuk.

As far back as the seventh century carved stones with Christian symbols were being erected in the area, and later on church buildings formed a focal point for its communities. Dr Rhodes' talk will examine the influence of religion on the East Neuk and the ways in which the relationship between faith and place has evolved across the centuries.

Refreshments will follow the talk
Annual subscriptions

Annual subscriptions are now due - please pay promptly to save the Treasurer extra work and expense. You can pay now or at the AGM.

If paying by post, please make out the cheque to "East Neuk of Fife Preservation Society (SCIO)" and address your letter to the Treasurer: David Jenkins, Carrick, Drumeldrie, Upper Largo KY8 6JD

If paying by bank transfer, ENFPS's account no is 00668195, sort code is 83-24-24, bank name is RBS, Kirkcaldy Branch, account name is East Neuk of Fife Preservation Society (SCIO).

Please contact the Treasurer if you wish to set up a standing order. Annual subscriptions are £20 per person, Joint membership £35, Life membership £300 per person, £525 per couple.

If you pay your subscription annually and are a taxpayer, you can assist the Society by completing a Gift Aid Declaration form which is available from the Treasurer.

THE EAST NEUK OF FIFE PRESERVATION SOCIETY

Honorary President

Dr James Carstairs

Honorary Vice-President

John Beaton

Trustees

Dr James Carstairs, John Beaton, Bill Kennaway, Angus Cameron,
David Jenkins, Jane Forbes

Management Committee members

Chair	Bill Kennaway <u>william.kennaway@btinternet.com</u>
Vice-Chair & Planning Convenor	Angus Cameron <u>angus_m_cameron@yahoo.co.uk</u>
Hon Treasurer	David Jenkins <u>dasj@btinternet.com</u>
Hon Secretary	Jane Forbes <u>jtforbes99@gmail.com</u>

Area Representatives

Anstruther	Martin Dibley Revd Paul Capaldi
Kilrenny & Cellardyke	Steven Liscoe
Pittenweem	Bill Kennaway Jane Forbes
St Monans	Maureen Clark Angus Cameron/ Kim Cameron
Elie & Earlsferry	Alastair Graham Margaret Lambie
Kilconquhar & Colinsburgh	Stephen Aynscough Debbie Birrell
Landward	Pat Hughes
Largo & Lundin Links	Lesley Henderson Alison Genet

If you wish to contact an area representative, please do so through the Hon Secretary

The East Neuk of Fife Preservation Society (SCIO) is a Scottish
Incorporated Charitable Organisation with charity number SC010616

REPORTS FOR 2022

CHAIRPERSON REPORT

2022 saw the Society back in full swing, with our traditional programme of meetings, talks and visits restored after their covid-enforced hiatus, along with reviving our conservation project activity and adding a winter social event.

We held our AGM in Earlsferry Town Hall on 29th March. After the meeting endorsed the Society's new status as an incorporated charitable organisation, the 40 or so attendees were treated to a talk by the Rev Prof Ian Bradley on "The Revival of Pilgrim Routes across Scotland" and his Fife Pilgrim Trail book.

21st May saw the Society's 60th Anniversary Party in the Dreel Halls Anstruther with over 70 attending, including representatives from NE Fife conservation groups. A presentation was given to John Beaton who accepted the nomination to be an Honorary Vice-President, and we enjoyed a light buffet fully up to the Society's traditional high standard of catering. The afternoon ended with a talk by Christine Palmer on how the former St Nicholas' Church was converted into the thriving community venue that is now the Dreel Halls, and a tour of the tower.

A significant threat to the East Neuk's heritage emerged when the news broke of the Church of Scotland's intention to close many of its churches in the area. Some have since been reprieved, but it looks inevitable that several of the most historic churches will close (see article on East Neuk Church closures).

On 3rd September the first of the Society's organized visits since lockdown took place, with about 40 of us gathering at Upper Largo for a guided tour of its historic Parish Church and of Eden Cottage, an 18th century house with a reception in its beautiful garden looking out to Largo Law (see Largo & Lundin Links area report).

In the autumn we made a start on our own conservation-related project to provide interpretation panels at Pittenweem Priory, resuming the project work that was once a significant activity for the Society; initial funding has been raised, and a consultant has been appointed (see Pittenweem Priory article).

Another initiative for us was the revival of the ENFPS Christmas Social Event, held on 8 December in Coastline Church, Pittenweem, including a presentation by Prof Anthony Lodge on the history of Pittenweem's saltpans, which pre-dated those at St Monans by 250 years; (see Pittenweem Saltpans article). Thereafter we enjoyed mulled wine, mince pies and other festive nibbles.

As we went to press we heard with sadness of the deaths of the Earl of Crawford and Balcarres, former Chairman and President, and of David Pirie, former Chairman and Vice-President. Both men gave unstinting service to the Society and obituaries will appear in our next report.

PLANNING CONVENOR REPORT

Local Issues

During 2022 there have been few planning issues that have been of concern to the Society. Two objections were submitted to Fife Planning and these related to the alteration and extension to outbuildings in West Shore, Pittenweem (currently still under review) and replacement of windows and a door in Upper Largo. In connection with the latter, it appears that Fife Planning are adopting a more relaxed attitude to the acceptability of UPVC windows and doors in Conservation Areas provided they are applied to modern buildings and not to traditional properties.

Planning Standards

At a national level, one recent development is the Scottish Government's latest edition of the National Planning Framework (NPF). This is a long term plan that shows what Scotland, as a place, could and should look like in 2045. It includes national planning policies and is intended to provide a clear and coherent plan for future development. The Scottish Government has stated that the planning system must become an enabler of the transition to "net zero" and respond to the climate emergency.

NPF4 will become part of the statutory development plan for any given area, along with the relevant Local Development Plan (LDP). This is important because decisions on planning applications must be made in accordance with the development plan, unless material considerations indicate otherwise.

The Scottish Government intends to support the planning and delivery of: sustainable places, where emissions are reduced, restore and better connect biodiversity; liveable places, where the population can live better, healthier lives; and productive places, where there is a greener, fairer and more inclusive wellbeing economy.

Whilst the East Neuk is not specifically mentioned there are sections that are relevant to all Conservation Areas. For historic assets and places, the intent of NPF4 is to protect and enhance historic environment assets and to enable positive changes as a catalyst for the regeneration of places. The policies regarding listed buildings will be of relevance given the proposed church reorganisation currently under discussion in the East Neuk and the rest of Scotland. NPF4 makes a lot of very positive statements about protecting Scotland's built heritage - for those interested (and with time on their hands) the link to the full 162 pages of NPF4 is: <https://www.transformingplanning.scot/national-planning-framework/>

For further details see Appendix – National Planning Policy: Historic Assets and Places – at the back of the Annual Report.

