

Fife Planning Review Body

Due to Scottish Government Guidance relating to Covid-19, this meeting will be held remotely



Monday, 10th May, 2021 - 2.00 p.m.

AGENDA

Page Nos.

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST** – In terms of Section 5 of the Code of Conduct, members of the Committee are asked to declare any interest in particular items on the agenda and the nature of the interest(s) at this stage.
3. **MINUTE** – Minute of meeting of Fife Planning Review Body of 18th January, 2021. 5 - 6
4. **APPLICATION FOR REVIEW - VACANT LAND EAST OF BRAEHEAD COTTAGE, PEAT INN, FIFE (APPLICATION NO. 20/00952/PPP)** – Planning permission in principle for erection of five dwellinghouses with associated access and parking.
 1. Notice of Review 7 – 49
 2. Decision Notice and Report of Handling 50 – 71
 3. Representations 72 – 120
 4. Consultee Comments 121 – 144
 5. Further Representations 145 – 153
 6. Response to Further Representations 154 - 159

Members are reminded that should they have queries on the detail of a report they should, where possible, contact the report authors in advance of the meeting to seek clarification.

Morag Ferguson
Head of Legal and Democratic Services
Finance and Corporate Services
Fife House
North Street
Glenrothes
Fife, KY7 5LT

3rd May, 2021.

If telephoning, please ask for:

Michelle McDermott, Committee Officer, Fife House

Telephone: 03451 555555, ext. 442238; email: Michelle.McDermott@fife.gov.uk

Agendas and papers for all Committee meetings can be accessed on

www.fife.gov.uk/committees

Local Review meeting

Guidance Notes on Procedure

1. Introduction by Convener

- Convener introduces elected members and advisers; both there to advise the Review Body and not argue the officer's case; planning adviser in particular independent of the planning officer who made the decision.
- Convener advises members that photos/powerpoint are available
- Convener clarifies procedure for meeting and asks members if they have any points requiring clarification

2. Minutes of previous meeting

Review Body requested to approve minute of last meeting

3. Outline of first item - Convener

4. Powerpoint presentation of photos/images of site

Convener advises other documents, including Strategic Development/Local Plan and emerging plan(s) are there for Members to inspect if necessary, and asks members to ask Planning Adviser points of clarification on the details of the presentation.

5. Procedural agreement.

Members discuss application and decide whether –

- decision can be reached today
- if there is any new information, whether this is admissible or not in terms of the legislation
- more information required, and if so, if
- written submissions required
- site visit should be arranged (if not already happened)
- Hearing held

6. Assessment of case. Convener leads discussion through the key factors (assuming we can proceed)

Members should recall that planning decisions should be taken in accordance with the Development Plan, unless material considerations indicate otherwise. Accordingly, it is important the Members debate each point fully and explain whether they are following policy, or, if not, what material considerations lead them to depart from it. If they are taking a different view of policy from the officer who made the original decision they should make this clear.

a) Convener asks the LRB to consider

- Report of Handling and
- the applicant's Review papers

to establish the key issues pertinent to this case

- b) Detailed discussion then takes place on the key issues with specific regard to
 - Strategic Development Plan
 - Local Plan
 - Emerging Plan(s)
 - Other Guidance
 - National Guidance
 - Objections

Legal/Planning Advisers respond to any questions or points of clarification from elected members

- c) Convener confirms the decision made by the LRB. At this stage if a conditional approval is chosen then additional discussion may be necessary regarding appropriate conditions

7. Summing Up by the Convener or the Legal Adviser identifying again the key decision reached by the LRB

8. Next stages Convener confirms the next stages for the benefit of the audience:

- Draft decision notice
- Agreed by Convener
- Issued to applicant and interested parties (posted on Idox)
- Approximate timescale for issuing decision. (21 days)

9. Closure of meeting or on to next item

Version 5
31.10.2017

THE FIFE COUNCIL - FIFE PLANNING REVIEW BODY – REMOTE MEETING

30th November, 2020.

2.00 p.m. – 4.25 p.m.

PRESENT: Councillors David Barratt (Convener), Rosemary Liewald, Mino Manekshaw, Alice McGarry and Ross Paterson.

ATTENDING: William Shand, Strategic Development Manager and Natasha Cockburn, Planner, Economy, Planning and Employability Services; and June Barrie, Manager (Legal Services), Legal and Democratic Services.

94 DECLARATIONS OF INTEREST

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

95. MINUTE

The minute of the Fife Planning Review Body of 26th October, 2020 was submitted.

Decision

The Review Body approved the minute.

96. APPLICATION FOR REVIEW - LAND TO THE EAST OF LUTHRIE BANK FARM, LUTHRIE (APPLICATION NO. 20/00063/FULL)

The Review Body considered the Application for Review submitted by Ms. Claire Alexander in respect of the decision to refuse planning permission for the erection of a dwellinghouse, formation of access and hardstanding (Application No. 20/00063/FULL).

Decision

The Review Body agreed:-

- (1) sufficient information was before them to proceed to decide the matter; and
- (2) the application be refused (upholding the appointed officer's determination) and that the content of the Decision Notice be delegated to the Head of Legal and Democratic Services, in consultation with the Convener.

97. APPLICATION FOR REVIEW - LAND AT FORMER KINGSWOOD COLLEGE, KINGHORN ROAD, BURNTISLAND (APPLICATION NO. 19/02698/FULL)

The Review Body considered the Application for Review submitted by Derek Scott Planning, on behalf of Mr. Rankin Bell, in respect of the decision to refuse planning permission for the erection of a dwellinghouse and formation of access and associated parking (Application No. 19/02698/FULL).

Decision/

Decision

The Review Body agreed:-

- (1) sufficient information was before them to proceed to decide the matter; and
- (2) the application be approved subject to conditions (reversing the appointed officer's determination) and that the content of the Decision Notice be delegated to the Head of Legal and Democratic Services, in consultation with the Convener.

98. APPLICATION FOR REVIEW - 60 BELLYEOMAN ROAD, DUNFERMLINE (APPLICATION NO. 20/00940/FULL)

The Review Body considered the Application for Review submitted by Mrs. Sarah Wauchop in respect of the decision to refuse planning permission for the erection of a fence and gate to the front and side of dwellinghouse (Application No. 20/00940/FULL).

Decision

The Review Body agreed:-

- (1) sufficient information was before them to proceed to decide the matter; and
 - (2) the application be refused (upholding the appointed officer's determination) and that the content of the Decision Notice be delegated to the Head of Legal and Democratic Services, in consultation with the Convener.
-

Agenda Item 4(1)

**Vacant land east of Braehead Cottage, Peat Inn,
Fife**

Application No. 20/00952/PPP

Notice of Review



Fife House North Street Glenrothes KY7 5LT Tel: 03451 55 11 22 Email: development.central@fife.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100251641-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number: You must enter a Building Name or Number, or both: *

First Name: * Building Name:

Last Name: * Building Number:

Telephone Number: * Address 1 (Street): *

Extension Number: Address 2:

Mobile Number: Town/City: *

Fax Number: Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Scotia House"/>
First Name: *	<input type="text" value="Tim"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Esparon"/>	Address 1 (Street): *	<input type="text" value="Castle Business Park"/>
Company/Organisation	<input type="text" value="Xafinity SIPP Pension Trustees Ltd"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Stirling"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="FK9 4TZ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="[REDACTED]"/>		

Site Address Details

Planning Authority:	<input type="text" value="Fife Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Vacant land east of Braehead Cottage, Peat Inn, Fife, KY15 5LH

Northing	<input type="text" value="709599"/>	Easting	<input type="text" value="345414"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Planning permission in principle for erection of five dwelling houses with associated access and parking.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The vacant land has been unused for many years and has a derelict building within the site. A high percentage of the ground is brownfield due to the large amounts of rubble from the derelict building. The proposed site is partially hidden from the main street due to the high vegetation. The development will have a positive effect on the local shops, trade and wildlife. Due to COVID, the Planning Authority and Consultees were unable to carry out a site survey to assess the site and proposals.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

02 - SUPPORTING_STATEMENT, 03 - ADDITIONAL_SUPPORTING_INFORMATION,

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

20/00952/PPP

What date was the application submitted to the planning authority? *

24/04/2020

What date was the decision issued by the planning authority? *

28/04/2020

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr David Christie

Declaration Date: 19/02/2021

WESTFIELD OF RADERNIE

PEAT INN - FIFE

SUPPORTING STATEMENT FOR THE PROPOSED RESIDENTIAL DEVELOPMENT



This supporting statement is for the proposed residential development at Westfield of Radernie, Peat Inn, Fife

This supporting statement has been carried out by:



D7 Architecture Ltd
G3 – Westbridge Mill
Bridge Street,
Kirkcaldy, Fife,
KY1 1TE

m. 07757055397
e. david@d7architecture.com
w. www.d7architecture.com

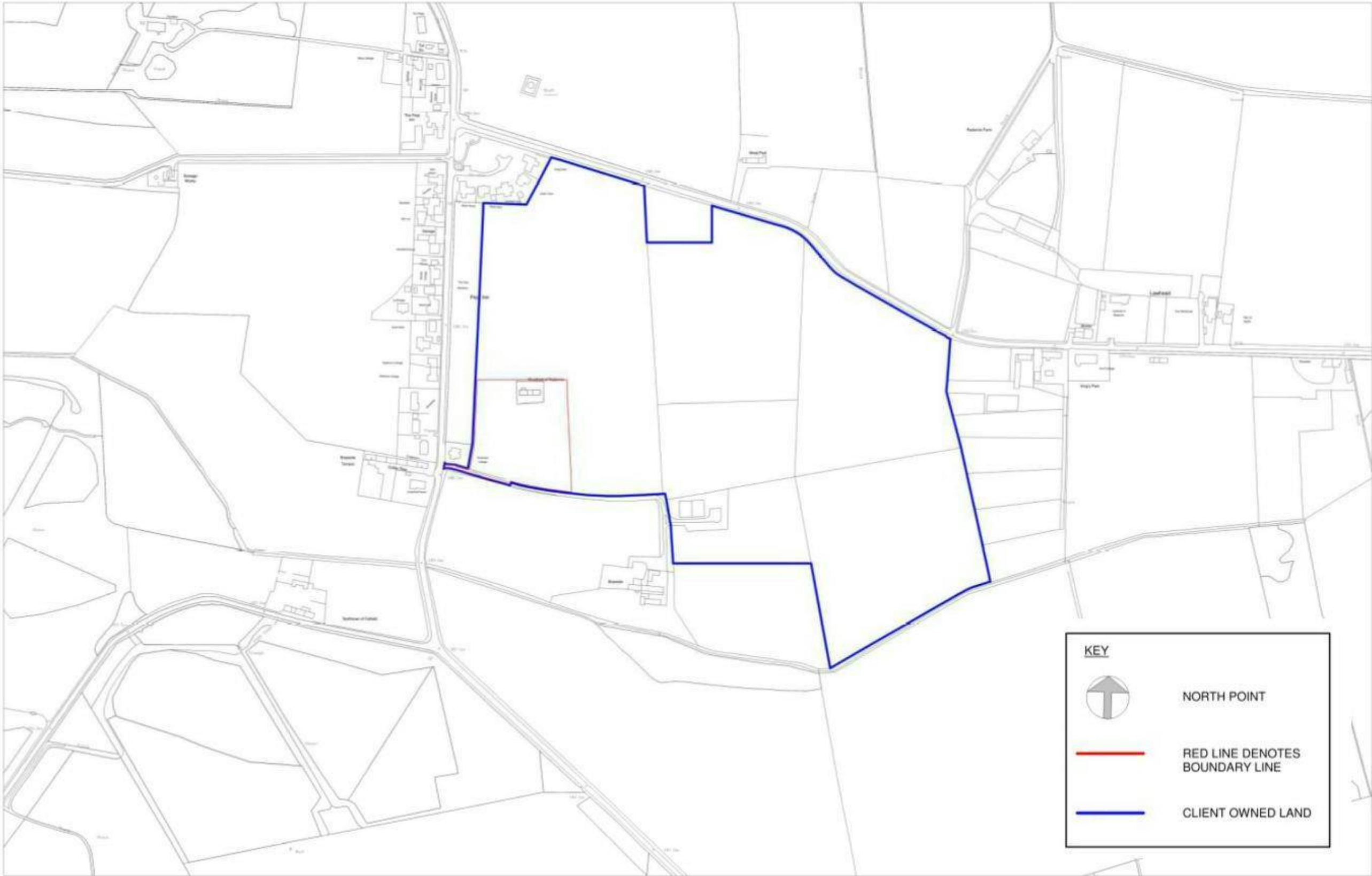


SUPPORTING STATEMENT CONTENTS

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1.0 Location Plan



2.0 Peat Inn Village

Peat Inn is a small village in Fife, located 7 miles (11 kilometres) southeast of Cupar on the B940, 6 miles (10 kilometres) southwest of St Andrews and 17 miles (27 kilometres) of Dundee. The village is approx. 1 mile (1.6 kilometres) long.

