

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – REMOTE MEETING

7th April, 2021

1.30 p.m. – 3.40 p.m.

PRESENT: Councillors Donald Lothian (Convener), Tim Brett, Bill Connor, John Docherty, Andy Heer, Linda Holt, Jane Ann Liston, David MacDiarmid, Karen Marjoram, Bill Porteous, Jonny Tepp, Brian Thomson and Ann Verner.

ATTENDING: Alastair Hamilton, Service Manager - Development Management; Richard Simmons, Lead Officer Transportation Development Management (North Fife); Jamie Penman, Graduate Planner, Economy, Planning & Employability Services; Steven Paterson, Solicitor and Diane Barnett, Committee Officer, Legal & Democratic Services.

APOLOGIES FOR ABSENCE: Councillors Tony Miklinski and Dominic Nolan.

260. DECLARATIONS OF INTEREST

No declarations of interest were made in terms of Standing Order No. 7.1.

261. MINUTE

The Committee considered the minute of the North East Planning Committee of 10th March, 2021.

Decision

The Committee agreed to approve the minute.

262. 20/02057/FULL - STREET LIGHT COLUMNS, QUEENS GARDENS, ST ANDREWS

The Committee considered a report by the Head of Planning relating to an application for the installation of new and replacement streetlight columns and lanterns (part retrospective).

Motion

Councillor MacDiarmid, seconded by Councillor Holt, moved to refuse the application on the grounds that the development did not comply with Policies 1, 10 and 14 of the Adopted FIFEplan (2017); Section 64 of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997; the St Andrews Conservation Area Appraisal and Management Plan (2010); the St Andrews Design Guidelines (2008); and the Making Fife's Places Supplementary Planning Guidance 2018, on the basis that the development would/

2021 NEPC 160

would have a detrimental impact on the visual amenity and character of the conservation area due to the design, form, layout and height of the streetlight columns and lanterns.

Amendment

Councillor Liston, seconded by Councillor Porteous, moved as an amendment to approve the application subject to:-

- (1) the one condition and for the reason detailed in the report; and
- (2) an additional condition together with the attendant reason therefor requiring that the street lighting on the east side of Queens Gardens (street lighting columns 4 and 6 as detailed on the site plan) have their eastern most pane blanked out to mitigate against the potential impact of light pollution having regard to the residential amenity of the occupants of the adjacent buildings.

Roll Call Vote

For the Motion - 6 votes

Councillors Connor, Docherty, Holt, MacDiarmid, Thomson and Verner.

For the Amendment - 7 votes

Councillors Brett, Heer, Liston, Lothian, Marjoram, Porteous and Tepp.

Having received a majority of votes, the amendment to approve the application was carried.

Decision

The Committee agreed to approve the application subject to:-

- (1) the one condition and for the reason detailed in the report; and
- (2) an additional condition together with the attendant reason therefor requiring that the street lighting on the east side of Queens Gardens (street lighting columns 4 and 6 as detailed on the site plan) have their eastern most pane blanked out to mitigate against the potential impact light pollution having regard to the residential amenity of the occupants of the adjacent buildings.

263. 20/02232/FULL - FOOTPATH RESURFACING, QUEENS GARDENS, ST ANDREWS

The Committee considered a report by the Head of Planning relating to an application for the resurfacing of footpath (part retrospective).

Decision/

Decision

The Committee:-

- (1) agreed to refuse the application on the grounds that the proposed development did not comply with Policies 1 and 14 of the Adopted FIFE plan (2017); Section 64 of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997; the St Andrews Conservation Area Appraisal and Management Plan 2010; the St Andrews Design Guidelines 2008; and the Making Fife's Places Supplementary Planning Guidance 2018, on the basis that the development would have a detrimental impact on the visual amenity and character of the conservation area due to its design, form and standard/choice of materials (in particular the use of asphalt as a pavement surface); and
- (2) agreed to delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to finalise the full reason for refusal in order to ensure that a decision on the application was not unduly delayed.

Councillor Porteous left the meeting following consideration of the above item.

The Committee adjourned at 2.55 p.m.

The Committee reconvened at 3.05 p.m.

264. 20/02950/FULL - FALSIDE FARM, KENLY, BOARHILLS

The Committee considered a report by the Head of Planning relating to an application for the erection of dwellinghouse, formation of hardstanding and associated vehicular access.

Motion

Councillor Liston, seconded by Councillor Tepp, moved to conditionally approve the application against officer recommendation and to delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to finalise the granting of planning permission, with appropriate conditions, in order to ensure that a decision on the application was not unduly delayed.

Amendment

Councillor Connor, seconded by Councillor Verner moved as an amendment to refuse the application for the reasons set out in the report.

Roll Call Vote

For the motion - 4 votes

Councillors Brett, Liston, Marjoram and Tepp.

For/

2021 NEPC 162

For the amendment - 7 votes

Councillors Connor, Heer, Holt, Lothian, MacDiarmid, Thomson and Verner.

Abstention

Councillor Docherty declined to vote.

Having received a majority of votes, the amendment to refuse the application was carried.

Decision

The Committee agreed to refuse the application for the reasons set out in the report.

265. 21/00123/FULL - SITE AT CUPAR ROAD, NEWBURGH

The Committee was advised that this application for the erection of 34 affordable dwellings and associated access road and SUDS, land to the North of Cupar Road, Newburgh, had been withdrawn from consideration at this meeting.

Decision

The Committee agreed to defer consideration of the application to a future meeting of this Committee.

266. APPLICATIONS FOR PLANNING PERMISSION, BUILDING WARRANTS AND AMENDED BUILDING WARRANTS DEALT WITH UNDER DELEGATED POWERS

Decision

The Committee noted the lists of applications dealt with under delegated powers for the period 22nd February to 21st March, 2021.