AREA REPORTS

ANSTRUTHER 2022

On the north side of East Green (the street with the Cellar restaurant) but at high level facing Backdykes Street, approval has been given at No 33 to a large new house in a gap site. It is contemporary in style but in materials that are sympathetic to the traditional properties around it, and the house has been cleverly designed to follow the topography of the steep site.

On the other side of East Street, consent has been given for works at Grade C listed No 24A for a scheme involving a replacement roof with new dormer and rooflights; an earlier scheme involving a cabrio balcony had been objected to by HES and following discussions with Fife Planners was amended to a dormer extension in traditional style and with smaller conservation rooflights. The proposed roof will now match the neighbouring properties in clay pantiles with a slate eaves finish.

And approval has been given to the proposed renovation of the Grade C listed Ship Tavern which should help ensure its survival. The scheme involves renovation of the structure and generally respects the existing turreted external profile, the main changes being opening up the frontage by replacing the existing window with bifold doors, while the existing entrance door is to be replaced with an aluminium door in similar style to the existing.

Two relatively small scale new developments have been approved. At the Clarks Garage site on Pittenweem Road two new houses are proposed, of competent modern design and broadly in keeping with its surroundings but unfortunately siting a large garage and a high wall directly side-on to the pavement line, so breaking the regular set back frontage line of the other properties along Pittenweem Road.

And on Crail Road to the south of Skeith Health Centre, four very large new spec builder style houses with some local touches have been approved, justified by the planners on the grounds that they are in similar style to the other housing developments that have gone up over the past decade along Crail Road.

CELLARDYKE & KILRENNY 2022

There were a total of 37 Planning Applications, of various categories, made for Cellardyke and Kilrenny during 2022, though a small number of these did come in pairs where the property was also a Listed Building and therefore required a separate Listed Building Consent as well as the necessary Planning Consent.

Just over half of these applied to buildings within the two Conservation Areas whilst most of the others were applications for works to properties within the modern housing of the area. Single storey extensions to properties in the “Silverdykes” housing scheme were as popular as ever though there were noticeably a few rear extensions, of both one and two storeys, being proposed within Cellardyke gardens. The following comments relate to a few of the more notable applications.

An infrequent category of application was made concerning the removal of several trees prior to development of a property. Whilst the “trees” were not of any distinction or age, and were a motley selection of unkempt non-native ornamental species, haphazardly scattered across a modern garden, they necessarily still required a TCA application (Trees Conservation Area), so that the FC Tree Officer could assess their merit and whether they contributed, or enhanced, the landscape of the CA. In this case they patently did not, but a condition was applied to that consent for an approved replanting scheme to mitigate their loss.

There is still a noticeable disregard of planning regulations and consideration to the indigenous architecture within the Conservation Areas with unconsented work occasionally being undertaken by householders. FC Planning has difficulty when contractors can fit a property with plastic windows and doors, pack up their van, and be gone within a few hours leaving a *fait accompli* that is problematic to resolve retrospectively.

Properly maintained timber doors and windows will outlast uPVC, and they can often be repaired cheaper than replacing them. Whilst permanent residents of Cellardyke take the trouble to reuse their century old timber windows (see 2021 report), it has been distressing to see eminently repairable sash windows, complete with their case, cast into a skip as building waste during refurbishment of properties as holiday lets; a couple of 2022 applications demonstrated this.

Regular Annual Report readers may recall the extended case of the illegally demolished backdyke at the Boat Tavern in East Forth Street, where residents alerted Planning Enforcement officers and the proprietors were ordered to rebuild the wall. An application has been submitted, and approved without objection, to allow substantial extension of the pub building to develop a flatted dwelling to its rear, with a repeat demolition of said wall to create a parking area.

A small number of applications for rear elevation extensions continue to be made to expand living accommodation within the CA as opportunities for new builds are

very restricted: however two applications submitted are for entirely new dwellings to be constructed. Two new houses are planned for the site of the former Cellardyke Primary School dining hall and a rebuilding of a house at the long vacant gap site on Shore Street, overlooking Skynfasthaven, have been proposed.

The house that formerly stood on the haven gap site was of two and three storey construction, but the plot has stood empty since that was demolished in the 1920s. The proposed rebuilding of the house has caused a great deal of disquiet and objection from nearby residents voicing their personal concerns as well as protests at seeing a recently established ‘community garden’ space being lost as a local amenity if the site is re-occupied by a building.

As an exemplar of an outstanding eyesore of inappropriate architecture within a Conservation Area one would immediately think of the Ellice Street development of recent years as difficult to surpass. Yet approval has been given to erect a structure in Dove Street that will be in similar brutal conflict to the indigenous architecture of the harbour area.

As part of alterations to an existing house, and the infilling of garden ground, a steel structure, which gives the appearance of having been fabricated from a rusty shipping container, will be erected as a covered walkway to outbuildings. Thankfully, unlike Ellice Street, much of this divergent construction will not be visible from street level, and this was probably a consideration in giving consent, but the fact both these examples of meritless architecture were deemed acceptable makes such decisions questionable when considering new development within Conservation Areas.

There was also much vociferous objection to the application to convert the agricultural buildings of Rennyhill steading to a commercial wedding venue. Though not a planning case officer the ENFPS representative for Kilrenny was considered to represent FC Planning and received a degree of earache from local objectors. However valid objections based on planning principles were made and the consent for the application was refused, as was a corresponding application to alter the farmhouse.

Lastly, a most welcome consent came for the siting of “The Grind”, adjacent to the Cellardyke bathing pond, under the aegis of East Neuk Outdoors.

Widely supported and welcomed by all the certifiable individuals who need reviving with hot drinks after their ‘wild’ swimming in the tidal pool.



COLINSBURGH & KILCONQUHAR 2022

Colinsburgh's Town Hall has had new windows fitted and is also planning to install air source heating and solar slates. Charleton Estate has built 4 of the 14 approved lodges but seems to have ground to a halt on the remainder and also no sign of movement to build the new club house. And speculative plans have been submitted for the long rumoured 50 additional new houses off Fairfield Road, but as yet there is no formal application.

In the Kilconquhar area, the expected change of use application for the agricultural sheds at Balbuthie Farm came through and was granted by Fife Council.

The original planning application in 2017 for a visitor centre housing steam locomotives was turned down by Fife Council on the basis that "the development in a countryside location is unacceptable, it would result in the loss of prime agricultural land and would have an adverse impact on visual amenity and the adjacent East Neuk Local Landscape Area". The owner then went ahead with a submission for a farming visitor centre and agricultural storage sheds which was approved in 2019 and the development was completed in 2021.

A subsequent change of use application from agricultural storage to museum was approved in 2022 and this allows one of the sheds to accommodate two mainline steam locomotives. The change of use to a railway museum has not involved any change to the external appearance, which is less obtrusive than the 2017 proposals – as this photo of visitor centre and shed shows.