Existing Housing Types Within Peat Inn:

- 35 Detached
- 10 Semi Detached
- 2 Terraced

(There are no flats within Peat Inn)

Housing Occupancy

- 4 One Person
- 22 Two People
- 10 Three People
- 6 Four People
- 4 Five People
- 1 Six People

School Catchment for Peat Inn is:

Primary: Largoward
Secondary: Madras College

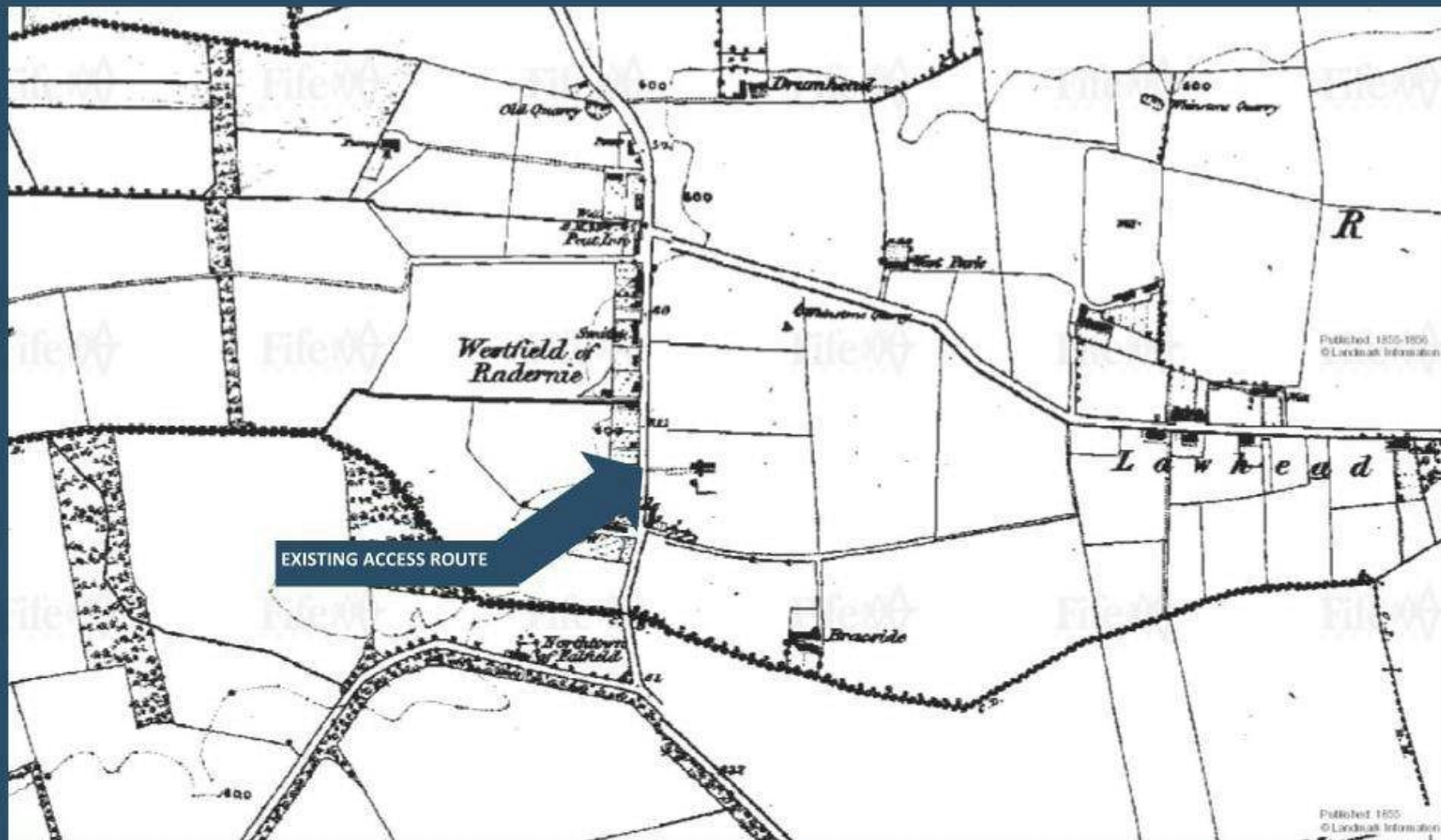


3.0 Site History

The main part of the site contains the remains of a building that lies on an overgrown mound at the centre of an unused agricultural field to the east of Peat Inn. The site also contains the route of a proposed vehicular access comprising a narrow strip of land running for approximately 90m south from the building remains to the point the access would connect to an existing farm access.

This farm access connects to the B941 at the south end of Peat Inn. The B941 road also comprises National Cycle Route broadly following the route of the B914. The path follows the line of the site for approx. 40 metres.

There has been one previous application within the site (16/03523/PPP). This application was withdrawn to take on board any comments from the Planning Department and to fully review any concerns from the local neighbours.



This historical map from 1855 shows the existing property with the vehicle access to the west. We have decided that this development design will disregard this access route as an option as this access would intersect the current cycle path.

Please refer to the Contextual Site Plan (page 13 and 14) to show the development access road location.

The historical maps show that this was the access route until approx. 1940/1950.

3.0 Site History (cont.)

The aerial maps show how much the existing building has deteriorated over the years. The upper right photograph is from 1990 which shows the building partially upright. The lower right photograph is from 2015 which shows the building derelict and barely visible.

The only photograph found that is believed to be of the existing building is the photograph below. This shows that the external envelope was formed with stone and roof was originally slate.

The existing building is now an overgrown mound at the centre of the site with only partial foundations remaining next to the stone rubble. The existing footprint ties in with the historical records that the building accommodated 3 attached dwellings.

The existing ruins would involve substantial rebuilding, therefore, has not been considered within the design proposals. Discussions with a Structural Engineer have confirmed that the existing foundations are unlikely to support any new building and would require being grubbed up and new foundations laid.

However, within the design, the applicant would like to reclaim the existing stone to form a feature wall to the site entrance.



1990 Map



2015 Map



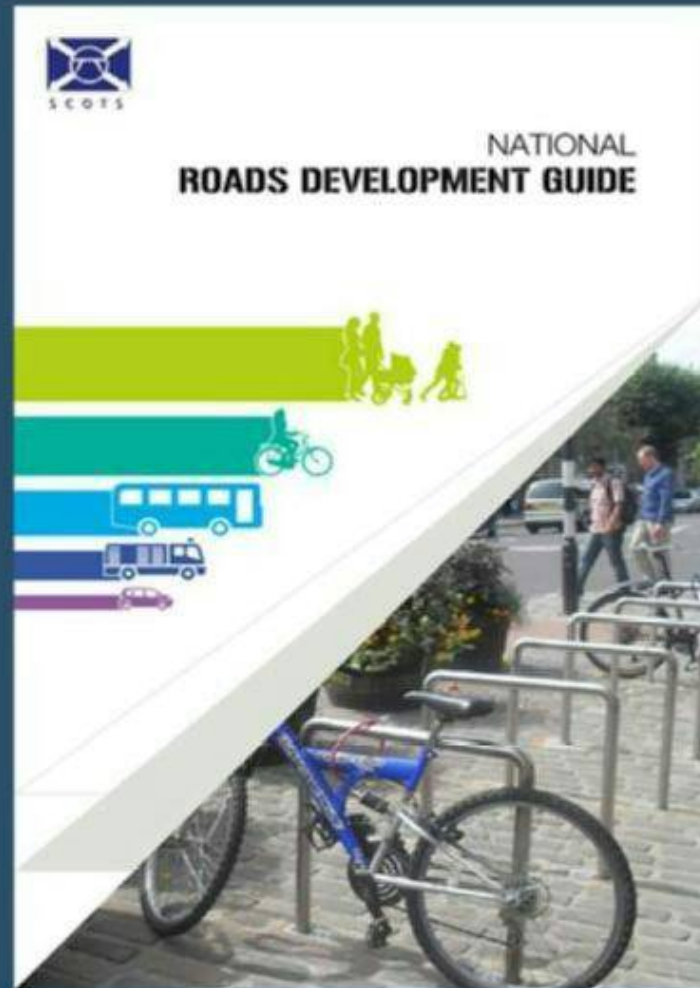
<https://canmore.org.uk/collection/1637246>

4.0 Development Guides

This proposal has been designed based on the principles of the documents below:



FIFEplan (adopted plan 2017)



National Roads Development Guide



Scottish Planning Policy Guide



Domestic Building Regulations

5.0 Principle of Development

This application is to seek planning permission in principle for a residential development for 5 dwelling houses. This Statement has been prepared to provide the necessary supporting information which seeks to explain and justify the design approach adopted in the formulation of the entire development proposals for the site with the relevant Development Plan policies relative to design and access. Specifically, its aims and objectives are as follows:-

To demonstrate that the approach in the preparation of the development proposals has been design-led, with place-making at the heart of its design objectives.

To demonstrate that the design philosophy seeks to protect the historic character of the site by reusing the existing stone from the derelict building.

To demonstrate that the design-led approach has complied with national planning policy and guidance, set out in SPP and also local planning policy and guidance set out in Fife Council's adopted Local Development Plan and Making Fife's Places Supplementary Guidance.

The proposal also involves the formation of vehicular access from the main part of the site to connect this to the existing private access 90m to the south. Refer to the proposed Contextual Site Plan on page 13 for the location and details for the access.

The following Adopted FIFEplan policies have been considered within the design proposals of this report:

- 1 (Development Principles),*
- 2 (Homes),*
- 7 (Development in the Countryside),*
- 8 (Houses in the Countryside)*
- 13 (Natural Environment and Access).*

In addition to general requirements of Policies 7 and 8 which are applicable for all new developments. A key part of policy 8 is that all housing in the countryside will only be supported where it can be demonstrated that it is justified against one of the criteria listed in Policy 8. In regard criterion no. 3 states houses in the countryside will be supported where 'it is for a new housing cluster that involves the imaginative and sensitive re-use of previously used land and buildings, achieving significant visual and environmental benefits'.

The FIFEplan defines a housing cluster in relation to criterion 3 as being 5 houses or more in FIFEplan in the text accompanying Policy 8 itself.

5.0 Principle of Development (cont.)

Looking at the development further the applicant would like to base this proposal on providing 5 dwelling houses. The design proposals for the site and dwellings are provided later within this report

It is a statutory requirement for a Supporting Statement to support the planning application in accordance with the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The application falls within the category of a Cluster Development as it comprises of 5 houses.

The Regulations stipulate that a Supporting Statement is “a document containing both a design statement and written statement about how issues relating to access to the development for disabled people have been dealt with.” (Para 3.25).

It further states:-

“A design statement is a written statement about the design principles and concepts that have been applied to the development and which –
(i) explains the policy or approach adopted as to design and how any policies relating to design in the development plan have been taken into account;

(ii) describes the steps taken to appraise the context of the development and demonstrates how the design of the development takes that context into account in relation to its proposed use; and

With regard to access, it states :-

“The Statement is required to “Explain the policy or approach adopted as to access and how -

(i) policies relating to such access in the development plan have been taken into account; and

(ii) any specific issues which might affect access to the development for disabled people have been addressed”. (Para 3.26)

5.0 Principle of Development (cont.)

National Planning Policy

Scottish Planning Policy (paragraph 154) notes that the planning system should support the transition to a low carbon economy consistent with national objectives and targets. To achieve this, planning should seek to reduce emissions and energy use in new buildings and from new infrastructure by enabling development at appropriate locations that contribute to:

Energy efficiency;

Heat recovery;

Efficient energy supply and storage;

Electricity and heat from renewable sources; and

Electricity and heat from non-renewable sources where greenhouse gas emissions can be significantly reduced.

FIFEplan Policy 11 (Low Carbon Fife), as well as Policies 1 (Development Principles), 7 (Development in the Countryside) and 8 (Housing and in the Countryside) are applicable. Low Carbon Fife Supplementary Guidance 2019 is also applicable. Policy 11 states that planning permission will only be granted for new development where it has been demonstrated that:

- 1. The proposal will meet the current carbon dioxide emissions reduction target (as set out by Scottish Building Standards),*
- 2. Construction materials come from local or sustainable sources;*
- 3. Water conservation measures are in place;*
- 4. Sustainable urban drainage measures will ensure that there will be no increase in the rate of surface water run-off in peak conditions or detrimental impact on the ecological quality of the water environment; and*
- 5. Facilities are provided for the separate collection of dry recyclable waste and food waste. All development should encourage and facilitate the use of sustainable transport appropriate to the development, promoting in the following order of priority: walking, cycling, public transport, cars.*

In terms of the construction of the dwellings proposed, as this is an application for planning permission in principle many aspects of the detailed design and construction of the dwellings proposed are to be looked at further but the principles of what the applicant is aiming to achieve are as follows:

- 1. The design will follow the building standards regulations in terms of reduction of carbon-dioxide measures. However, the applicant would also aim to better the measures by 15% by utilising more modern materials and insulation.*
- 2. Local companies can be used for any materials required for the site. Fife is particularly well placed when it comes to aggregate and timber materials. The application would also consider an off-site modular build to reduce waste on-site.*
- 3. The design can utilise water harvesting technology to recycle a high percentage of surface water. Attenuation crates can also be used as an option but will be discussed further with a Structural Engineer on the best solution.*
- 4. The contextual site plan has included a suds pond as part of the design. This will be designed in relation to any new by-laws with Scottish Water.*

5.0 Principle of Development (cont.)

Development Plan Policy

The Development Plan comprises the approved Strategic Development Plan (SDP) and the relevant adopted Local Development Plan (LDP) for a Local Planning Authority area.

Policy 1B in SESplan directs Local Development Plans to have regard to the need for high-quality design, energy efficiency and the use of sustainable building materials.

The following is a list of LDP policies which are relevant in respect of design:-

Policy 3 – Infrastructure and Services – Local Transport and Access Routes, Foul and Surface Water Drainage (including provision for SUDS and Flood Risk Assessment), Green Infrastructure and Low Carbon Technology.

Policy 10 – Amenity including Air Quality, Noise, Light and Odour Pollution, Contaminated Land, Sunlight/Daylight and Privacy, Construction Impacts

Policy 11 – Low Carbon Fife: sustainable development principles being applied in terms of developments being resource and energy-efficient and with regard to less reliance on the car and encouraging greater use of sustainable transport modes.

Policy 12 – Flooding and Water Environment: ensuring that the potential impact of the development will have a neutral or better effect on the capacity of flood storage.

Policy 13 – Natural Environment and Access – consideration of any natural heritage assets as part of a development and to mitigate against any adverse impacts (bats and birds in relation to this site).

The Making Fife Places Supplementary Guidance (Consultation Draft August 2015) and its updated Supplementary Guidance (Consultation Draft February 2017), including relevant appendices, forms part of the LDP's policy guidance criteria which requires to be referenced in the preparation of all new development proposals. It provides detailed advice in respect of Design and Place-making, including preferred approaches on illustrating and presenting how the proposed development has been designed.

6.0 Contextual Site Plan



Contextual 3D Ariel Plan



Contextual Detailed Plan

6.0 Contextual Site Plan



Contextual 3D Ariel Plan



Contextual Development Entrance



Contextual Main Entrance Road



Contextual Development Entrance Pavement

7.0 Contextual Elevations

1. Decorative Stone

2. Marley Eternit Slate

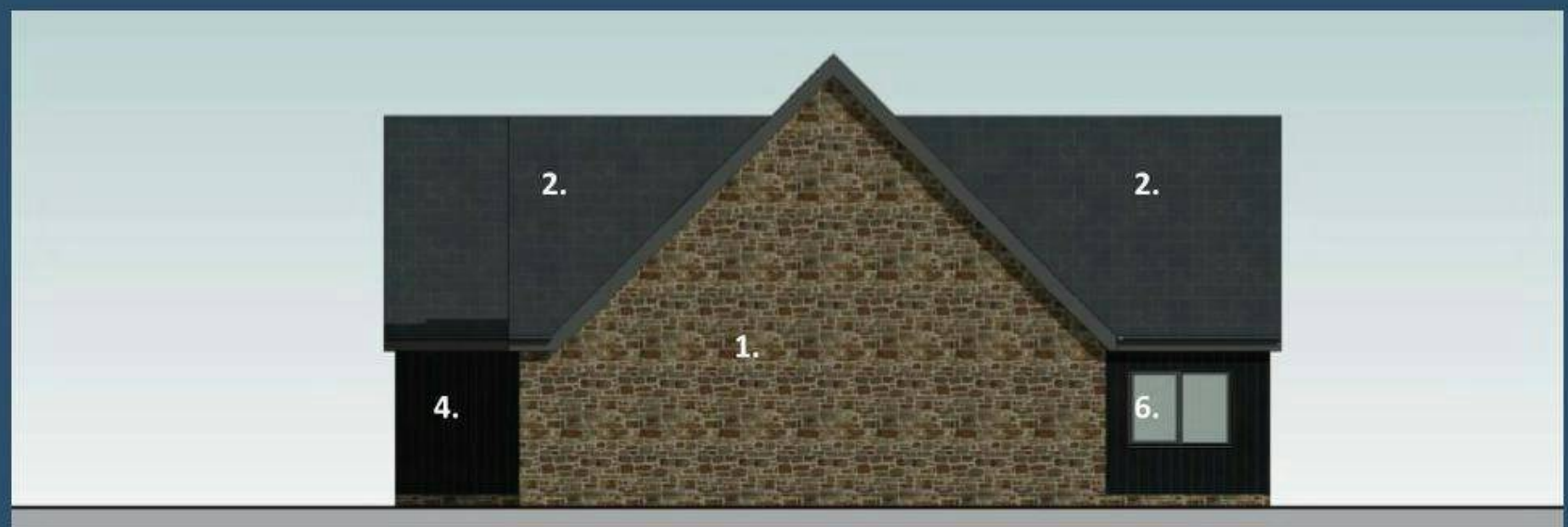
3. Norclad Brown Timber Cladding

4. Black Timber Cladding

5. Marley Gutters, Down Pipes, Fascia and Soffits (dark grey)

6. uPVC Windows (dark grey)

7. Composite Door (dark grey)



8.0 Parking and Access

FIFEplan Policies 1 (Development Principles) and 3 (Infrastructure and Services) are particularly applicable. Policy 3 requires that developments must be designed and implemented in a manner that ensures they deliver the required level of infrastructure, with the policy subsequently specifying that this may include the need for safe access routes which link with existing networks. Policy 1, part B also adds that proposals must comply with the requirement to mitigate against the loss of infrastructure capacity caused by the development by providing additional capacity or otherwise improving existing infrastructure. Making Fife's Places Supplementary Planning Policy Guidance also provides further detail in respect to transportation issues, particularly within appendix G.

The proposed development would connect to the existing private access from the main part of the site to a private farm access 90m to the south of the site of the dwellings. This farm access then connects to the B941 at the south end of Peat Inn. The proposed entrance details below show the upgraded entrance to comply with Transportation guidelines including visibility splays.

The previous application comments from the Transportation Development Management (TDM) team raised no objections for the use of the farm access as proposed, subject to conditions.

The TDM did not raise any objections in relation to parking and safety of the access, although it is noted that conditions would be required in the event that the application were to be approved. Their previous comments have been added to the parking and access drawing on below.

9.0 Residential Amenity

FIFEplan Policies 1 (Development Principles) and 10 (Amenity) are applicable. Policy 10 (Amenity) states that proposals must not have a detrimental impact on amenity, with potential impacts on daylight, sunlight and privacy all particularly identified as issues that must be considered in this regard. Fife Council's Planning Customer Guidelines on Daylight and Sunlight provides detail to ensure that adequate levels of natural light are achieved in new and existing developments. In addition, Planning Customer Guidelines on both Garden Ground and Minimum Window-to-Window Distances offer more information on protecting the privacy of dwellings and their gardens.

The location for the proposed dwellings is sufficiently separated from the nearest property. The principle of residential development on the site doesn't cause material amenity impact to neighbouring properties in terms of privacy, Sunlight or Daylight.

The allocated size for each dwelling is approx 333m². This does not include the size for the road or SuDs pond. This is sufficient to meet the specification set out in Garden Ground Guidance in terms of needing 100sqm of private garden ground with a depth of 9m and a building-to- garden ratio of 1 to 3.

The total level of vehicular movements arising from this proposal is not considered to be excessive in terms of the additional noise and activity that would arise and so the proposal should be acceptable in terms of its amenity impact in this respect.

In summary, the proposal would meet the impact on amenity in accordance with FIFEplan Policies 1 (Development Principles) and 10 (Amenity).

10.0 Infrastructure

FIFEplan Policies 1 (Development Principles), 3 (Infrastructure and Services) and Policy 12 (Flooding and the Water Environment) are applicable. Policy 3 particularly notes that proposals must be served by infrastructure including surface water drainage.

The new proposal will be fully designed by a Civil Engineer and the applicant would allow for a SuDs pond and any attenuation required for the site. There are no records for the site or surrounding area to have any flooding issues.

In terms of wastewater drainage, this would be dealt with via a private septic tank and this would be the best solution within the site given the limited scale of development in combination with land available around the site. Detailed consideration of this would be undertaken through a subsequent Building Warrant application.

The Flooding, Shoreline and Harbours Officer was consulted on the previous application and advised they were satisfied the site and proposal could have been able to make suitable provision for surface water drainage.

The existing infrastructure is close to the entrance of the site. Upgrading the existing infrastructure should not be an issue.



Existing utility check

11.0 Land Quality and Coal Mining Risk Assessment

The existing site is located within a medium risk coal mining area. A Coal Mining Risk Assessment has been carried out and submitted as part of this application. The Coal Authority had confirmed they have no objections from the previous application subject to the imposition of a condition requiring further information (and potentially mitigating works) to ensure the development was not at risk of subsidence. A full site investigation will be carried out if and when the Planning have approved the application

In terms of land and air quality, the Land and Air Quality Officer had been consulted on the previous application given the site occupies the remains of a now ruinous building. In this regard, the Land and Air Quality confirmed they have no objections to the proposal subject to conditions.

FIFEplan Policies 1 (Development Principles) and Policy 10 (Amenity) are applicable, The proposal does not pose a significant detrimental impact in terms of contaminated and unstable land.

In summary, the previous application had no objections to this application in relation to land stability as well as land and air quality which means the proposal is considered compliant with FIFEplan Policies 1 (Development Principles) and Policy 10 (Amenity).

12.0 Defence and Safeguarding

In 2019 a Ministerial Direction was issued relating to Leuchars station requiring Fife Council as Planning Authority to consult of the MoD in relation to planning applications in certain areas depending on the nature of development proposed. Due to the location of this proposal, the MoD had to be consulted on the previous application. In this regard FIFEplan Policy 1 (Development Principles) Part B criterion 11 advises that proposals shall comply with the requirement to 'not compromise the performance or safety of strategic infrastructure or, alternatively, assist in the delivery of necessary improvements to mitigate impact arising from development'. The MoD had been consulted on the previous application in which they had confirmed they have no objections to the proposal. Consequently the proposal is considered compliant with FIFEplan Policy 1 (Development Principles) in terms of strategic infrastructure in terms of its impact on defence safeguarding.

15.0 Conclusion

15.1

This supporting statement document demonstrates that the proposed 5 dwellings in principle can meet the terms of the Development Plan concerning visual amenity including integrating any new development into the locality by reflecting surrounding levels of density, scale, proportion and design features; residential amenity, including maintaining levels of daylight, maintaining levels of privacy, plot size, garden ground provision and plot ratios in terms of building footprints. Also, as Fife Councils Transportation Officers had no concerns regarding the proposed access from the main road in the previous application, subject to conditions to ensure visibility standards and standard of construction, it is considered that the same approach would be expected with this application.

15.2 Location Plan

The development site has been carefully considered to use the least amount of land to provide a well-designed development. The development boundary has been taken to the existing building ruins (north) to the existing access road (south).

15.3 Peat Inn Village

The most recent development similar to the scale of these proposals was application 03/02726/Full. The image below shows the view from the main street.



The desktop study on Peat Inn showed that the vast majority of the existing dwellings are 1.5 storeys. We have considered this and have produced contextual elevations to show that the proposal will fit well with the existing dwellings in Peat Inn.

15.0 Conclusion (cont.)

15.3 Site History

The site previously contained a single storey 3 dwelling terraced building. Page 7 of this statement shows how the existing building has deteriorated into ruins. With a dwelling previously occupying the site it is hoped that this application would be looked at in favour of the proposal. The surrounding farmland is currently used for grazing.

15.4 Development Guides

This report has been developed to tie in with the latest policies from the Scottish Planning Policy and Fife Local Plan as noted throughout this report and as detailed in 15.5 below.

15.5 Principle of Development—Local Plan

The following policies have been considered within the design proposals of this report:

1 (Development Principles),

2 (Homes),

7 (Development in the Countryside),

8 (Houses in the Countryside)

13 (Natural Environment and Access).

In addition to general requirements of Policies 7 and 8 which are applicable for all new developments. A key part of policy 8 is that all housing in the countryside will only be supported where it can be demonstrated that it is justified against one of the criteria listed in Policy 8. Regarding criterion no. 3 states houses in the countryside will be supported where 'it is for a new housing cluster that involves the imaginative and sensitive re-use of previously used land and buildings, achieving significant visual and environmental benefits.

The design at this stage shows what the applicant is looking to achieve. The cluster of 5 houses within the proposal ties in with policy 8 and the materials being proposed tie in with policy 4

The application 03/02726/Full materials we feel are more suitable for an urban location. This design has been developed to fit into the rural setting but will be further developed through the design development stage. The materials currently have been carefully considered on what we feel is more suitable to the rural setting.

15.0 Conclusion (cont.)

15.5 Principle of Development (cont.)

The existing paths leading into the site will be upgraded as part of this development to ensure that the site is fully accessible for disabled people. Full details of this will be looked at during the design development stage to show all gradients and widths comply with the latest DDA regulations and advice.

15.6 Principles of Development—National Planning Policy

The National Planning Policy and Fife Local Plan Policy 11 states that Planning Permission will only be granted for new housing to meet the following guidelines:

Carbon Dioxide—The design will follow the building standards regulations in terms of reduction of carbon-dioxide measures. However, the applicant would also aim to better the measures by 15% by utilising more modern materials and technology.

Material—Local companies can be used for any materials required for the site. Fife is particularly well placed when it comes to aggregate and timber materials. The applicant would also consider an off-site modular build to reduce waste on-site. We will also look at reusing the existing stone rubble to create a feature wall at the site entrance.

Water Conservation—Water conservation will be looked at in more detail during the design development state with a competent engineer or sustainability specialist.

Urban Drainage—A location for a SuDs pond has been noted on the contextual site plan. This will be designed to meet the current bylaws to meet the regulations set out by Scottish Water.

15.7 Development Plan Policy

Policy 1b asks that high-quality design and energy efficiency are considered. Above details what the development aims to achieve which also ties in with this policy.

Policy 10— Amenity. The proposal sits away from the existing dwellings and the new proposed dwellings carefully placed to remove any issues regarding sun light and daylight.

15.0 Conclusion (cont.)

15.8 Development Plan Policy (cont.)

Policy 11—Flooding—The existing site does not have any recorded flooding issues. The design will, however, be designed by a qualified Civil Engineer to ensure that the development will not increase the risk of flooding.

Policy 13—Natural Environment and Access—There should be no issues with wildlife with the existing rubble but a full site investigation will be carried out by an Ecologist before any work progresses on site. Trees will be planted around the north and west boundary to help with visual amenity and to increase protection for local wildlife. This will be designed by a qualified Agriculturalist and Tree Specialist along with an Ecologist.

15.9 Site Plan

The site has been carefully set out to accommodate the 5 dwellings overlooking a greenspace which incorporates a SuDs pond. The existing site entrance and entrance road will be upgraded to the current Fife Council Transportation Services Adopted Road Guidelines. The road will also incorporate a passing place as the road is also needed for access to the local farm.

15.10 Elevations

The desktop study on Peat Inn showed that the vast majority of the existing dwellings are 1.5 storeys. We have considered this and have produced contextual elevations to show how the proposal will fit in with the existing dwellings in Peat Inn. The materials noted on page 15 show the pallet that the application is looking to use. Samples will be looked at during the design development stage to ensure that the materials specified are high quality and suit the final design.

15.11 Parking and Access

The proposed development would connect to the existing private access from the main part of the site to a private farm access 90m to the south of the site of the dwellings. This farm access then connects to the B941 at the south end of Peat Inn. The proposed entrance details below show the upgraded entrance to comply with Transportation guidelines including visibility splays.

The previous application comments from the Transportation Development Management (TDM) team raised no objections for the use of the farm access as proposed, subject to conditions.

15.0 Conclusion (cont.)

15.12 Overall Conclusion

We, therefore, ask respectfully that the application is approved for 5 units and the merits of a detailed scheme can be determined through the ARC application stage to allow the relevant Fife Council standards to be met by a thoughtful and high-quality design solution which would provide much needed new housing, would create a new local environment whilst meeting the amenity needs of existing neighbours and prospective purchasers.

WESTFIELD OF RADERNIE

PEAT INN - FIFE

ADDITIONAL COMMENTS FOR APPLICATION
20/00952/PPP



ADDITIONAL INFORMATION CONTENTS

Topic	Page
1.0 Landscape and Visual Impact Assessment	3
2.0 Ecology	6
3.0 Community Impact	8
4.0 Transportation Comments	9
5.0 Development within the Countryside Conclusion	10



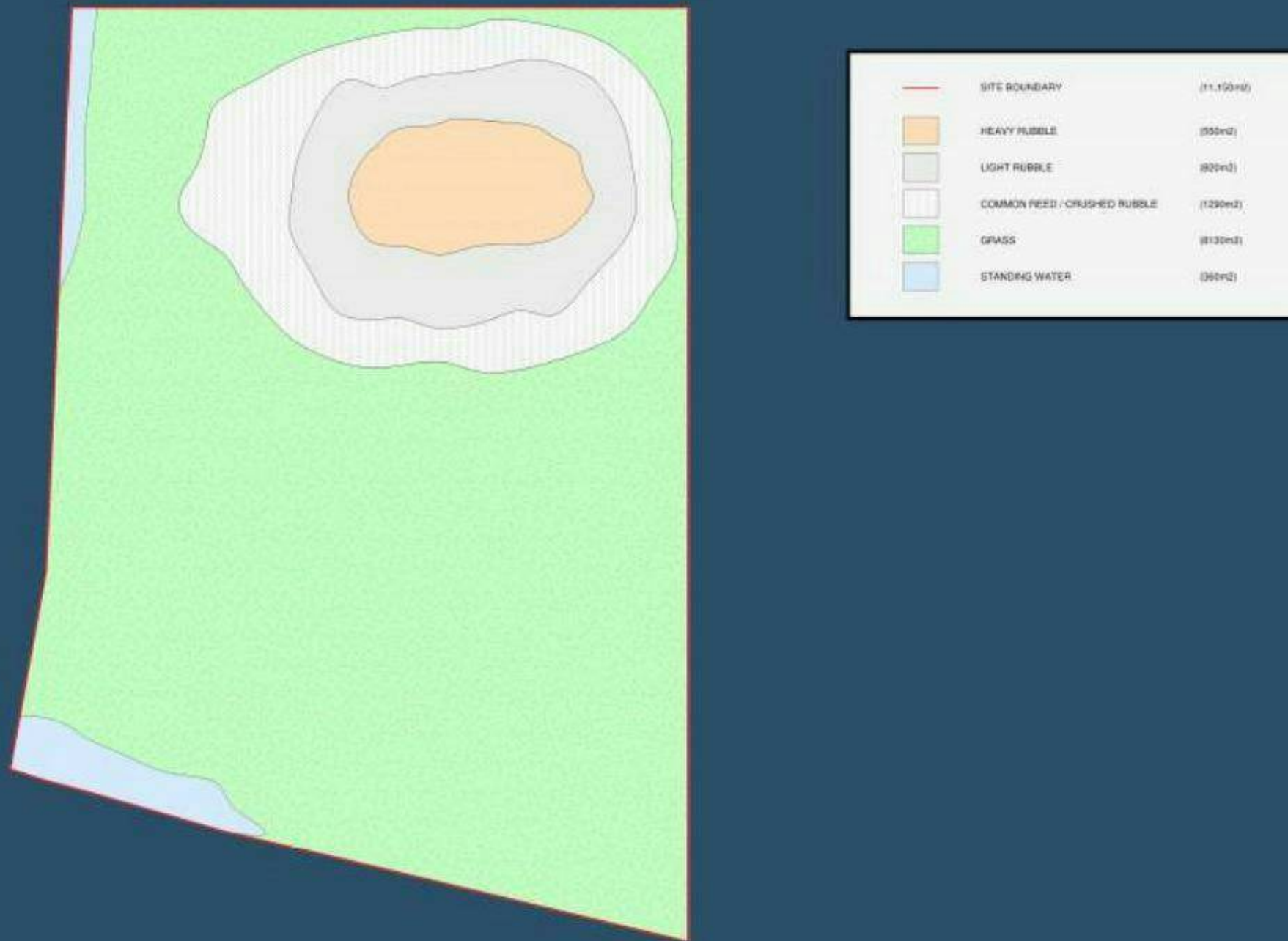
1.0 Landscape and Visual Impact Assessment

The assessment will follow guidance given in the Guidelines for Landscape and Visual Impact Assessment (Third Edition) (2013) published by the Landscape Institute and Institute of Environmental Assessment and Management as well as guidance on the assessment of landscape character (Landscape Character Assessment Guidance for England and Scotland (2002), Scottish Natural Heritage and The Countryside Agency).