This change of use of these new sheds from agricultural use to a museum received a mixed response locally. There has been no sign as yet of extra visitors to the area.

There has been some movement on the property market for houses in Kilconquhar recently with more in the pipeline. Some of the new owners have applied for planning permission for relatively minor alterations and improvements with no issues of local concerns to report at this stage.

The temporary re-direction of traffic through Kilconquhar as a result of the roadworks at Dumbarrie caused much concern, particularly as this included an extra bus route going through the Main Street for several weeks. Thankfully this has now reverted to normal.

Kilconquhar Church has not been short-listed for closure at this stage which has pleased the local residents.

ELIE & EARLSFERRY 2022

The major housing developments at the Grange and Wadeslea submitted by Nairn Estates have been approved but with extensive conditions which include site servicing and provision of upgraded facilities for sewage treatment. This may take some time to resolve.

Both developments will require to be submitted for detailed planning approval which will involve detailed scrutiny by affected parties regarding housing mix and other non-residential uses.

There are two large new houses in Earlsferry which approach completion after an extensive period of construction and have been the subject of much public discussion with regard to their scale and overall impact within the Conservation Area. The replacement of existing older houses will increase due to the rising costs of energy and will require a sensitive approach in particular within East Neuk towns and villages.

The Toll Green Hall in Elie has now been refurbished by a local benefactor and will greatly enhance the facilities available for community and other uses.

This also comes at a time when other buildings are under threat in particular Elie Parish Church which is listed by the Church of Scotland to be disposed of for sale. It is an important landmark in the centre of Elie which could be adapted to suit many non residential uses and become an important hub for the local community and tourists. Various interested parties are assessing options for adapting the building which retain its interior features in particular the stained glass windows.

Planning permission has been granted for the permanent siting at Elie harbour of a mobile sauna constructed from a converted horsebox.

The supporting statement submitted as part of the planning application stated that ‘Community-focused saunas bring people together in an environment void of ‘social markers’ enabling people to socialise and make connections in an environment unfettered by trappings of status, alcohol, unhealthy foods, digital distractions, or other stimulants’



LANDWARD 2022

During the last year planning applications and changes have been negligible in this corner.

But there were a number of interesting Lorimer Society events held at or relating to Kellie Castle, i.e.

'Real and Imagined - John Henry's Paintings at Kellie' an online presentation on 26 January by Dr Antonia Laurence-Allen, NTS's Regional Curator; Antonia demonstrated the influence of Kellie Castle on the work of painter John Henry Lorimer by exploring the building and his paintings and revealing what is real and imagined in his scenes of everyday life at Kellie. This brilliant illustrated talk is still available online via the News page of the Lorimer Society website www.lorimersociety.org

Lorimer Society Annual Lecture at Kellie Castle on 24 September; several ENFPS members attended the lectures which included art historian Elizabeth Cumming on the subject of animalist sculptor Phyllis Bone, whose works were used in buildings designed by Robert Lorimer, and Odile Hughson on the Lorimer family connection with French royals exiled after the French Republic's restoration in the 1870s.

Also those who remember the Lochty Private Railway, which operated on a mile or so of track near Largoward from the 1960s, may be pleased to know that its most memorable locomotive, mainline express A4 Pacific 'Union of South Africa', is to be restored to the East Neuk in the new rail museum at Balbuthie, between Kilconquhar and St Monans. Before its arrival at Lochty the locomotive had spent many years based at Edinburgh working the East Coast route between London and Aberdeen.



Lochty and 'Union of South Africa' played a significant part in the steam preservation movement by establishing the principle that private owner steam locos could operate on BR mainline tracks. From the 1970s the locomotive was based for many years at Markinch and was in regular use across the UK, including pulling the train that carried the Queen on the new Borders Railway for her official opening of the line in 2015. This iconic piece of Scottish railway history has now finally retired from service and will be a static exhibit at Balbuthie.

LARGO & LUNDIN LINKS 2022

2022 has seen the Largo community coming together to continue to support initiatives within the area that seek to restore some of its history.

Led by Largo Communities Together (LCT), the Pier Group continues to work towards the protection and future reinstatement of the old historical pier which sadly over the years has deteriorated from its former glory. It pre-dates the 1792 ‘Old Statistical Account of Scotland’ which states that at the Keil “*there is a stone key where vessels of 200 ton may receive or discharge their cargoes....*”. Over the last few years The Pier Group has managed to source enough funding to reinforce the damaged pier to prevent further deterioration during the harsh winter months. It has now completed the necessary civil engineering design work and is in the process of pursuing major grants to raise around £1.6M for full restoration of the Pier. Once grant support has been achieved, it will then take the Pier into community ownership.

While work is undertaken to restore some of the area’s history, it was with some sadness that in August a fire finally destroyed the Grade C listed Lundin Links Hotel which had been empty for 8 years. The hotel was by architect Peter L B Henderson whose legacy lives on with the clubhouse of Lundin Links Golf Club which he also designed. At the time of writing the cleared site of the hotel remains in the hands of the liquidators.

Another initiative by LCT, called ‘Friends of Largo Bay’, has been set up with the aim of examining the potential for the coastal area of the bay and its eco systems, looking at marine conservation, funding for habitat reinstatement, pollution on the land and the sea and education. Another group will be specifically looking at land in the area, e.g. unused land and the ownership, as well as underused buildings, and their potential in the community.

In September, the East Neuk Preservation Society made one of its organised visits to Upper Largo, and members were invited to hear a very interesting talk given by Lesley Henderson (not to mention her wonderful organ skills) and Ian Anderson about the history of Largo Parish Church. Records show there has been an established church in the Parish for 1100 years. The church has historically interesting tablets and memorials in abundance not to mention the stunningly beautiful stained glass windows attributed to ‘Glasgow Boy’ David Gauld and now splendidly restored as part of the building’s major restoration completed in 2017. Amongst all the historically important people associated with the church are Admiral Sir Andrew Wood, Alexander Selkirk and James Wilson.

The Society’s Largo visit included a tour of Eden Cottage, and we were able to spend the afternoon in its beautiful garden directly facing Largo Law, and enjoying light refreshments. Stephen Wood, owner of the B Listed cottage which dates from 1756, gave us an amusing account of its restoration, which had previously gained an ENFPS conservation award.

Largo is fortunate that, for the time being at least, the Church of Scotland have vowed to keep its Parish Church as a place of worship within the Largo community, sadly unlike many of our other churches within the East Neuk. The ‘Old Church Meeting Rooms’, which are located next to the church and owned by the Estate, have now been almost fully restored and have become the home of the Horticulture Manager for Largo Estate Walled Garden.

Before the ENFPS visit, some members took up the offer to visit Largo Estate’s Walled Garden on one of its Open Days, thereby getting the chance to view Largo House and get a glimpse of the Sir Andrew Wood Tower.

Sadly, as yet, no work has been carried out to arrest deterioration of the Tower, which is a fragment of a major 16th/17th century house, and important enough nationally to be classed as a Scheduled Ancient Monument.

In the late 1970s ENFPS led the project for a major restoration of the tower, which was completed in 1982. With the death of its owner, Judge Ralph Lownie in 1997, it was bought back by the Maitland Makgill Crichton family who own Largo estate.

It has since been neglected and remains derelict, although its magnificent roof remains intact, as this recent photo shows.

Last year’s Annual Report noted that the Estate was restoring the steading buildings close to the Tower and expressed the hope that the Tower would get some attention; but time is now running out for the Tower as the roof is unlikely to survive further encroachment by the ivy.



PITTENWEEM 2022

Summer 2022 saw completion of the final parts of Pittenweem's Tolbooth restoration works, including the superb gilded weathervane and immaculate clock faces, and with its historic clock mechanism fully restored to working order.



Funding for the clock restoration was provided by the Historic Environment Scotland (HES) Support Scheme, secured through the commendable efforts of Pittenweem Community Council.

Fife Council is to be congratulated for the high standard of its restoration of the Tolbooth.

Planning matters of significance during the year included :

- the 19th century former Catholic Church (grade C listed) on the main road has been converted back to its original form as a large villa, and the restoration of the structure has restored it to its former glory; the Hew Lorimer sculptures, which the church gained in the 1950s, have been removed to St James' Church on the Scores in St Andrews where they are located in the porch and in the garden. Although a loss to the East Neuk the sculptures are now rather better displayed than they were in Pittenweem
- application approved for 29 houses off Charles Street, all affordable housing and with a good mix of housing types of modest design consistent with the nearby estate of well-designed social housing at New Grange Park
- full planning application submitted for 36 dwelling-houses with access from the main road through the site of the former garage, mainly detached houses of good modern design by St Andrews architects Muir Walker & Pride, with a small element of affordable housing
- large flat roofed rear extension to a grade C listed house at West Shore approved despite objections from HES, ENFPS and local residents concerning the adverse impact on views from West Braes.

Pittenweem suffered a double blow when its High Street Fish & Chip Bar suffered a severe fire followed by the tragic loss of its owner Alec Wyse. The grade C listed No 5 High Street is now a burnt out shell.

ST MONANS & ABERCROMBIE 2022

The effect of the pandemic began to lift and with it a few bigger planning applications arose in St Monans and Abercrombie along with the usual minor issues of tree surgery, and replacement windows & roofs. The reroofing project of 1 West Shore is well underway with two catslide dormer windows and a velux installed in the harbour-facing aspect. The pantile choice was recently updated to be of a 'weathered' pattern which look less harsh against the rest of the adjoining roofs.

A similar application for rooflights has been made for 1 Midshore, across the road, to insert 3 catslide dormers in the harbour-facing aspect and 2 veluxes in the rear. The additional request is for photovoltaic panels on the tops of the catslides which was discussed as a concern for a listed building in a Conservation Area. The owners argue that they plan to live and work there more permanently and require the improved accommodation + the eco-friendly power sourcing. As the panels are discretely positioned where the zinc covering would have been, it was agreed not to object though a watch should be kept for unsightly obvious panels being put in elsewhere as a result of this. Newer photovoltaic 'slates' might be a solution for this situation in the future.

Lochay Homes have completed their initial build of 46 homes in the field next to the Manse, a couple of which have made applications for extensions/garages. The affordable housing in the rest of the estate is now advancing in completion and some are already occupied. The appearance and functionality of the project have been generally very positively received and once the landscaping and the planned centrally placed allotments are completed it will be a pleasing addition to the village.

In common with many of the Church of Scotland buildings in other villages in the East Neuk, the future of the Auld Kirk in St Monans has been reviewed by Fife Presbytery. It is now owned by the General Trustees of the Church of Scotland and is earmarked for closure as a place of worship. At present the Church Hall is in use for Sunday worship.

The 3 historic caquetteiro or gossip chairs which were kept in the Society's St Monans office for many decades have been handed over to Fife Cultural Trust and are now in Fife Council's Collections Centre in Glenrothes. The chairs were strictly the property of the Council and FCT advised that given their age, fragility and substantial value, they needed to be stored in temperature controlled and secure conditions which ENFPS could not ensure. The old chairs had been used in St Monans for the crowning of its Sea Queen in the festival of that name; ENFPS has now purchased a set of very modestly priced reproduction Jacobean chairs which will be used for seating in the St Monans office and for future Sea Queen coronations.



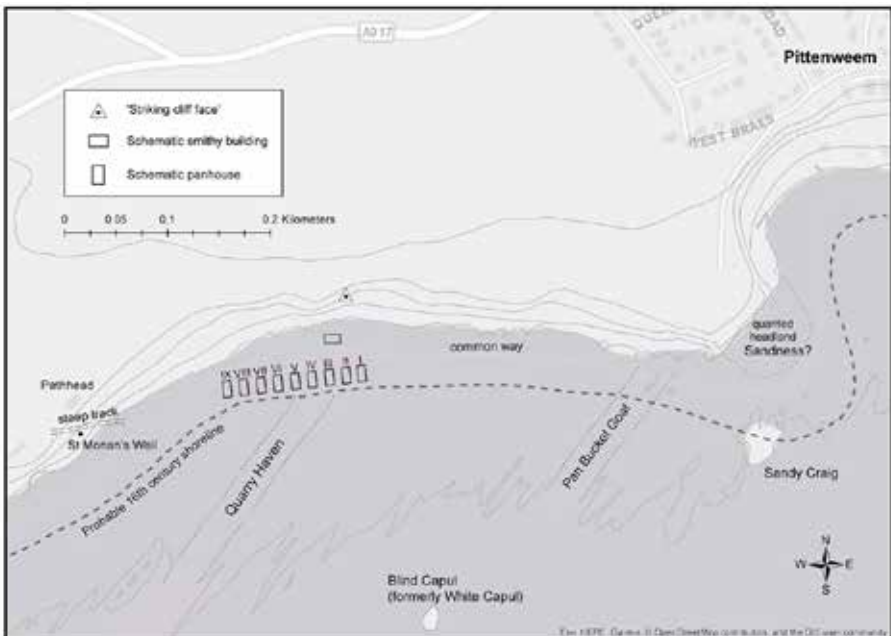
PITTENWEEM'S SALTPANS

The salt pans of Pittenweem were the subject of a presentation by Professor Anthony Lodge delivered at the Preservation Society's Christmas Social event in Pittenweem Coastline Church on 8 December 2022. He drew on the results of his recent research into original sources about the burgh's salt pans which were a major local industry in the 16th century. Below is a precis of his talk.