1.0.1 Impact Assessment Methodology

The methodology requires the separate assessment of landscape and visual impacts as two discrete but related areas of assessment.

Below shows the site composition as existing. All areas excluding the grass area should be classed as a brownfield site.



1.0 Landscape and Visual Impact Assessment

1.0.2 Impact Assessment Methodology

The design concept below has been designed to maximise the green space while complying with Policy 8: Houses in the Countryside where the site is trying to establish a defined cluster of five houses.



1.0 Landscape and Visual Impact Assessment

1.0.2 Visual Impact Assessment

The existing usable green space within the current site is approx. 8130m². The green space for the new development is approx. 8150m².

The conceptual design has been designed to maintain as much green space as possible.

The tree plantation species type will be carefully considered to allow for both evergreen and non evergreen trees to allow the new development to have less of a visual impact from the main road. The tree species will also take into consideration the final building design height to grow to the same height as the dwelling also taken into consideration the site levels.



2.0 Ecology

2.0.1 Tree Plantation

The tree plantation annotated on the site layout plan will create a dense woodland corridor to the North and West of the existing site. The trees we would be looking to specify are the Scot's Pine, Norway Spruce and Douglas Fir tree types. These trees types are proven to encourage Red Squirrel's, Pine Marten and Scottish Wild Cats to inhabit the area. They also encourage beetles, hoverflies, caterpillar and beetles to breed and occupy within the area.



Scots Pine



Douglas Fir



Norway Spruce



Bat Box



Bird Box

Tree nesting boxes can be added to the trees to encourage birds such as Swift, Swallows and potentially Bats. If advised by the Ecologist, we will consider attaching bird and bat boxes to the proposed dwellings.

The above consideration has been developed in relation to the Fife Bio-Diversity Action 2013-2018. The above proposal is also a major enhancement that the current ground does not include.



Red Squirrel



Wild Cat



Swallow



Caterpillar

2.0 Ecology

2.0.2 SuDs Pond

If designed well, SuDs design not only helps with a sustainable drainage system. It can also provide shelter, food and breeding opportunities for a variety of wildlife species including plants, amphibians, birds, bats and other mammals.

The surrounding area for the SuDs pond can be left overgrown to encourage more insects and bees into the area.

The above consideration has been developed in relation to the Fife Bio-Diversity Action 2013-2018. The above proposal is also a major enhancement that the current ground does not include.



Hedgehogs



Frogs



Bees



Dragonflies

3.0 Community Impact

3.0.1 Braeside Farm

The closest business premises to the development site is Braeside Farm. Further discussion will need to be carried out with the owners of Braeside farm in the final design development stage to ensure that any alterations to the development including upgrading the shared access road helps enhance their business. Discussions could include the boundary tree/shrubs to help screen the proposed dwellings.

3.0.2 Local Shops

There are no current shops within Peat Inn. However, there are shops within nearby villages that will benefit from additional occupants living in the area.

3.0.3 Temporary Work

The development will bring in additional short/medium term work within the area during the build stage. My Client's budget for the development is £1 million for the 5 houses and infrastructure. This will bring in employment opportunities for local builders and building merchants.

3.0.4 Bus Routes

The existing bus route will have more justification to upgrade their existing services in the area if there is an increase in people living locally that will be encouraged to use the services.

3.0.5 Council Taxes

The development will also benefit Fife Council as the 5 houses will bring in approx. £15,000/£20,000 per year in Council taxes. Money that is badly needed for the Public Services.

4.0 Transportation Comments

4.0.1 Transportation Query 1

“The proposal will result in the existing unadopted private access serving more than the Fife Council limit of 5 houses.”

Solution: Roads and pathways for the development will be designed to the adopted road standards.

4.0.2 Transportation Query 2

“the development does not provide for non-car modes of transport”

Solution: The existing bus route will have more justification to upgrade their existing services in the area if there is an increase in people living locally that will be encouraged to use the services.

4.0.3 Transportation Query 3

“visibility splays of at least 2.4m x 43m is required to the North and 2.4m x 60m to the South”

Solution: Visibility splays of at least 2.4m x 43m is achievable to the North. A Section 75 agreement can be put in place to maintain the growth of the hedge to allow for a visibility spay of 2.4 x 43m to be achieved.

5.0 Development within the Countryside Conclusion

5.01 Development Design

This additional information demonstrates that the proposed 5 dwellings in principle can meet the terms of the Development Plan concerning visual amenity including integrating any new development into the locality by reflecting surrounding levels of density, scale, proportion and design features; residential amenity, including maintaining levels of daylight, maintaining levels of privacy, plot size, garden ground provision and plot ratios in terms of building footprints.

5.02 Location Plan

The development site has been carefully considered to use the least amount of land to provide a well-designed development.

5.03 Peat Inn Village

The most recent development similar to the scale of these proposals was application 03/02726/Full. The image below shows the view from the main street which has no screening and can be easily seen when entering Peat Inn. The development site we are proposing will be less visible due to the surrounding tree plantation and location from the man road.



5.04 Wildlife

The development will encourage more wildlife into the area as discussed in the 2.0 Ecology section. This will be a long term enhancement that the current site doesn't have.

Proposal Details

Proposal Name	100251641
Proposal Description	Residential Development and formation of site access
Address	
Local Authority	Fife Council
Application Online Reference	100251641-004

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Notice of Review	System	A4
01 - LOCATION_PLAN	Attached	A3
02 - SUPPORTING_STATEMENT	Attached	A3
03 - ADDITIONAL_SUPPORTING_INFORMATION	Attached	A3
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-004.xml	Attached	A0

Agenda Item 4(2)

**Vacant land east of Braehead Cottage, Peat Inn,
Fife**

Application No. 20/00952/PPP

Planning Decision Notice

Report of Handling

D7 Architecture Ltd
David Christie
G3 - West Bridge Mill
Bridge Street
Kirkcaldy
Fife
KY2 5SR

Planning Services

Jamie Penman
03451 55 11 22
development.central@fife.gov.uk

Your Ref:
Our Ref: 20/00952/PPP

Date 18th December 2020

Dear Sir/Madam

Application No: 20/00952/PPP
Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking
Address: Land To East Of Braehead Cottage Peat Inn Fife

Please find enclosed a copy of Fife Council's decision notice indicating refusal of your application. Reasons for this decision are given, and the accompanying notes explain how to begin the appeal procedure should you wish to follow that course.

Should you require clarification of any matters in connection with this decision please get in touch with me.

Yours faithfully,

Jamie Penman, Planning Assistant, Development Management

Enc



DECISION NOTICE PLANNING PERMISSION IN PRINCIPLE

Fife Council, in exercise of its powers under the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 **REFUSES PLANNING PERMISSION IN PRINCIPLE** for the particulars specified below

Application No: 20/00952/PPP
Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking
Address: Land To East Of Braehead Cottage Peat Inn Fife

The plans and any other submissions which form part of this Decision notice are as shown as 'Refused' for application reference 20/00952/PPP on Fife Council's Planning Applications Online

REFUSE FOR THE FOLLOWING REASON(S):

1. In the interest of safeguarding the countryside from unjustified sporadic residential development, the need for 5 new dwellinghouses at this rural location is not considered to be justified in principle because the application site is a re-naturalised (greenfield) site, not brownfield, lies out with any defined settlement boundary, and does not meet any of the criterion as set out in Policy 8 of the Adopted FIFEplan (2017). Furthermore, it is considered that the benefit of supplying 5 homes in this isolated rural location to meet the very small shortfall in the Cupar HMA does not outweigh the adverse visual or road safety impacts that this development would represent, contrary to Scottish Planning Policy (2014), Approved TAYplan (2017), and Policies 1, 2, 3, 7, 8, 10, 13 and 14 of the Adopted FIFEplan - Fife Local Development Plan (2017).
2. In the interests of securing adequate road safety levels, because the existing access does not provide the required visibility splays to the north, due to features located on land out with the applicant's control, it is considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017) and Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).

PLANS

The plan(s) and other submissions which form part of this decision are: -

Reference	Plan Description
01	Location Plan
02	Supporting Statement
03	Mine Risk Assessment
04	Low Carbon Sustainability Checklist
05	Supporting Statement

Dated: 18th December 2020

IMPORTANT NOTES ABOUT THIS DECISION

LOCAL REVIEW

If you are not satisfied with this decision by the Council you may request a review of the decision by the Council's Local Review Body. The local review should be made in accordance with section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 by notice sent within three months of the date specified on this notice. Please note that this date cannot be extended. The appropriate forms can be found following the links at www.fifedirect.org.uk/planning. Completed forms should be sent to:

Fife Council, Committee Services, Corporate Services Directorate

Fife House

North Street

Glenrothes, Fife

KY7 5LT

or emailed to local.review@fife.gov.uk

LAND NOT CAPABLE OF BENEFICIAL USE

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Minister, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Planning Authority a purchase notice requiring the purchase of his/her interest in the land in accordance with Part V Town and Country Planning (Scotland) Act, 1997.

REPORT OF HANDLING
APPLICATION DETAILS

ADDRESS	Land To East Of Braehead Cottage, Peat Inn, Fife		
PROPOSAL	Planning permission in principle for erection of five dwellinghouses with associated access and parking		
DATE VALID	14/05/2020	PUBLICITY EXPIRY DATE	10/08/2020
CASE OFFICER	Jamie Penman	SITE VISIT	None
WARD	East Neuk And Landward	REPORT DATE	16/12/2020

SUMMARY RECOMMENDATION

The application is recommended for:

Refusal

ASSESSMENT

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise.

1.1 Background

1.1.1 This application relates to an area of land measuring 9,500sqm and is located within the countryside, as defined by FIFEplan (2017). More specifically, the application site is located to the east of Peat Inn and is accessed via a private track which has an existing junction on to the B941. The application site currently reads as an agricultural/grazing field and is generally flat. Further fields bound the site to the north and east, the private access track is to the south with fields beyond and to the west there is a neighbouring dwellinghouse (Braehead Cottage) and 40m wide vegetation buffer between the site and the B941, which routes through Peat Inn. Through a review of historic aerial mapping, part of the application site (approx. 750sqm) was

occupied by a series of buildings from as early as 1850. Current OS mapping still show these buildings to be in existence, however, aerial mapping and photographs which have been provided by the application show that nothing remains of these buildings besides an area of rubble which has been mostly naturalised by vegetation growth.

1.1.2 This application is for planning permission in principle for the erection of five dwellinghouses with associated access and parking. As this is an application for planning permission in principle, no detailed plans have been submitted for consideration. The supporting statement does contain an indicative site layout show five dwellinghouses located towards the eastern side of the site, curving round an access road. Indicative elevations show 1.5 storey dwellings finished with a mix of natural materials including stone, slate and timber cladding.

1.1.3 Planning history associated with this site includes:
16/03523/PPP Planning permission in principle for residential development and formation of vehicular access - This application was withdrawn prior to determination.

1.1.4 Due to the prevailing Covid 19 situation, site visits are only being undertaken for proposals where it is deemed absolutely necessary. A risk assessment has been carried out and it is considered in this instance, given the evidence and information available to the Case Officer, that there is a sufficient level of information available in order to fully assess and determine the proposal, without undertaking a site visit.

2.1 Assessment

2.1.1 The issues to be assessed against the Development Plan and other guidance are as follows:

- Principle of Residential Development in the Countryside
- Design/Visual Impact on the Countryside
- Residential Amenity Impact
- Road Safety Impact
- Flooding and Drainage Impact
- Potentially Contaminated Land
- Natural Heritage Impact
- Low Carbon Fife

2.2 Principle of Residential Development in the Countryside

2.2.1 SPP (2014), the TAYplan Strategic Development Plan (2017), and Adopted FIFEplan (2017) Policies 1, 2, 7 and 8 apply in this instance. Scottish Planning Policy (SPP) (2014) seeks to promote successful sustainable places with a focus on low carbon place; a natural, resilient place; and, a more connected place. It promotes the use of the plan-led system with plans being up-to-date and relevant, thus reinforcing the provisions of Section 25 of the Act. The SPP (Enabling the Delivery of New Housing) also requires the development plan to identify a generous supply of housing land, within a range of attractive, well designed sites that can contribute to the creation of successful and sustainable places. The Adopted Local Development Plan (LDP) is the preferred mechanism for the delivery of housing/residential land rather than individual planning applications.

2.2.2 Policy 1, Part A, of the Adopted FIFEplan (2017) stipulates that the principle of development will be supported if it is either (a) within a defined settlement boundary and

compliant with the policies for this location; or (b) is in a location where the proposed use is supported by the Local Development Plan.

2.2.3 The application site is not within a settlement boundary and so Part A 1(a) of FIFEplan Policy 1 is not applicable. Therefore, in accordance with Part A1(b), consideration must be given to whether the proposed use is supported by the LDP in that location. The site is located within the countryside and Policy 7 (Development in the Countryside) states that development will only be supported where it meets certain criteria. In this regard, criterion 7 states that housing in the countryside in accordance with Policy 8 can be supported. Policy 8 (Houses in the Countryside) provides nine criteria where residential development in the countryside may be acceptable. Criterion 3 of Policy 8 states that such development may be acceptable if it is for a new housing cluster that involves imaginative and sensitive re-use of previously used land and buildings, which achieves significant visual and environmental benefits. Supporting text for the assessment of a proposal to re-use previously used land and buildings (Brownfield sites) state that planning permission may be granted to develop new housing clusters on smaller sites that are no longer required for their original purpose and which incorporate rundown or derelict buildings and where conversion to a residential use would bring about a significant environmental and visual improvement. The applicant will be required to adequately demonstrate that the site is no longer required for its original purpose. The proposed site must be capable of accommodating a housing 'cluster' of at least 5 houses. However, planning permission will only be granted where the redevelopment scheme would greatly benefit the site and the surrounding area in terms of its appearance, subject to the design, siting, and the environmental improvements proposed.

2.2.4 The applicant has submitted a supporting statement which outlines the history and context for the site and argues that development on the site is justified on the basis of compliance with criterion 3 of Policy 8.