The well-known salt pans at St Monans were set up in 1772 by Sir John Anstruther and produced salt for about 50 years. Not so well known is that this 9-pan complex is not the first in the area and that a set of nine pans was operating in Pittenweem some 250 years beforehand.

Sadly, the ancient pans in Pittenweem were washed away by the sea long ago and everyone has forgotten about them, but there is evidence showing that they did exist and where they once were.

Charters conserved in the Pittenweem Cartulary (now kept in St Andrews University Library) record land transactions in the 1530s to 9 wealthy individuals, licensing them to set up salt pans and extract coal in what eventually became Pittenweem's *Salt-toun*; by 1540, a 9-pan complex was up and running. The lands belonged to Pittenweem Priory whose last prior, John Roule, was notorious for womanising and financial extravagance, leading him to sell off these plots along with the rest of the Priory's endowment.



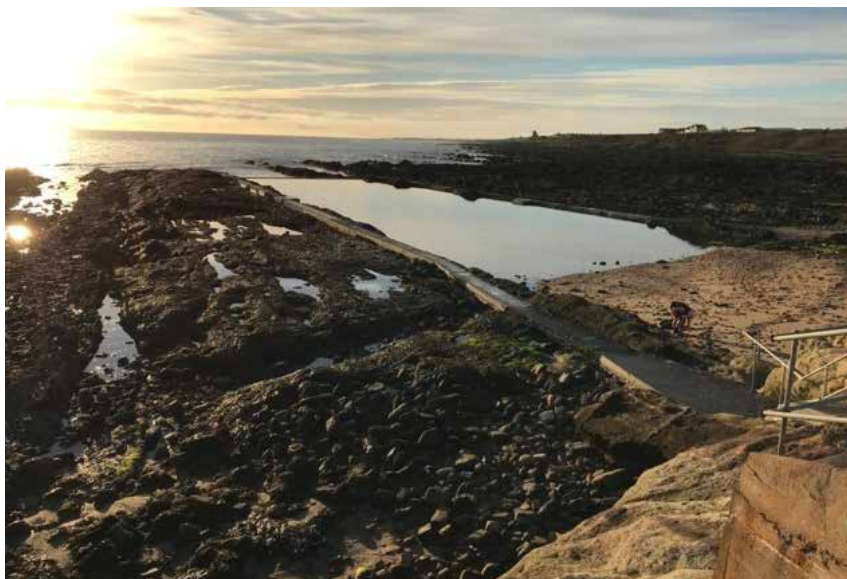
Saltpan locations between Pathhead and West Braes

The charters give clues as to the locations of the salt pans, referring to known points on early maps such as Blind Capul, an offshore rock, and Quarry Haven, a landing place between skerries for boats serving the pans. Quarry Haven was between Pittenweem and Pathhead, which is fairly close to the present Coal Farm whose name comes from early coal workings on the site. And salt pans could not be operated without lots of coal - a further clue to their location.

At some point, the Priory's set of nine pans was destroyed by the sea. A sequence of extreme weather events ravaged the Fife coast between the mid-17th and the early 18th centuries, with the destruction of the pans probably happening sometime between 1650 and 1670. But this did not herald the end of salt-making in Pittenweem, and new pans were set up closer to the town. The historian Robert Sibbald, visiting Pittenweem in 1682, drew attention to the town's active trade in salt and coal. He made no mention of John Roule's pans at Quarry Haven, but referred to pans close to a place called Pan-Haven.

In the 19th century this place was called not Pan Haven but Pan Bucket Goat, and in April 1852 the little local newspaper called *The Pittenweem Register* carried an item mentioning Pan Bucket Goat at West Braes as potentially an excellent bathing place. Today at West Braes several traces of salt-making activity can still be seen to the left of the open air pool, in the form of recesses for bucket pots, i.e. pits engraved in the rock to receive seawater for evaporation and so called because the water was hoisted by bucket into the salt pans.

Next time you visit Pathhead Nurseries and West Braes open-air pool, remember that they started life in the middle of Pittenweem's salt-making industry.



West Braes pool with recesses for bucket pots

PITTENWEEM STREET ART



Image courtesy DC Thomson Media

Street art has now reached the East Neuk.

Pittenweem's West Braes is the beneficiary as its old viewing shelter has now been transformed by an imaginative series of murals depicting the marine life and maritime activity of the surrounding waters.

The murals were commissioned by the West Braes Project, led by its chairman Bill Watson, which was also responsible for the pool restoration.



Image courtesy DC Thomson Media

The shelter has always enjoyed a spectacular location high above the shore with panoramic views across the Forth and over to St Monans, and directly overlooking the impressively restored open air bathing pool. Its murals have now turned what was a dreary and non-descript brick structure into a box of delights.

The artist is French-born Ian Tayac otherwise known as 'Paco Graff.'



Image courtesy DC Thomson Media

Now based in Auchterhouse near Dundee, Ian started plying his trade in the 1990s on the streets of France before moving to Scotland. He has done work for Edinburgh Zoo and for Abertay University.

The West Braes is now so popular that Fife Council has installed pay and display machines at the car park.

And Pittenweem has another example of street art. The gable end of the Larachmhor pub on Mid Shore is now entirely covered with a huge image of a witch, in the style of Halloween and horror movies.

The mural is by well-known Glasgow-based spraypaint graffiti artist Bobby McNamara, aka 'Rogue One', who has had commissions from Visitscotland, Glasgow City Council and RSPB.

The mural has been welcomed by Leonard Low, author of 'The Weem Witch', for addressing the lack of anything in Pittenweem to recognise its witch-hunting past. Low previously led an effort for a memorial to the witches.

Another view is that the mural's lurid portrayal of the witch trivialises the fate of the women who perished in the burgh's witch persecution mania.



The Larachmhor is grade C listed, and it was ENFPS which was instrumental in bringing the lack of Listed Building Consent for the mural to Fife Council's attention.. A retrospective LB Consent application has now been made for the mural, and ENFPS is consulting its local members to get their views before commenting on the application. It is understood that the Community Council is likely to object in the strongest terms.

THE GREAT LODGING ANSTRUTHER WESTER

a history by its owner Rev Paul Capaldi

Anstruther Wester began to assume its present appearance in the 19th century when the main street was widened. Several houses were removed and others rebuilt to a more regular plan.

'*Fernbank*' in the High Street was originally four separate tenements, the grandest of them '*an Great Lodging*' with a '*Dove Coat*' in the yaird. It belonged in 1643 to John Borthwick of Bightie, of a family who from the mid-fifteenth century to the late seventeenth owned the nearby estates of Balhoufflie, Lingo and Easter Grangemuir.

Among the old tombstones in the Wester churchyard listed by George Gourlay was one commemorating the death in 1599 of the wife of Peter Borthwick of Lingo and Grangemuir, and another in 1627 of Catherine Borthwick, wife of Mr John Dairsie.