2.2.5 Policy 8 criterion 3 requires that the application site be located on brownfield land which incorporates rundown or derelict buildings and where conversion to a residential use would bring about a significant environmental and visual improvement. The submitted supporting statement argues that part of the application site contains remains of a building, which lies on an overgrown mound, at the centre of an unused agricultural field. It continues by confirming that aerial maps show that much of the existing building has deteriorated over the years and it is now barely visible. A photo has been submitted of what is believed to be the buildings that once stood on the site. The supporting statement notes that only partial foundations remain alongside stone rubble and the existing ruins would involve substantial rebuilding and as such, design proposals have not pursued this route. The supporting statement continues by stating that a structural engineer was consulted but confirmed that the existing foundations are unlikely to support a new building. A desktop review of the application site was undertaken and a review of council's historic mapping shows that buildings did exist on a small part of the wider application site, on the earliest mapping which is available (1850s). The outline of the buildings is still shown on the most up to date OS mapping, however, aerial mapping confirms that there are now no buildings on this site and shows a small mound of rubble which has been naturalised by vegetation growth. No site visit has been undertaken; however, it is clear from the available aerial mapping and from the submitted site photographs, that very little remains of the buildings which were once located on this site. Rubble from these buildings may still remain on site, however, the mound has been naturalised through time by vegetation, with this, and the remainder of the site, having a character entirely consistent with the surrounding rural countryside environment and having been so, for a considerable length of time. As a result, it is considered that the land at this site should rightly be considered as naturalised countryside (greenfield land). It therefore cannot be rightly be said, that establishing a residential use in this

location would bring about any significant environmental or visual improvement over and above the existing situation that would greatly benefit the site. On all of these counts, therefore, it is considered that the proposal does not comply with criterion 3 of Policy 8.

2.2.6 Of the remaining criteria of Policy 8, only criterion 7 could potentially apply to this development. This criterion states that the development may be supported where a shortfall in the five-year effective housing land supply is shown to exist and the proposal meets the terms of Policy 2.

2.2.7 Both Policy 8 and Policy 1 Part A2(a) indicate that if the development is in accordance with Policy 2, the development may be considered acceptable in principle in land use terms - subject to consideration to more detailed aspects and impacts of the proposal. Policy 2 (Homes) states that where a shortfall in the 5-year effective housing land supply is shown to exist within the relevant Housing Market Area (HMA), then housing proposals within this Housing Market Area will be supported subject to satisfying further requirements (as discussed below in section 2.2.13). First, however, paragraphs 2.2.8 to 2.2.12 discuss the question of shortfall in the 5-year effective housing land supply in the Cupar and North West Fife Housing Market Area.

Housing land supply

2.2.8 Policy 1B (Location Priorities, Sequential Approach Strategies) of TAYplan states that: plans and programmes shall prioritise land release for all principal settlements using the sequential approach in this Policy; shall prioritise within each category, as appropriate, the reuse of previously developed land and buildings (particularly listed buildings); and shall ensure that such land is effective or expected to become effective in the plan period, and that a range of sites is made available, as follows: 1. Land within principal settlements; then, 2. Land on the edge of principal settlements; then, 3. Where there is insufficient land or where the nature/scale of land use required to deliver the Plan cannot be accommodated within or on the edge of principal settlements, and where it is consistent with Part A of this policy and with Policy 2, the expansion of other settlements should be considered. Policy 1C (Location Priorities, Outside of Principal Settlements) states that Local Development Plans may also provide for some development in settlements that are not defined as principal settlements (Policy 1A). This is provided that it can be accommodated and supported by the settlement, and in the countryside; that the development genuinely contributes to the outcomes of this Plan; and it meets specific local needs or does not undermine regeneration of the cities or respective settlement. Policy 1C stresses that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

2.2.9 Policy 4 (Homes) of TAYplan states that Local Development Plans shall: A) plan for the average annual housing supply targets and housing land requirements...to assist in the delivery of the 20-year housing supply target of 38,620 homes between 2016 and 2036. For the first 12 years up to year 2028 the total housing supply target is of 23,172 homes across TAYplan. In the period 2028 to 2036 a housing supply target in the order of 15,448 homes may be required, subject to future plan reviews. To achieve this Local Development Plans will identify sufficient land within each Housing Market Area to meet the housing land requirement. B) identify land which is effective or expected to become effective to meet the housing land requirement ... for each housing market area up to year 10 from the predicted date of adoption. In so doing they will ensure a minimum of 5 years effective land supply at all times. C) ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives, including the provision of an appropriate level of affordable housing based

on defined local needs. For the whole of the TAYplan area this will be an approximate ratio of 25% affordable to 75% market homes but may vary between housing market areas and Local Authorities. D) have the flexibility, in serious cases of appropriately evidenced environmental or infrastructure capacity constraints that cannot be practically and cost-effectively overcome, and where no suitable alternative sites exist that are compliant with the spatial strategy of this plan, to provide for up to 10% (15% for Highland Perthshire) of the housing land requirement for one market area to be shared between one or more neighbouring housing market areas within the same authority, whilst taking account of meeting needs in that housing market area.

2.2.10 In relation to the issue of housing land supply, this site falls within the area covered by the TAYplan Strategic Development Plan (2017). TAYplan notes that housing should be provided through applicable Local Plans (in this instance referring to the north-western and north-eastern regions of Fife, as covered by the Adopted FIFEplan 2017). In particular TAYplan states that Local Plans must allocate enough land for housing development which is sufficient to maintain a five-year effective housing land supply in accordance with housing targets set out in TAYplan. Approved TAYplan Policy 4 (Housing) sets out the Average Annual Housing Supply Targets and Housing Land Requirement (HLR) for the period 2016-28 in the TAYplan area. In Fife, TAYplan (2017) directs the Local Development Plan allocates an HLR of 325 homes in North Fife, consisting of land for 44 homes in the Greater Dundee HMA (covering the Wormit/Tayport/Newport on Tay area); 160 homes in the St Andrews and East Fife HMA; and 121 homes in the Cupar and North West Fife HMA.

2.2.11 Fife Council's Fife Housing Land Audit 2019 (released April 2020) advises that there are small housing shortfalls in the 5-year effective housing land supply in the Cupar HMA (-9) and the Greater Dundee HMA (-24). The application site falls within the Cupar HMA, and it is therefore accepted that the proposed development lies within an area where a shortfall in the 5-year effective housing land supply exists. However, it is noted that this shortfall for the Cupar and North West Fife HMA is just 9 homes, in the context of a targeted Housing Land Requirement for the period 2016-28 of 121. This represents a very small shortfall in the 5-year effective housing land supply of 7%.

2.2.12 When it is considered that there is a shortfall in the 5-year effective Housing Land Supply within this Housing Market Area, Policies 7 and 8 of FIFEplan detail through criterion 7 of Policy 8 that the proposal must be assessed against Policy 2 (Homes).

2.2.13 Policy 2 states that housing proposals will be supported subject to satisfying each of the following criteria:

1. the development is capable of delivering completions in the next 5 years;
2. the development would not have adverse impacts which would outweigh the benefits of addressing any shortfall when assessed against the wider policies of the plan;
3. the development would complement and not undermine the strategy of the plan; and
4. infrastructure constraints can be addressed.

2.2.14 Consideration must be given to SPP and TAYPlan. Policies 123-125 of the SPP (Maintaining a 5-year Effective land supply) state in this regard that policies 32-35 of the SPP may become relevant. These policies set out that where there is a shortfall in the 5-year effective housing land supply development which contributes towards sustainable development will be a

significant material consideration. The recent Case Law of *Gladman v Scottish Ministers* (2020) sets out that there is a tilted balance towards approving applications which address a shortfall in the 5- year effective housing land supply and contribute towards sustainable development and these should be approved unless the development would cause significant impacts which would outweigh this tilted balance. This is discussed below (Section 2.2.26).

2.2.15 Policy 2 of the Adopted FIFEplan sets out four criteria for consideration in situations of shortfall in the 5-year effective housing land supply. The first is that the development must be capable of delivering completions in the next five years. The applicant has not submitted any supporting information in this regard however it is considered that completions could potentially be delivered in the subsequent five years following planning permission being approved.

2.2.16 In terms of the second criterion for situations of shortfall in the 5-year effective housing land supply, the development must have no adverse impacts which would outweigh the benefits of delivering an effective housing land supply. The submitted supporting statement argues that the proposal would provide visual benefits through the development of a derelict site and it would provide much needed housing. Potential adverse impacts of the scheme, however, include the following: a potential adverse impact with regard to visual amenity in the countryside and a potential adverse impact with regard to road safety. As discussed under section 2.3 (Design and Visual Impact) below, due to the relatively flat topography of the site, the proposed development would be visible from public elevations within the settlement boundary of Peat Inn and from within the wider countryside. Whilst it is considered that a development could be designed in this location of a sufficiently high quality and with sufficient mitigation in terms of landscaping, it is considered that the development would lead to the unnecessary erosion of the countryside and landscape character and would be contrary to Policies 1, 7, 8, 10 and 13 of FIFEplan 2017. Regarding road safety, as discussed under Section 2.5 (Road Safety Impact) below, the presumption against the intensification of existing substandard rural accesses was raised by the objection of the Transportation Development Management (TDM) Team. It has been assessed that these represent a significant detrimental impact regarding road safety in terms of FIFEplan Policies 1, 3 and 10. and are therefore of material weight. Furthermore, the TDM team raised the concern that the proposal is to erect residential dwellinghouses where most sustainable modes of transport are not readily and safely available to allow people to access local services and facilities. It is noted however that the application site is adjacent to the settlement boundary of Peat Inn and is within a 400m walk from an existing bus stop. Whilst the application site would not be considered isolated, it is located out with a defined settlement boundary. Whilst it is noted that the Development Plan does at times allow for the location of clusters of 5 or more homes in the countryside, it is noted that this development would be on naturalised land and does not therefore offer any public benefit (such as significant environment uplift of brownfield land) that would be normally be required to offset any adverse impacts. The proposal therefore represents unsustainable development in the countryside. Overall, the adverse visual and road safety impact of the development have been assessed as a significant adverse impacts in this instance. In conclusion, significant adverse impacts that must be weighed against the benefits of addressing any shortfall in the 5-year effective housing land supply include visual impact, the unsustainable location of the development and its adverse road safety impact.

2.2.17 The third criterion for situations of shortfall in the 5-year effective housing land supply requires the development to be in accordance with the strategy of the plan. The general strategy of the plan in terms of housing delivery is that FIFEplan's housing land supply will be met by proposing development focused on towns and villages having regard to the range of facilities, local need, and likely impact on their location. The applicant states that this proposal would

provide small scale economic and community support to the rural area. Fife's Spatial Strategy (as laid out in pages 12-22 of the Adopted FIFEplan) states the following regarding the Cupar and Howe of Fife Area Strategy: "Cupar North Strategic Development Area is an established strategic proposal and has continued support through TAYplan and this Local Development Plan. Development here is linked with the provision of a relief road to the north of the town and key infrastructure that will make a significant difference to the environment of the town. Development will only proceed once a comprehensive programme of infrastructure delivery has been committed to by key delivery partners. Employment land is also identified to support the future economic needs of the town. New development opportunities are not supported in close proximity to Cupar to avoid competing with the Strategic Development Area. The strategy for the wider area is to provide opportunities for additional small and medium scale development that complement this existing allocation. Development proposals are identified in Auchtermuchty, Falkland, and Newburgh because of the availability of services and ability to accommodate development of the scale proposed." From this it is clear that providing opportunities for additional small and medium scale windfall development that complement this existing allocation is generally acceptable in terms of the strategy of the plan.

2.2.18 Despite the conclusion of section 2.2.17 above, it is also noted that the sites near Auchtermuchty, Falkland, and Newburgh already identified were recognised in the plan because of the availability of local services and their ability to accommodate development of the scale proposed, and the general strategy of the plan is generally to focus the location of housing on towns and villages where there is access to a range of facilities. This development proposal is not located where services are readily available to access. Whilst it is accepted that a development of 5 houses at this site could not be considered against the strategy of the plan laid down for the Cupar HMA, it is nevertheless noted that the strategic consideration of availability of services remains an important consideration.

2.2.19 In terms of the final criterion (no. 4) for situations of shortfall in the 5-year effective housing land supply, there is a requirement that infrastructure constraints be met. Policy 3 Infrastructure and Services of the Adopted FIFEplan defines infrastructure as including the following (but not exclusively): 1. local transport and safe access routes which link with existing networks 2. foul and surface water drainage, including Sustainable Urban Drainage Systems (SUDS); 3. Waste management; 4. green infrastructure; 5. information communication technology (ICT) connections; 6. low and zero carbon generating technologies. Scottish Water have indicated that capacity exists for water supply in the local area. With the exception of safe access routes, it is considered that the development could generally address the infrastructure constraints above as part of any future proposal. With regard to the provision of safe access routes, however, as discussed in section 2.5 (Road Safety Impact) below, it is considered that the intensification of a sub-standard rural access for this development, would be unacceptable. This is because of the inability to provide the required visibility splays at this location (as a result of features which are out with the applicant's control). Because of these issues, it is considered that this application does not comply with criterion 4 of this section of Policy 2 Homes.

2.2.20 In summary, regarding the four assessment criteria of Policy 2 to be applied in cases of shortfall, it is considered that the development generally complies with criteria 1 and 3. However, it has been found that the development's adverse visual impact (in terms of FIFEplan Policy 1, 7, 8, 10 and 13) and its adverse road safety impact (in terms of FIFEplan Policies 1, 3 and 10) are significant detrimental impacts when assessed against criteria 2 and 4 of the shortfall policy of Policy 2 of the Adopted FIFEplan (2017).

2.2.21 Policy 2 of FIFEplan states that where a shortfall in the 5-year effective housing land supply is shown to exist within the relevant Housing Market Area, housing proposals within this Housing Market Area will be supported subject to satisfying each of the four criteria. To satisfy criteria 2, the development must demonstrate that it would not have adverse impacts which would outweigh the benefits of addressing any shortfall when assessed against the wider policies of the plan. Relative weightings must therefore be assigned to both 1) the potential benefit that this development would have in addressing the housing land shortfall of 9 homes currently identified, and 2) the potential adverse impacts that it would have in terms of its visual and road safety impacts.

2.2.22 Two significant adverse impacts have been identified regarding the development's visual impact and road safety impact. The applicant argues however that the proposal would contribute to the local economy and provide for much needed housing in the area. Whilst the importance of addressing the shortfall in housing land supply is acknowledged, taking into account all the above negative and positive impacts, it is considered on balance that the potential adverse impacts of this development outweigh the benefits of addressing the shortfall that this development would deliver. This is because of the visual impact of the development on the surrounding countryside landscape character and due to the road safety implications (failure to achieve adequate visibility splays). This assessment takes into account the fact that the shortfall for the Cupar and North West Fife HMA is only 9 homes, in the context of a targeted Housing Land Requirement of 121 for the years 2016-28, which represents a very small shortfall in the 5-year effective housing land supply. While it is recognised that local authorities have a duty to support development that addresses situations of housing shortfall when identified in relevant Housing Market Areas, the question of how much weight should be assigned in situations of very small shortfall is pertinent, because the smaller the shortfall, the greater the possibility that it could be readily addressed through other development being brought forward on sites that otherwise comply with the Local Development Plan policies. In this case, the very small shortfall in the 5-year effective housing land supply of 9 homes in the Cupar and NW Fife HMA is considered to be so minor that a correspondingly minor weighting has been applied to the benefit of meeting this shortfall in this location. It is considered instead that the very small housing land shortfall could be easily and more positively met in a number of other locations across the HMA. To summarise: it is considered that the benefits of addressing the very small shortfall in housing currently assessed in the Cupar and North West Fife HMA is outweighed by the significant adverse impacts represented by its visual impact and road safety impact.

2.2.23 As noted above, SPP (2014) sets out that where there is a shortfall in the 5-year effective housing land supply, development which contributes towards sustainable development will be a significant material consideration. The recent Case Law of *Gladman v Scottish Ministers* (2020) sets out that there is a tilted balance towards approving applications which address a shortfall in the 5-year effective housing land supply and contribute towards sustainable development and these should be approved unless the development would cause significant impacts which would outweigh this tilted balance. SPP (2014) (Para. 29) sets out the sustainability principles which such an application should be considered against. These are: giving due weight to net economic benefit; responding to economic issues, challenges and opportunities, as outlined in local economic strategies; supporting good design and the six qualities of successful places; making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities; supporting delivery of accessible housing, business, retailing and leisure development; supporting delivery of infrastructure, for example transport, education, energy, digital and water; supporting climate change mitigation and adaptation including taking account of flood risk; improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation; having regard to the principles

for sustainable land use set out in the Land Use Strategy; protecting, enhancing and promoting access to cultural heritage, including the historic environment; protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment; reducing waste, facilitating its management and promoting resource recovery; and avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality. While the implications of the recent Case Law of *Gladman v Scottish Ministers* (2020) are noted, it is considered that the detrimental impact of the development in terms of its visual and road safety, would be so significant that it would outweigh the benefits bestowed by the proposal in terms of addressing the shortfall of the 5-year effective housing land supply, particularly given the minor shortfall and how little impact the development would have in addressing this.

2.2.24 In light of the above, it is considered that the site is a naturalised (greenfield) site that does not comply with criterion 3 of Policy 8. It is also considered that the benefit of supplying 5 homes in this particular location to meet the very small shortfall in the Cupar HMA does not outweigh the adverse impacts outlined above. The development is therefore not considered to be compliant with Policies 1, 2, 7 and 8 of the Adopted FIFEplan (2017) because it would not re-use a brownfield site previously used land and buildings; because, following criteria 2 and 4 of the housing land shortfall part of this Policy, the proposal is considered to have a significant adverse visual impact in terms of the Adopted FIFEplan Policies 1, 7, 8, 10 and 13 and significant adverse impacts in terms of road safety when assessed against Policies 1, 3 and 10 of the Adopted FIFEplan. The significance of these issues outweighs the potential benefit of the proposal on this site in addressing the very small housing shortfall identified in the Cupar and North West Fife HMA, and therefore does not comply with Policy 2 (Homes) of the Adopted FIFEplan. As such, the principle of residential development in this location has not been established and the development does not comply with the Adopted FIFEplan in this regard.

2.2.25 The overall acceptability of any such development must also satisfy other relevant Development Plan policy criteria as identified in Section 2.1 of this report, and these policy criteria are assessed below.

2.3 Design/Visual Impact on Countryside

2.3.1 FIFEplan policies 1, 7, 8, 10, 13 and 14 apply in this instance. These policies indicate development will only be supported where it does not have any significant detrimental visual impacts.

2.3.2 Policy 1 of the Adopted FIFEplan Local Development Plan (2017) advises that development proposals will be supported if they conform to relevant Development Plan policies and proposals and address their individual and cumulative impacts. Policies 7 and 8 relate specifically to development within the countryside and state that in all cases, development must be located and designed to protect the overall landscape and environmental quality of the area. Policy 10 of FIFEplan (2017) advises that development will only be supported if it does not have a significant detrimental impact with respect to visual amenity. Policy 13 of FIFEplan (2017) advises that developments must protect or enhance natural heritage and access assets including landscape character and views. Policy 14 of FIFEplan (2017) advises that developments are expected to achieve the six qualities of successful places; distinctive; welcoming; adaptable; resource efficient; safe and pleasant; and easy to move around and beyond.

2.3.3 As this is an application for planning permission in principle, no detailed plans have been submitted for consideration. The supporting statement does contain an indicative site layout show five dwellinghouses located towards the eastern side of the site, curving round an access road. Indicative elevations show 1.5 storey dwellings finished with a mix of natural materials including stone, slate and timber cladding.

2.3.4 The applicant has submitted a supporting statement which argues that the proposal would comply with FIFEplan Policy 8 criterion 3 which notes that development will be supported where It is for a new housing cluster that involves imaginative and sensitive re-use of previously used land and buildings, achieving significant visual and environmental benefits. As already discussed in section 2.2 of this report however, whilst it is accepted that part of the application site did once contain buildings, the site has naturalised through time by vegetation growth. When taking this into consideration and that the remainder of the site has a character entirely consistent with the surrounding rural countryside environment, it is considered that the land at this site should rightly be considered as naturalised countryside (greenfield land). It therefore cannot be said, that establishing a residential use in this location would bring about any significant environmental or visual improvement over and above the existing situation that would greatly benefit the site.

2.3.5 When considering the relatively flat topography of the site, the proposed development would be visible from public elevations within the settlement boundary of Peat Inn and from within the wider countryside environment. Whilst it is considered that a development could be designed in this location of a sufficiently high quality and with mitigation in terms of landscaping, it is considered that the development would lead to the unjustified erosion of the countryside and landscape character.

2.3.6 In light of the above, the proposal would be deemed contrary to Policies 1,7, 8, 10, 13 and 14 in this instance.

2.4 Residential Amenity Impact

2.4.1 Policies 1 and 10 of Adopted FIFEplan Local Development Plan (2017) and Fife Council Customer Guidelines on Daylight and Sunlight (2018) and Minimum Distances between Window Openings (2011) apply in terms of residential amenity. These policies and guidance set out the importance of encouraging appropriate forms of development in the interests of residential amenity. They generally advise that development proposals should be compatible with their surroundings in terms of their relationship to existing dwellings, and that they should not adversely affect the privacy and amenity of neighbours regarding loss of privacy, overshadowing, loss of sunlight and daylight. Fife Council's Planning Customer Guidelines on Garden Ground (2016) apply in this instance. They advise that all new detached dwellings should be served by a minimum of 100 square metres of private useable garden space, with a building footprint to garden space ratio of 1:3.

2.4.2 Fife Council's Environmental Health (Public Protection) team was consulted regarding these proposals but had no comment to make and made no objection.

2.4.3 There is one neighbouring residential property located within close proximity to the application site, this includes Braehead Cottage, to the south western corner of the site. The limited information provided with a planning permission in principle application means that it is difficult to assess at this stage what impact a proposal may have on the residential amenity of adjacent properties. However, taking into account the indicative plans provided and the layout of proposed properties, it is considered that the proposed dwellinghouses could be designed to

ensure no significant additional amenity impacts on surrounding properties regarding loss of privacy, overlooking, and loss of daylight and sunlight. The proposal would likely lead to an increase of vehicular trips (and in turn, road traffic noise) using the private access track which could impact on the amenity of Braehead Cottage, however given its location next to the B941, any noise impacts would not be deemed significant in this instance.

2.4.4 From the indicative layout plan submitted, it is considered that the proposed development for five dwellinghouses could satisfy the requirements set out within Fife Council's Planning Customer Guidelines on Garden Ground (2016).

2.4.5 It is considered, therefore, that a proposal could be designed to comply with the above guidance on residential amenity. These issues, however, would be assessed as part of a future detailed design proposal and this is not therefore the main determining factor in this instance, given that only the principle is being considered through this application.

2.5 Road Safety Impact

2.5.1 The SPP (2014), TAYplan Strategic Development Plan (2017), Policies 1, 3 and 10 of the Adopted FIFEplan Local Development Plan (2017) and Fife Council Transportation Development Guidelines (contained within Making Fife's Places Supplementary Guidance) apply regarding this proposal.

2.5.2 SPP (Paragraph 287, Promoting Sustainable Transport and Active Travel) states that planning permission should not be granted for significant travel-generating uses at locations which would increase reliance on the car and where: direct links to local facilities via walking and cycling networks are not available or cannot be made available; access to local facilities via public transport networks would involve walking more than 400m; or the transport assessment does not identify satisfactory ways of meeting sustainable transport requirements. Policy 1C (Location Priorities, Outside of Principal Settlements) states that Local Development Plans may provide for some development in settlements that are not defined as principal settlements (Policy 1A), provided that it can be accommodated and supported by the settlement, and in the countryside; that the development genuinely contributes to the outcomes of this Plan; and, it meets specific local needs or does not undermine regeneration of the cities or respective settlement. Proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development. FIFEplan policies 1, 3 and 10 indicate that new developments must demonstrate how they address any resultant impacts on road safety, including the provision of additional infrastructure if necessary. Policy 3 of the Adopted FIFEplan advises that such infrastructure and services include local transport and safe access routes which link with existing networks, including for walking and cycling. Further detailed technical guidance relating to this including parking requirements, visibility splays and street dimensions are contained within Appendix G (Transportation Development Guidelines) of Making Fife's Places Planning Supplementary Guidance (2018).

2.5.3 Fife Councils Transportation Development Management Team have been consulted on this proposal and have advised that there is currently a total of 3 houses utilising the private track that leads off the B941, the first 100m of which, would be used to access the development site. This application proposes 5 houses which would consequently exceed Fife Council's limit of 5 houses using a private access track, which cannot be supported. This issue was raised with the applicant and it was noted that they would be willing to upgrade the first 100m of the access track, to an adoptable standard, which would allay the concerns of the TDM Team. TDM have

also raised issues with the substandard visibility splay which is available at the junction of the private track and the B941, in the northerly direction. TDM state that visibility splays of 2.4m x 43m is required to the north however it cannot be provided due to hedge growth, which is located on land out with the applicants control. TDM note that a Section 75 agreement would be required in order to ensure the hedge is maintain in perpetuity, to ensure it does not obstruct the northern visibility splay. Given the occupants of Braehead Cottage have objected to this proposal, it is considered unlikely that an agreement could be reached.

2.5.4 TDM have also noted that the proposal would lead to the development of residential properties in a located where sustainable modes of transport are not readily and safely available, which would lead to a development that is car dominant. It is considered however that whilst services are limited, the application site is adjacent to the settlement boundary of Peat Inn, where there are existing bus stops within a 400m walk.

2.5.6 In light of the above, given that the required visibility splays cannot be provided at the junction of the private track and the B941, this would lead create a significant adverse road safety impact, contrary to FIFEplan (2017) Policies 1, 3, 10 and Making Fife's Places Supplementary Planning Guidance in this instance.

2.6 Flooding and Drainage Impact

2.6.1 Policies 1, 3 and 12 of FIFEplan Local Development Plan (2017), the Council's 'Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note' and the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) (CAR) are taken into consideration with regard to drainage and infrastructure of development proposals.

2.6.2 Policy 3 of the FIFEplan (2017) states that development proposals must incorporate measures to ensure that they would be served by adequate infrastructure and services; including foul and surface water drainage, and SuDS. Policy 12 of FIFEplan states that development proposals will only be supported where they can demonstrate compliance with a number of criteria, including that they will not individually or cumulatively increase flooding or flood risk from all sources (including surface water drainage measures) on the site or elsewhere. The Council's 'Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note' sets out the Council's requirements for information to be submitted for full planning permission to ensure compliance. Finally, CAR requires that SuDS are installed for all new development, with the exception of runoff from a single dwellinghouse or discharge to coastal waters.

2.6.3 The site is not shown to be at risk of flooding from fluvial, surface water or coastal flooding.

2.6.4 Regarding surface water, and given the nature of the proposed development, a SuDS scheme would be required. An indicative layout has been provided demonstrating that there is capacity within the proposed development site to accommodate such infrastructure.

2.6.5 Fife Council's Structural Services team were consulted regarding this proposal and made no objection, and no comment regarding flood risk. As such, it is considered that a formal flood risk assessment is not required for this proposal. Regarding surface water drainage, the Structural Services team requested some additional preliminary information. However, because this is an application for planning permission in principle, it is considered that this information along with the full documentation necessary as set out by the policies above would need to be submitted at detailed design stage.

2.6.6 Scottish Water was consulted regarding this application has no objection to this planning application.

2.6.7 It is considered, therefore, that a proposal could be designed to comply with the above guidance on flooding and drainage. These issues, however, would be assessed as part of a future detailed design proposal and that this is not therefore the main determining factor in this instance given only the principle is being considered.

2.7 Land Contamination/Stability

2.7.1 FIFEplan policies 1 and 10 apply in this instance. It indicates that development will only be supported if it does not have a significant detrimental impact on the amenity of existing or proposed land uses. These policies will be applied to ensure the safe development of potentially contaminated and unstable land.

2.7.2 Fife Council records do not indicate any instances of contaminated land in this instance. Fife Council's Land and Air Quality Team were consulted on this application however made no comment with regard to contaminated land impacts. The response does however note that the application site is located within a Coal Authority High Risk Area and that a coal mining intrusive investigation should be undertaken including a ground/mine gas assessment.

2.7.3 The application site partly falls within a Coal Authority Development High Risk Area. A Coal Mining Risk Assessment (CMRA) was submitted with this application which confirms that there is a potential for shallow mine workings to affect the proposed development. Accordingly, recommendations are included for intrusive site investigation works.

2.7.4 The Coal Authority was consulted to provide comments on the submitted CMRA. The Coal Authority ultimately concurs with the recommendations of the submitted Coal Mining Risk Assessment; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site. Accordingly, the Coal Authority recommends suitable conditions be attached to the permission if it was to be approved.

2.7.5 In light of the above, the proposal would be deemed to comply with FIFEplan (2017) Policies 1 and 10 in this instance.

2.8 Natural Heritage Impact

2.8.1 Policies 1, 10 and 13 of FIFEplan Local Development Plan (2017) and Making Fife's Places Supplementary Guidance (2018) apply with regard to the potential impact on trees and ecology as a result of this development. Policy 13 of FIFEplan and Making Fife's Places Proposed Supplementary Guidance Document (2017) set out that development proposals will only be supported where they protect or enhance natural heritage assets, including trees which have a landscape, amenity or nature conservation value. Policy 8 Criterion 3 requires that the application bring about a significant environmental and visual improvement.

2.8.2 Although no detailed proposals were submitted with this application for planning permission in principle, significant environmental improvement would be required for this site, including clear proposals for biodiversity gain. These details would be required at detailed design stage.

2.8.3 Fife Council's Natural Heritage Officer was consulted on this proposal however they had no comments to make.

2.8.4 It is considered, therefore, that a proposal could be enabled that complied with the above guidance on natural heritage and access. These issues, however, would be assessed as part of a future detailed design proposal and that this is not therefore the main determining factor in this instance given only the principle is being considered.