The 'Great Lodging' was probably the family's town house. A Robert Borthwick inherited it in 1650 and in 1710 his grandson, '*one of the present baillies of Pittenweem*' sold it to George Duncan of Newhall in Kingsbarns and gave title to the house to her son-in-law, George Dishington (sometimes Dischington), wright in Kingsbarns.



He was almost certainly a descendant of William Dishington of Ardress whose mother Elizabeth was the sister of Robert the Bruce. Among the title deeds of '*Fernbank*' are sasines dated 1530, 1548 and 1647 infetting in various properties several Dishington heirs, among them the grandson of Margaret Dishington or Hamilton, who was the great-great-grandmother of Robert Hamilton of Kilbrachmont, owner of the house by the ford.

George Dishington bought his sister-in-laws half-share of the house in 1750 and within four years bought from Andrew Lundie of the family of Baxters two old properties 'all now built on and erected in one tenement', and from Robert Lyall an old property on the south 'commonly called the forechamber' This forechamber cottage at the foot of Crichton Street (as photo) was rescued from complete ruin by the East Neuk Preservation Society in 1969 as one of its projects. It was then renovated by a purchaser. and extended; in the last decade it suffered a partial collapse due to coastal erosion, requiring a further restoration which was carried out to a high standard.



Dishington then bought a 17th century property to the north which belonged to the family of the late Hendrie Lamonts, father and son merchants and baillies of Anstruther Wester. To the west of the Lamont property was a common vennel leading down to the forechamber and a piece of waste ground. This vennel was incorporated into the Red House Great Lodging when it was extensively renovated in 1993. The early deeds refer to the house being called The Great Lodging, and the present owner changed its name from Fernbank to The Great Lodging.

Dishington was succeeded by his son George also a wright, who was probably responsible for the erection of the new houses. When the third George Dishington inherited the property in 1842 it was described as now consisting of two tenements of land or dwelling houses fronting the street. This Dishington was the opponent of the Union Harbour bill. He also extended the main house on the east by adding on seven more rooms. He seems to have got into financial difficulties, owing money to various people. His son-in-law Captain John Keay bought the two houses from him and allowed him to live in part of the property till his death in 1885.

This successful Captain was the son of Captain Thomas Keay, master of the brig Medium of Anstruther. John Keay climbed the ladder of promotion quickly and at an early age was in command of the Ellen Roger and sailed the seven seas. John Keay commanded the new ship Ariel, a tea clipper all set for the China/ London run.

One of the most famous and exciting races in the history of tea clippers was between the Ariel under Captain Keay and the Taeping under the command of Captain MacKinnon. On 29th May 1866 within a few hours of each other, eleven clippers left the port of Foochow for London laden with tea. Ariel as the largest and newest was favourite to win. The Taeping and Ariel sailed up the Channel together, but Taeping tied up in London twenty minutes ahead of Ariel after 99 days out and 16,000 miles. Because they were so close the captains shared the £100 bounty and the bonuses.

Captain Keay sailed the Ariel for another three years and in 1868 he was first home from China. It was the last time he commanded a sailing ship. He eventually moved to Liverpool, but came back to his home in Anstruther every summer. He died in Liverpool in 1918 aged 90.

The houses were let with various tenants and managed by his family and trustees. One of the tenants in 1919 was Mr & Mrs David Brodie, newly married, who rented the main door flat up the front stairs. He owned the Cleek works (golf club makers) in Crichton Street right behind the house.

The Keay trustees sold the houses and garden to the Brodies as sitting tenants in 1937, and the cottage and garden at the end of Crichton Street were sold to Miss Murray of the White House in 1927 to extend her garden.

Mrs Brodie died in 1949 and David Brodie sen. in 1970. The Cleek works was sold to a Dunfermline builder who built a fine house on the site in the 70s. The Brodies had

one son David who got a BSc in chemistry at St Andrews before working for Anglo American oil before retiring as General Manager of BP in Gothenburg in 1978.

He and his wife Olive retired to a former manse near Keith, but keeping use of the flat in Anstruther while the rest of the properties were managed by a local lawyer. When Mrs Olive Brodie died in 1983, David Brodie decided to move back to Anstruther.

He did extensive renovations including opening up the main staircase again for the first time in over 100 years – as photo. The gardens were landscaped with a new driveway and large garden gates onto Crichton Street.



The present owner moved into The Great Lodging in 1990. Over the next couple of years the Red House was completely renovated as was the flat under the main house. Part of this history is an extract from ‘Anstruther – a history’ by Stephanie Stevenson.

LARGO ESTATE AND ITS WALLED GARDEN

(Article contributed by Kathryn Beckett, Horticulture Manager, Largo Walled Garden)

Largo Estate is located very close to the village of Upper Largo. There have been a number of owners of Largo Estate over the centuries, with the most famous being Sir Andrew Wood, who became Lord High Admiral of Scotland. Following a series of successful naval engagements, he was granted the lands of Largo in 1490 by King James IV and built a fortified dwelling. The Sir Andrew Wood Tower is a small part that still remains. Famously Wood hated travelling on dry land, so had a canal constructed by his English prisoners of war allowing him to go to church in Upper Largo by boat; the outline of the canal can still be seen.

The Durham family owned Largo Estate from the mid 17th Century to the mid 19th Century. The most famous members of the family, and true brothers in arms, were James, born in 1754 who served in the army for 70 years, being made a general in 1830. His younger brother Philip was born in 1763, and after a lifetime of naval service including captaining the Defiance at Trafalgar, was made an admiral in 1830. Largo Estate is owned by the Crichton family, it was passed down to Charles Julian MM Crichton in 1901. Parts of the Largo estate have had various custodians and tenants throughout the years.

Largo House itself dates from 1750 and is grade B listed. Most recently it was inhabited by long term tenants in the 1930s – the Hutchison family. It was requisitioned by the War Office and occupied by the Polish Parachute regiment during and following WWII. In the 1950s, after irreparable damage to the house and roof, with little compensation from the War Office, no willing buyers and tax bills the owners could not afford, Douglas Crichton had no choice but to remove the roof of Largo House.



He capped the stone in the hope that the roof could be reinstated in future years and this is one reason the building still stands today. The Estate's historic Walled Garden is located immediately north of the ruins of Largo House and a few hundred yards west of Upper Largo Parish Church, which is shown next to the Manse on this map. Sir Andrew Wood's Tower is just to the north of the Garden.

Peter Kay was the last gardener to work the land at Largo from 1950-80s. The walled garden has been left to pasture since the 1950s, but in March 2021 work began to revive it. There are a few remaining fruit trees growing on the South facing wall of the garden, and 'peach screen brackets' are still installed on the upper edge of the wall. The remaining cherry and plum trees could have been planted during Peter Kay's time as gardener and the same is true for a number of apple trees remaining in the walled orchard – they may even pre-date Peter's work.

After years of being left for grazing Largo Estate's historical walled garden is now moving into its third season. The Horticulture team has created a phased design to develop the garden into the productive and beautiful space it once would have been. Production focuses on vegetables, fruits and flowers at market garden scale and operates as a commercial enterprise. The produce is ecologically grown, hand

picked and available for wholesale, retail and direct sale to local people, businesses and beyond.

Plans for the garden have been made in collaboration with Largo's owners and an awareness of the local context. You can find out more about the team on 'Our Team' page at www.largoestate.co.uk.

Their current objectives are:

- To begin the process of re-invigorating Largo Estate.
- To produce vegetables, fruits and flowers for sale.
- To practice organic and agro-ecological methods of production.
- To attain financial sustainability within their horticulture enterprise.
- To preserve the house as much as possible and remove / control tree growth.
- To ensure that structures primarily walls (but also including trees, buildings, slates) are safe.
- To begin creating something that will be, in the long term, a beautiful place for customers to visit.

As the garden develops they are now looking for local volunteers to support the project. Anyone interested in volunteering can find more information on their 'Recruitment' page of website www.largoestate.co.uk.



Image courtesy of National Library of Scotland

EAST NEUK CHURCH CLOSURES

The Church of Scotland's Fife Presbytery published its Mission Plan in September 2022 setting out the future for its ministry and church buildings. This confirmed the proposed closure of the East Neuk's most historic and architecturally significant churches of St Monans, Pittenweem, Crail, Elie, and Carnbee. These are to be sold, let or otherwise disposed of within five years, but the six other East Neuk churches previously threatened with closure were reprieved.

In early 2022 ENFPS had written to the Church of Scotland's HQ at 121 George Street complaining about the lack of engagement with local communities over the closure proposals. Subsequently Fife Presbytery set up a Historic Churches Working Group to consult with congregations and communities on options for the preservation and future use of historic church buildings including as assets for the church's mission; the Group's remit requires it to report back to the Presbytery by June 2023.

The Presbytery's Working Group has conducted a series of consultation meetings for the churches affected, with meetings held in Pittenweem and St Monans. These were attended by members of the congregation plus representatives from the communities concerned and their community councils; ENFPS were also represented at the meetings. At these meetings encouraging messages were given about involving the community in coming up with solutions for future use of the churches.

No proposals have yet emerged from the Working Party: it appears that at Pittenweem, Elie, Crail and Carnbee, the initiative is with the congregations of the churches affected to decide whether to accept the Presbytery's scheme of closure of the church and amalgamating the parish with neighbouring churches to form a group parish. At St Monans the situation is different in that congregation has already been dissolved, and ownership of the Parish Church is now with 121 George Street.

At present there is a significant risk that the substantial assets owned by some of the parishes, e.g. from sale of manses and church halls, will be lost to the communities affected. This would leave them with redundant historic structures that are virtually unsaleable because of their planning law protection but without the receipts from sale of assets needed to convert them to beneficial community use.

So it is disappointing that so far despite encouraging responses at the various meetings about involving the communities in the buildings' future, there has been no progress by the congregations or the Working Party towards engaging with the local communities or with interested parties such as ENFPS .

It is understood that the Working Party may itself be developing proposals for adapting the buildings for future use and, if this is the case, it would offer hope that some progress can be made despite the hiatus caused by the slow decision-making process of the Presbytery and the congregations over the future structure of the parishes. But it is looking unlikely that ENFPS will be able to have any meaningful input to the Working Party's recommendations before it completes its report in June.

ENFPS will continue to offer its support and assistance to the communities affected in formulating and developing ideas for adapting these historic buildings to appropriate future use.

PITTENWEEM PRIORY : PROJECT FOR INTERPRETIVE PANELS

The Priory is one of the most interesting religious sites in Scotland, as with its surviving Great House, fortified Gatehouse and Prior's Lodging buildings it is a rare example of a monastic site with its structures relatively complete, and the adjacent St Fillans Cave adds an early Christian site to its interest.

But at present there is no signage in Pittenweem to enable visitors and local people to appreciate its historic importance or the work of Robert Lorimer in its restoration.



Great House from Cove Wynd



Great House from courtyard

ENFPS has therefore initiated a project to address this deficiency in information by providing a number of mounted interpretative panels, supplemented if funds permit by printed booklets. The Priory complex is a large site with a collection of substantial grade A listed buildings grouped around a large courtyard and with a historic graveyard, hence it is proposed that three panels should be provided.

Fife Council has recently completed a major restoration of its Tolbooth and Town Hall buildings on the Priory site, and they have been consulted on these proposals. While the Council is supportive of our project, they have advised that they are not able to provide any funding directly towards it. To date ENFPS has made good progress

with the project, with content already drafted, initial consultation carried out, initial funding raised and a design consultant appointed.



Prior's Lodging

The text for the interpretative panels has been provided free of charge by Prof Anthony Lodge, author of a recently published authoritative history of the Priory that was based on extensive research into original sources. This covers the Priory's religious, political and social history from the early monastery on May

Island through to the later role as a base for important national figures who were the churchmen and post-reformation noblemen owners. There is therefore an impressive narrative to be passed on to visitors.

Historic Environment Scotland has agreed in principle what is permissible in relation

to siting the panels in relation to the Priory's listed buildings and have provided us with information on the specifications, designers, suppliers and costs of the boards they use on their own historic sites. Fife Council has been consulted to seek their consent to the panels being located on its property, and regarding the planning permission required for the siting of the panels.



Fortified Gatehouse



St Fillan's Cave

Sponsorship funding has been raised to cover the initial feasibility work for the project, and a design and interpretive consultant has been appointed to provide us with recommendations for organising the content for the panels and with a specification for their manufacture and installation; the deliverable documents from the consultant should be available by May 2023. The specification will be used to seek consents from Fife Council and to invite competitive quotations from recognized panel design and installation companies; this will give us the firm price and scope needed to approach potential sponsors for the balance of the funding needed.

TREASURER'S REPORT - Year ended December 31 2022

The Society's reserves show a healthy surplus this year. Whilst this is due in part to continued withholding of the M&G receipts, it is also because the release from Coronavirus restrictions has permitted a return to the usual activities of the society.

There was a memorable 60th anniversary meeting in the Spring and a winter reception both of which were well supported, reflected in the receipts for outings. The donations received are boosted by a contribution from the Norah Webber Trust towards the signboard project in Pittenweem.

A number of new members have been enrolled maintaining the Society's subscription receipts.

As should now be well known by the membership the Bank Accounts have been changed to accommodate the change of name of the Society and the old account will be closed after the AGM.