2.9 Low Carbon Fife

2.9.1 Policies 1 and 11 of FIFEplan (2017) and Fife Council's Low Carbon Fife Supplementary Guidance (January 2019) apply with regards to the low carbon requirements expected of this proposal.

2.9.2 Fife Council's Low Carbon Fife Supplementary Guidance (January 2019) notes that small and local applications will be expected to provide information on the energy efficiency measures and energy generating technologies which will be incorporated into their proposal. In addition, applicants are expected to submit a completed low carbon statement (Appendix B of the guidance).

2.9.3 A low carbon checklist has been submitted with this application and notes that the proposed dwellinghouses would be fitted with solar panels and building materials would be locally sourced.

2.9.4 It is considered, therefore, that a proposal could be enabled that complied with the above guidance on Low Carbon requirements. These issues, however, would be assessed as part of a future detailed design proposal and that this is not therefore the main determining factor in this instance given only the principle is being considered.

CONSULTATION RESPONSES

Scottish Water	No objections.
Community Council	Objects to the proposal.
Environmental Health (Public Protection)	No objections.
Structural Services - Flooding, Shoreline And Harbours	SUDS details requested.
Transportation, Planning Services	Objects to the proposal.
Transportation And Environmental Services - Operations Team	No response.
The Coal Authority	Conditions recommended.
Ministry Of Defence (Statutory)	No objections but further consultation required on any future application.
Natural Heritage, Planning Services	No comments.
Land And Air Quality, Protective Services	No objections.

REPRESENTATIONS

20 objections, 2 supporting and 1 general comment have been received with regard to this application. An objection has also been received from the Cameron Community Council as a statutory consultee.

Concerns raised which are deemed material in the assessment of this application include:

- Neighbour notification not carried out correctly - This was rectified, and neighbour notification was re-run.
- Land stability impacts - Addressed in Section 2.7
- Would change the appearance of Peat Inn - Addressed in Section 2.3
- Infrastructure capacity impacts - It is not considered that the development of 5 houses would have a significant impact on infrastructure capacity with the locale
- Road safety impacts - Addressed in Section 2.5
- The site is agricultural land - This site is classed as non-prime agricultural land therefore no concerns would be raised in this regard.
- Scale of development is excessive and does not address local need - Addressed in Section 2.2
- Flooding/drainage impacts - Addressed in Section 2.6
- Construction impacts - Construction impacts are inevitable but are only temporary in nature. No concerns would be raised in this regard.
- Proposal does not comply with FIFEplan Policies or located within existing settlement boundary - Addressed in Section 2.2
- Noise impacts - Residential development would not raise any significant noise impacts - Noise from road traffic addressed in Section 2.4
- Air quality/light pollution impacts - Due to the size of the development, no significant air quality/light pollution impacts would arise.
- Development would set precedent for further development out with settlement - Whilst precedent must be considered, each application is assessed on its own merits.
- Privacy impacts - Addressed in Section 2.4

Concerns raised which are not deemed material in the assessment of this application include:

- Council must provide improved investment into village - Not relevant to this application
- Height of development should be minimised - This would be addressed at detailed design stage
- New signage should be provided - Not relevant to this application
- Stone wall along north side of track should be retained, maintained and enhanced - This would be addressed at detailed design stage
- Improved drainage - This would be addressed at detailed design stage
- Provision for bins from Braeside Farm to be placed at junction of new development - Not relevant to this application
- Provision for bins- This would be addressed at detailed design stage

Support comments which have been submitted include:

- Development would tidy up a brownfield site - The site is not considered to be brownfield
- Would create local employment - Due to the small scale of the site, the economic benefit would not outweigh the negative impacts
- Development would provide much needed housing - Addressed in Section 2.2.

CONCLUSION

The application has been considered in terms of its compliance with the development plan, national policy and guidance with regard to the following issues: Principle of Residential Development in the Countryside; Design and Visual Impact on the Countryside; Residential Amenity; Road Safety; Flooding and Drainage; Potentially Contaminated/Unstable Land; Natural Heritage and Low Carbon Policy. The proposed development does not comply with the SPP, TAYplan, and Policies 1, 2, 3, 7, 8, 10, 13 and 14 of the Adopted FIFEplan (2017) because: 1) in terms of the adverse visual impact of the development on its countryside location given it would not provide any significant environmental or visual improvement over and above the existing situation and would therefore constitute unjustified erosion of the countryside and landscape character 2) in terms of road safety the existing access does not provide the required visibility splays to the north as a result of features which are out with the applicant's control, 3) in terms of development principle, the location is a re-naturalised (greenfield) site, not a brownfield site and because it is considered that the benefit of supplying 5 homes in this particular location to meet the very small shortfall in the Cupar HMA does not outweigh the adverse impacts detailed in 1 and 2 above.

DETAILED RECOMMENDATION

The application be refused for the following reason(s)

1. In the interest of safeguarding the countryside from unjustified sporadic residential development, the need for 5 new dwellinghouses at this rural location is not considered to be justified in principle because the application site is a re-naturalised (greenfield) site, not brownfield, lies out with any defined settlement boundary, and does not meet any of the criterion as set out in Policy 8 of the Adopted FIFEplan (2017). Furthermore, it is considered that the benefit of supplying 5 homes in this isolated rural location to meet the very small shortfall in the Cupar HMA does not outweigh the adverse visual or road safety impacts that this development would represent, contrary to Scottish Planning Policy (2014), Approved TAYplan (2017), and Policies 1, 2, 3, 7, 8, 10, 13 and 14 of the Adopted FIFEplan - Fife Local Development Plan (2017).
2. In the interests of securing adequate road safety levels, because the existing access does not provide the required visibility splays to the north, due to features located on land out with the applicant's control, it is considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017) and Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).

National Guidance:

Scottish Planning Policy (2014)

TAYplan Strategic Development Plan (2017)

Development Plan:

FIFEplan Local Development Plan (2017)

Making Fife's Places Supplementary Planning Guidance (2018)

Low Carbon Fife: Supplementary Planning Guidance (2019)

Other Guidance:

Fife Council Planning Customer Guidelines - Garden Ground (2016)

Fife Council Planning Customer Guidelines - Daylight and Sunlight (2018)

Fife Council Planning Customer Guidelines - Minimum Distances between Window Openings (2011)

Fife Council Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note

Fife Council's Fife Housing Land Audit 2019 (April 2020)

Agenda Item 4(3)

**Vacant land east of Braehead Cottage, Peat Inn,
Fife**

Application No. 20/00952/PPP

Representation(s)

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Mr Archie Dewar

Address: Westfield House, Peat Inn, Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With regard to the proposed noted development, we would like to submit our objection for the following reasons:

Firstly we have a concern over the effect of excavations and workings on the ground underneath,. On page 5 of the Coal Mining Risk Assessment, we are concerned at the comment:

"Consequently, the anticipated presence of shallow workable coal seams and possible unrecorded mining void beneath/ within influencing distance of the proposed building extension at the site is considered to pose a significant risk of mining related ground instability.

'The Green' is being given as an example of an already approved development possibly as justification for further similar development but its construction resulted in a substantial change to the appearance of Peat Inn, not to mention several months of disruption while construction work was carried out. Not only that, but the 'Planning Gain' of a green space in the centre of the village has never materialised. Instead, 'Residents' Parking Only' and 'Private Road' signs make it clear 'The Green' is certainly not a village green open to all.

In addition to the five houses at 'The Green,'.the population of Peat Inn has increased substantially, in the 30 years that we have lived here - from various steading developments, houses created in what were garages, the reinstatement and occupation of the once derelict Collier Row cottages, and backland development in at least three other properties. This must surely impact on infrastructure.

Further concerns we have relate to road safety. Vehicles exiting the access road to the site would have to do so close to a sharp bend at the entrance to the village. The number of times the milestone at that bend has had to be repaired or replaced due to vehicles hitting it gives an indication of potential speeding hazards. While there is a 30 mph limit in Peat Inn, vehicles do not all adhere to that. The village is often used as a 'rat run' to Dundee from the East Neuk. Traffic calming islands have, in our opinion and from our vantage point living next to one of them, had the

opposite effect to what was intended as drivers often accelerate past them to avoid having to stop for oncoming vehicles.

Finally, until the creation of 'The Green' Peat Inn was predominantly a ribbon development. We would respectfully suggest that another similar sized housing development such as is proposed, along with the inevitable vehicles each household will bring, would dramatically change the community.

Kind regards

Archie and Rosemary Dewar

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Mrs Linda Elliott

Address: Hillview Cottage, Peat Inn, Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:20/00952/PPP

The land is agricultural land. The structure within the area has been a ruin for over 60 years. The scale of the proposed development is excessive and addresses no local need. Houses at Peat Inn of the proposed size often remain unsold for years.

I refer to your document Fife Plan Adopted Plan 2017 Policy 8: Houses in the Countryside. The proposed development does not appear to satisfy your criteria for approval.

Peat Inn is a very small village and this development would add nothing to it visually, economically or environmentally.

There is no bus service in the village; no school, church, shop. Extra traffic would be generated by the additional populace.

A road junction to the B941 increases likelihood of accident- in my opinion, considerably.

Houses are better built where facilities exist.

We have higher than average rain and snowfall here. The siting of a drainage are(SUD) close to houses and roads seems questionable to me.

Rainfall has increased dramatically locally in recent years.

I am concerned that in the approaching recession empty houses could become AirBNBs or other short term lets.

A great deal of disruption for residents would be inevitable. It is likely the land would need stabilising: a noisy lengthy process in itself.

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Mrs Ann Mungall

Address: The Cats Whiskers B941 Cupar Road Largoward To B940 At Peat Inn, Kilconquhar To Peat Inn, Town Not Specified, Fife KY15 5LH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. There is no demand for additional housing in Peat Inn. Existing houses typically take 1 to 2 years to sell. Properties often end up rented, with the worst-case scenario resulting in Air B&B tenants, who bring multiple cars and have left overflowing bins. There are no shops, public transport, or other amenities, so a car journey is necessary for everything. I see nothing in the Fife Plan Policy 8 (Houses in the Countryside) that justifies this development. The ruin (pile of stones) that exists has been a ruin since we arrived in the village in 1978 and a friend who had been in the village from 1960 also states that it has never been habitable.

2. This development will add at least 10 vehicles to the traffic that goes through the village. A car journey will be required to shop, access schools, banks, post office, medical facilities, etc. etc. We already have an issue with vehicles speeding through the village. This is even more prevalent where the farm road exit is, as vehicles enter (not having slowed to 30) and leave (already speeding up). There is not good visibility at this exit. If houses are needed in the countryside, surely it is better to build in areas that already have commerce and public transport to minimise car journeys.

3. The visual appearance of the proposed houses is not in keeping with the village. The wooden structures put me in mind of holiday chalets. The previous development across from The Peat Inn did, on paper, look to be in keeping with the general style of the village. The reality is that their size completely dwarfs anything else in the village (even The Peat Inn).

4. There are already drainage issues (possibly due to damaged land drains) at the bottom end of that field. Part of this area behaves like the floating bogs that exist in The Moss, with water bubbling up from below.

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Mr Bruce Thomson

Address: Willow Cottage, Peat Inn, Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to submit an objection to the Planning Application for 5 houses on the outskirts of Peat Inn.

The applicant has submitted a very glossy submission in support of his application however that is exactly what it is, an attempt to 'gloss over' the inaccuracies, lies and conveniently missing information in the application.

The submission makes selective mention of various sections and policies within the FIFEplan 2017 Development Plan, however it fails to mention what must be a crucial part of the Development Plan, namely that within that Plan there is no area whatsoever zoned for development out with the identified 'footprint' of the village. This is because it was identified that the infrastructure in the village is near capacity and that it also has none of the facilities expected to support a new development in the countryside, i.e. no shop, no scheduled bus service (other than school bus), no pub, no village hall.

This application would be in such an area so is therefore clearly contrary to the 2017 Development Plan.

The applicants make a big play of this being a redevelopment of an old building, the truth being that what is currently there is just a very small pile of rubble, no more than 1m high. A resident of the village, no in his late 60's and who was brought up as a child in the village, states that it was never a habitable property in his memory.

Indeed, the applicants even admit in their submission that the ruin would not be developed as their structural engineer confirmed 'the existing foundations are unlikely to support any new building and would require being grubbed up and new foundations laid'. Policy E16(d) is for the renovation

of a substantially complete building (i.e. external walls are complete and sound to wallhead level) last used as a house

This clearly shows that this application is clearly for 5 new builds and certainly does not meet Policy E16 for Housing Development in the countryside.

In addition there was a previous application for one house on this site, with the redevelopment of the ruin. After feedback from the Planning Department, this application was withdrawn, possibly as a result of the explanatory comments in an email (8/7/19) to the applicant from Planner Mr Laidler (Fife Council) who stated 'Essentially the reasons for refusal would be that it is unable to be demonstrated that the principle (and usual impact as necessary to support the principle also) would accord with applicable policy' If that was the advice less than one year ago for only one house, surely the same advice must apply to multiple houses?

This application is for a greater density than a previous application which was not supported by the Planning Department as it was clearly contrary to the 2017 Development Plan, surely the same must apply?

National and Local Planning Policy also say that any new builds should support the transition to a low carbon economy, with FIFEplan Policy 11 stating that planning permission will only be granted when it has been demonstrated that;

- 1) 'the proposal will meet the current carbon dioxide emissions reduction target'; and
- 2) 'all development should encourage and facilitate the use of sustainable transport, promoting in the following order of priority; walking, cycling, public transport, cars.

With Peat Inn being approximately 7 miles equidistant from Cupar and St Andrews, I very much doubt that the occupants of any of these houses would walk or cycle to either town, there is no scheduled bus service which only leaves using cars. On page 13 of the submission the representation of the site clearly shows two cars on each of the 5 plots so if they were being honest that is what the applicants really expect will be the main source of transport.

The application is not compliant with the National and Local requirements to support the transition to a low carbon economy.

Road Safety is a big issue at the point the farm road joins the B941. At this point it is just inside the 30mph speed limit however speeding is a bit problem in Peat Inn and this was recognised by Transportation who did put a build out at this location however, due to it being constantly destroyed by speeding vehicles, it was removed and alternatives are still being considered.

Speeding vehicles heading south out of the village past the junction frequently brake to EXIT the village, that is how bad the problem is. Although the submission refers to Transport Development Management previously raising no objections to the use of the road in the previous (withdrawn) application, that was only for one house, not five with at least two cars per house.

Road Safety is a major concern at this junction with a very limited view to the north due to high hedges in an adjacent property.

I am very concerned about the risk of flooding from this development. It is a well known fact that the monoblocking/tarring driveways across the country has greatly added to water run off, especially in times of extreme rainfall, such as thunderstorms. Climate change is resulting in more extreme weather patterns and such heavy rainfall can be expected. This site would result in severe water run off, into a SUDS which eventually drains away. The problem at Peat Inn is that the ground is very heavy clay and, once wet, does not drain. This site is higher than the surrounding land and any water would drain towards the main road. Between the site and the main road is an area of rough ground and trees but within that there is either a spring or field drain which runs constantly in anything other than very dry weather and feeds directly into the roadside ditch opposite the houses marked Craigiavern, un named house with old pump (Willow Cottage) and Westerlea. This results in the ditch overflowing and running down into the property at Westerlea. Fife Council have a permanent 'Flood' sign at locus and the occupant at Westerlea is on the priority list for sand bags. I am concerned that increased surface water run off will exacerbate this flooding.