East Neuk of Fife Preservation Society - Statement of Receipts & Payments Year Ended 31st December 2022

	<u>2022</u>	<u>2021</u>
	£	£
Receipts		
Bank Interest	17	5
Members subscriptions	1,643	1,123
Tax recovery on subscriptions	344	246
Donations	1,082	350
Outings	1,346	
M&G	2,490	2,220
	6,220	3,944
Payments		
Printing	756	775
Admin	150	349
Website	84	114
Insurance	225	214
Cleaning, Heat & Light	335	244
AGM, Visit and Reception expenses	841	
Donations	130	300
St Monans Church payments		1,500
	2,521	3,495
Surplus / (Deficit) for the year	4,401	449

Statement of Balances as at 31 December 2021

	<u>2022</u>	<u>2021</u>
Fixed Assets		
Heritable Property	10,000	10,000
Current Assets		
Cash at Bank	28,503	24,101
Net Assets	38,503	34,101
Reserves		
Balance B/Fwd	34,101	33,652
Surplus / (Deficit) for year	4,401	449
Total Reserves	38,502	34,101
Registered Charity No: SC 051336		

APPENDIX – NATIONAL PLANNING POLICY: HISTORIC ASSETS AND PLACES

The Scottish Government's latest edition of its National Planning Framework (NPF) is termed NPF4. It states that Local Development Plans should support the sustainable management of the historic environment and should identify, protect and enhance valued historic assets and places. The details of the relevant policy (which is number 7 of a total of 33 planning policies) are given below;

a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change. Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

b) Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Considerations include whether the:

- i. building is no longer of special interest;
- ii. building is incapable of physical repair and re-use as verified through a detailed structural condition survey report;
- iii. repair of the building is not economically viable and there has been adequate marketing for existing and/or new uses at a price reflecting its location and condition for a reasonable period to attract interest from potential restoring purchasers; or
- iv. demolition of the building is essential to delivering significant benefits to economic growth or the wider community.

c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

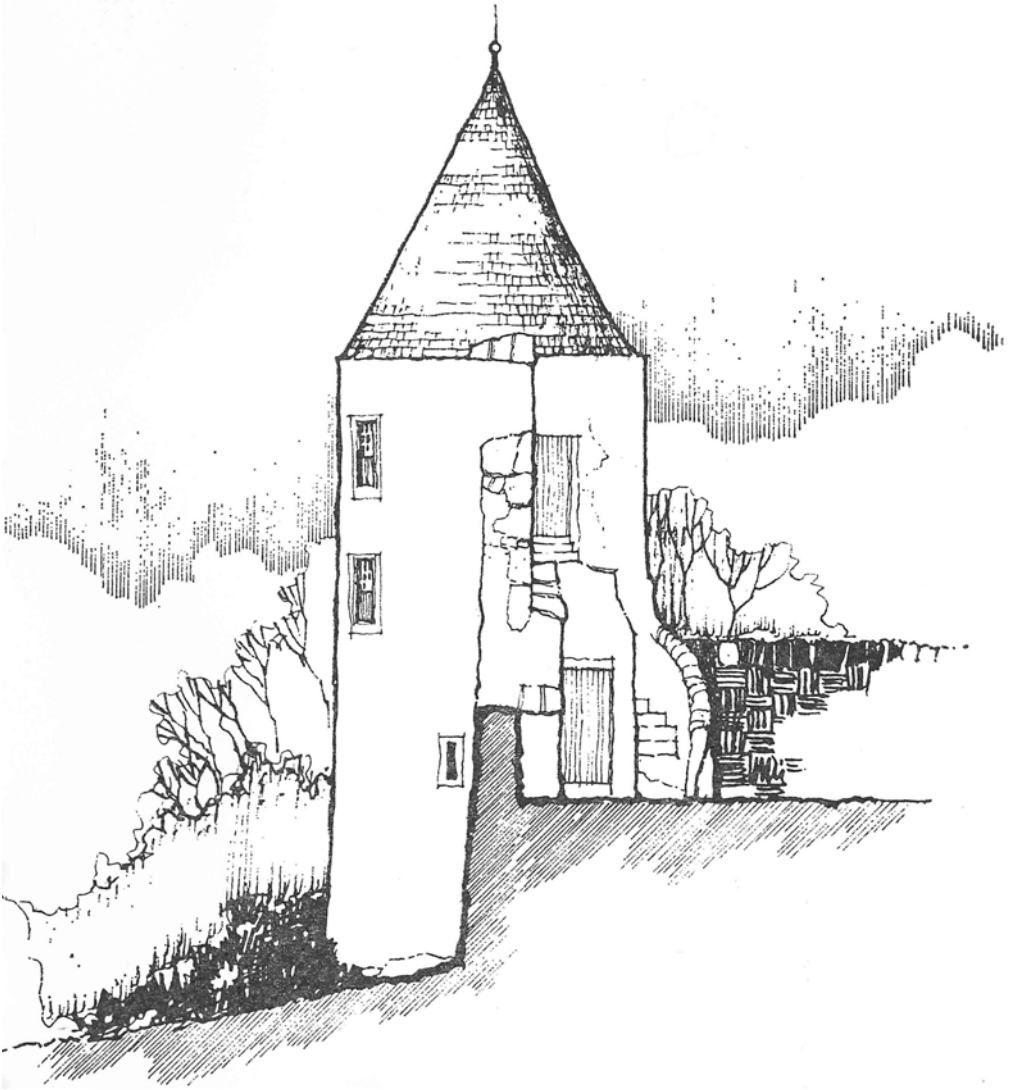
- i. architectural and historic character of the area;
- ii. existing density, built form and layout; and
- iii. context and siting, quality of design and suitable materials.

e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

f) Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:

- i. reasonable efforts have been made to retain, repair and reuse the building;
- ii. the building is of little townscape value;

- iii. the structural condition of the building prevents its retention at a reasonable cost; or
 - iv. the form or location of the building makes its reuse extremely difficult.
- g) Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.
- h) Development proposals affecting scheduled monuments will only be supported where:
- i. direct impacts on the scheduled monument are avoided;
 - ii. significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or
 - iii. exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.
- i) Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.
- j) Development proposals affecting nationally important Historic Battlefields will only be supported where they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities.
- k) Development proposals at the coast edge or that extend offshore will only be supported where proposals do not significantly hinder the preservation objectives of Historic Marine Protected Areas.
- l) Development proposals affecting a World Heritage Site or its setting will only be supported where their Outstanding Universal Value is protected and preserved.
- m) Development proposals which sensitively repair, enhance and bring historic buildings, as identified as being at risk locally or on the national Buildings at Risk Register, back into beneficial use will be supported.
- n) Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development proposed is:
- i. essential to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss; and
 - ii. the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place.
- The beneficial outcomes for the historic environment asset or place should be secured early in the phasing of the development, and will be ensured through the use of conditions and/or legal agreements.
- o) Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment.



THE SIR ANDREW WOOD TOWER, LARGO

Drawing from front cover of ENFPS publication
'East Neuk of Fife its Burghs and Countryside' published 1982