This application has the potential to create major flooding issues for current residents in the area.

The submission also claims that there is a need for housing in Peat Inn.

14/00811/FULL (8 residential units at Larennie Farm, Peat Inn - Decision Oct 2014 would tend to suggest otherwise. This application for development at a farm just outside Peat Inn has been mothballed for 6 years, surely if there had been a market for housing in the area this application would have been developed.

I submit that this current application would be an over provision of housing in an area where there is not the demand for it.

Finally, the submission states that the previous application was withdrawn to 'take on board any comments from the Planning Department and to fully review any concerns from the local neighbours'

I fail to see any such actions. All that is basically happened is that the previous application for 1 house has been re-submitted for 5 houses with no attempt whatsoever to negate the issues previously expressed by locals in their objections, which are just as relevant and valid now as they were then, absolutely nothing has changed.

I submit that this current application has failed totally to deal with the issues raised previously and instead has increased the issues by multiplying the number of houses applied for and should be rejected.

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Mrs Jennifer Wylie

Address: Wellrose Cottage, Peat Inn, Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The applicant's statement that he is protecting the historic character of the site by reusing the existing stone from the derelict building is quite ludicrous. The stone will only be used for a feature wall to the entrance site and the style of housing proposed is more akin to that found on what is often termed an 'executive' estate in a town suburb.

There are sufficient traffic problems already in terms of cars speeding through Peat Inn without the possibility of additional cars joining the B941 at what is a very bad junction.

Housing on the proposed site also raises concerns regarding more surface-water run-off which is already a problem at certain times.

Sabina Janczar

From: Janice Tomlinson [REDACTED] >
Sent: 14 June 2020 13:58
To: Development Central
Subject: Objection 20/00952/PPP Land to East of Braehead Cottage Peat Inn
Attachments: Ref 20 00952 PPP Land to East of Braehead Cottage Peat Inn.pdf

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please find attached my objection to planning application :-
20/00952/PPP Land to East of Braehead Cottage Peat Inn

best regards

Janice Tomlinson
email: [REDACTED]
mobile: [REDACTED]



Hazel Cottage
Cameron
St Andrews
Fife
KY16 8PD

Enterprise and Protective Services
Fife Council
Kingdom House
Glenrothes
Fife
KY7 5LY

Date 14th June 2020

Reference: 20/00952/PPP | Planning permission in principle for erection of five dwellinghouses with associated access and parking | Land To East Of Braehead Cottage Peat Inn Fife

Sirs,

I am **objecting** to the above application as a property owner in Peat Inn and local resident.

I object for the following reasons:

This site is in the countryside, outside of the Fife Plan settlement boundary.

The applicant in their support statement mentioned the pre existing building as part of the criteria for the new development.

1. This proposal does not meet ANY of the criteria of Policy E16 HOUSING DEVELOPMENT IN THE COUNTRYSIDE. In particular:

The development of housing in the countryside will only be permitted where it:

(d) is for the renovation of a substantially complete building (i.e. external walls are complete and sound to wallhead level) last used as a house

The 'derelict building' to which the applicant refers is a pile of rubble a few metres long and about 1 metre high and therefore does not meet the criteria of Policy E16 where wall height needs to exist to wallhead level and to be complete and sound. This building was demolished many decades ago and did not deteriorate due to wind, weather and time.

(e) provides for the rehabilitation and/or conversion of complete or substantially complete existing buildings of traditional long life construction (but excluding proposals involving substantial demolition/rebuilding)

2. The site is the highest point in Peat Inn in the middle of an agricultural field used for grazing sheep. Elevation profiles show that the development site is 192m and the properties west of the B941 and the properties on The Green are at 183m. Any new properties at the proposed location would be too predominant and would spoil landscape character of the village and would represent isolated development in the countryside, which should be discouraged.

3. Two sites in Peat Inn were put forward by developers as candidates for development in Peat Inn in the Fife Plan, one adjacent to this site between the site and the road. The reasons for refusal, which are also valid for this application, are:

- . Development of this site is not supported as it is against the development strategy and it would result in a significant change in character of the settlement.
- . Waste water drainage from the site may exacerbate or create new sewage pressure.
Potential sewage capacity issue due to small secondary treatment. (SEPA) Water - Capacity; Wastewater - Capacity.

FIFEplan Strategy

The development of housing at this location would not support the strategy of focussing new development in the settlements and locations with appropriate facilities for the needs of new residents.

Officers Conclusion: NOT SUPPORTED FOR DEVELOPMENT

4. The vehicular access from the B941 is dangerous. There are no visibility splays and it would be difficult to construct a visibility splay to the north of the entrance as it is private property with high hedges. There have already been issues with speeding traffic on the B941 through the village, which Fife Council Roads department have attempted to rectify without success.

5. Peat Inn does not have the facilities or infrastructure for a multiple housing development. There are no shops in Peat Inn, no regular bus services only buses operating one return trip per day on school days. The sewage treatment plant at Peat Inn is working at its limit.

6. There has been flooding in Peat Inn outside and into the restaurant at the B940/B941 junction and from the field to the houses on The Green. A further multiple developments will increase the possibility of further flooding. Elevation profiles show 1) a drop from the development at 192m to the road at 183m and 2) a drop from the development at 192m to the B940/B941 junction at 181m. Soakaways will drain to lower elevations which could cause flooding particularly at The Peat Inn Restaurant, which is located in a dip at the road junction. To build a development of 5 houses would require a similar drainage plan to The Green development, which required a very large hydrobrake drainage system.

Regards

Mrs Janice Tomlinson

Sabina Janczar

From: Martin Tomlinson <[REDACTED]>
Sent: 14 June 2020 13:51
To: Development Central
Subject: Objection: 20/00952/PPP | Planning permission in principle for erection of five dwellinghouses
Attachments: Westfield of Radernie Objection MT 2020.pdf

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello,

Please can you lodge the attached document as an objection to the following planning application...

Reference: 20/00952/PPP | Planning permission in principle for erection of five dwellinghouses with associated access and parking | Land To East Of Braehead Cottage Peat Inn Fife

Thanks and regards
Martin Tomlinson



Hazel Cottage
Cameron
St Andrews
Fife
KY16 8PD

Enterprise and Protective Services
Fife Council
Kingdom House
Glenrothes
Fife
KY7 5LY

Date 14th June 2020

Reference: 20/00952/PPP | Planning permission in principle for erection of five dwellinghouses with associated access and parking | Land To East Of Braehead Cottage Peat Inn Fife

Sirs,

I am **objecting** to the above application as a property owner in Peat Inn and local resident.

I object for the following reasons:

This site is in the countryside, outside of the Fife Plan settlement boundary.

The applicant in their support statement mentioned the pre existing building as part of the criteria for the new development.

1. This proposal does not meet ANY of the criteria of Policy E16 HOUSING DEVELOPMENT IN THE COUNTRYSIDE. In particular:

The development of housing in the countryside will only be permitted where it:

(d) is for the renovation of a substantially complete building (i.e. external walls are complete and sound to wallhead level) last used as a house

The 'derelict building' to which the applicant refers is a pile of rubble a few metres long and about 1 metre high and therefore does not meet the criteria of Policy E16 where wall height needs to exist to wallhead level and to be complete and sound. This building was demolished many decades ago and did not deteriorate due to wind, weather and time.

(e) provides for the rehabilitation and/or conversion of complete or substantially complete existing buildings of traditional long life construction (but excluding proposals involving substantial demolition/rebuilding)

2. The site is the highest point in Peat Inn in the middle of an agricultural field used for grazing sheep. Elevation profiles show that the development site is 192m and the properties west of the B941 and the properties on The Green are at 183m. Any new properties at the proposed location would be too predominant and would spoil landscape character of the village and would represent isolated development in the countryside, which should be discouraged.

3. Two sites in Peat Inn were put forward by developers as candidates for development in Peat Inn in the Fife Plan, one adjacent to this site between the site and the road. The reasons for refusal, which are also valid for this application, are:

- . Development of this site is not supported as it is against the development strategy and it would result in a significant change in character of the settlement.
- . Waste water drainage from the site may exacerbate or create new sewage pressure.
Potential sewage capacity issue due to small secondary treatment. (SEPA) Water - Capacity; Wastewater - Capacity.

FIFEplan Strategy

The development of housing at this location would not support the strategy of focussing new development in the settlements and locations with appropriate facilities for the needs of new residents.

Officers Conclusion: NOT SUPPORTED FOR DEVELOPMENT

4. The vehicular access from the B941 is dangerous. There are no visibility splays and it would be difficult to construct a visibility splay to the north of the entrance as it is private property with high hedges. There have already been issues with speeding traffic on the B941 through the village, which Fife Council Roads department have attempted to rectify without success.

5. Peat Inn does not have the facilities or infrastructure for a multiple housing development. There are no shops in Peat Inn, no regular bus services only buses operating one return trip per day on school days. The sewage treatment plant at Peat Inn is working at its limit.

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Regards

Mr Martin Tomlinson

Sabina Janczar

From: Callum Macleod <[REDACTED]>
Sent: 15 June 2020 10:57
To: Development Central
Subject: Peat Inn Development - REF: 20/00952/PPP

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Sir,
As a local resident I am objecting to the proposed development for the following reasons.
The proposal does not meet the relevant criteria of Policy E16 relating to countryside housing development.
Entry into Peat Inn from Largoward is currently dangerous and a further large junction, to cater for the new development, can only cause more risk to what is already a fast road through the village. Recent calming measures are not working very well.
Flooding from the field - on which the new houses are to be built is a potential problem as this agricultural land is mostly very wet - throughout the year.
Development proposed is not supported and would result in significant change to the area.
To allow this application would risk further development in this area.

Yours faithfully,
Callum Macleod.
North View,
Peat Inn,
Cupar. KY15 5LH.

From Fife.

[Please remember to wash your hands.]<<https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.nhsinform.scot%2Fcoronavirus&data=02%7C01%7CDevelopment.Central%40fife.gov.uk%7C99957ebf49174cbb41e908d81112745d%7Cf969a52f42c040f198badaed6c43087c%7C0%7C0%7C637278118240863328&sdata=6ks0Fluv5G2oJ5LcCJI3Y2zAYzSSiAG%2BqUI3N7TaZ2Q%3D&reserved=0>>

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Miss Wendy Taylor

Address: Braehead Cottage, Peat Inn, Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to this application due to the following concerns:

Access -

Where the farm track meets the main road (B941) access is of great concern since cars appear very quickly into the village from the south end, due to the blind corner at the New Gilston turn off and then the dip in the road before rising into Peat Inn.

The 30mph limit sign is just before where the farm track meets the main road, north of Collierfield House. It would be better placed further south towards Largoward before the dip in the road by the field gate just south of Collierfield House. This would help to slow cars down before the farm track to the site entrance.

The supporting documents shows great detail as to the housing entrance on to the farm track but nothing about where the farm track meets the B941.

There will be many extra waste bins sited where the farm track meets the B941 since the council waste lorries do not go up the farm track. This would be a weekly eye sore, more noise and cause visual obstruction at this road junction and possibly also from exiting my property.

Visual Impact / Historic Character -

The supporting document notes the new houses will be similar in scale to the latest housing development opposite the Peat Inn Restaurant, called The Green. It seems most of the houses in The Green are classed as 1.5 storey high. This is ridiculous considering how high they are. The houses in The Green dominate the village and dwarf all the houses that existed prior to this. They even dwarf the Peat Inn Restaurant which is 2.5 storey high. Braehead Cottage is 1.5 storey high but is the same height as the bungalow style houses and single storey cottages in the village.

There are no measurements provided in the application so I can only assume this new application would also prove to dominate the village and dwarf everything around it. Ensuring a lower elevation so the new houses are no higher than the existing bungalows and cottages at this end of the village might make for less impact on the village.

There is no sign of existing stone dyke wall along the track in the documents. This should be maintained, as well as the stone wall boundaries surrounding Braehead Cottage.

Environmental Impact -

Flooding - The application mentions there are no reports of flooding. This may be the case in regard to houses but the corner of the field where the housing is proposed floods during times of sustained rainfall. In fact, a water 'bubble' around 4m x 2m in size forms between the grass/topsoil and the bedrock*, around the area where the SUDs pond is proposed. (*I say bedrock but this flooding could well be linked to old mining shafts.)

After heavy rainfall there is significant water runoff down the farm track and on the B941 past Braehead Cottage. It forms a stream around 30cm in width which continues to run for around 24 hours after the heavy rain has stopped and the road has dried. The run-off contributes to the verge drainage overflowing which can flood the road north of Braehead Cottage. The track flooding also drains into my back garden when rainfall is extra heavy.

The field run off also floods the rough ground to the north of Braehead Cottage, between the field and the main road. At times of sustained rainfall this adds to the verge gulleys flooding on to the main road and downhill into the track opposite properties.

I am extremely concerned that the addition of the new houses and tarmacking that goes with it will increase the level of water accumulating in this corner of the field, on to the farm track and so into my garden and on to the main road.

Although the SUDS pond may alleviate some of the flooding from the field, I am concerned it will increase the risk of water run-off into my house itself as it is built at a lower level than the proposed development.

Consideration needs to be given as to where the water run-off will go when the SUDS pond is full following heavy rainfall and which property(ies) could be affected.

Sewage drainage - I am concerned there is a risk of sewage soak away contaminating surface and ground water running downhill towards Braehead Cottage or into the village. The field drains downhill into the village. As noted above, sometimes flooding down the track, onto the road, into my garden and the rough ground to the north.

Document 2602016, under Water Supply and Drainage Arrangements notes that a new/altered septic tank with discharge to land via soakaway is proposed but there is no reference to how this will work or the location of the septic tank and soakaway in the supporting documents.

We need assurance that there is no risk of sewage soak away contaminating surface and ground water running downhill towards Braehead Cottage or into the village.

We also need assurance there will be no foul smells omitting from this proposal. The local sewage station smells at times but it is significantly further away from the village than this housing plan.

Trees - The addition of the tree line is good, in regard to wildlife and screening purposes. However, I would want the new tree line to be extended along the rear, east side of my garden (Braehead Cottage) to meet the farm track. So as to provide visual and noise screening. I would also want the hedging zone created at the rear, east side of my garden to be maintained. I have been carefully creating this hedging zone for nature and wildlife between my garden fence and the field fencing, which does cover my boundary stone dyke wall. It is now full of wild birds, insects, mice, rabbits and occasional other wildlife such as weasels, stoats, shrews.

Increased Noise - I am concerned about the increased noise from at least 10 extra cars as well as an increase in people noise, garden machinery, etc; and delivery vans. Extending the tree line and maintaining my wildlife hedging as described above would help reduce this impact.

Other -

There is no demand for housing here. There are various properties within and close to Peat Inn that have been sitting for sale for at least a year.

If this application was to be approved, I would want the following conditions:

1. Lower elevation properties. No higher than the existing bungalows and cottages surrounding this site.
2. The new tree line to be extended along the rear, east side of Braehead Cottage to meet the farm track. So as to provide visual and noise screening.
3. Maintain the hedging zone created at the rear, east side of Braehead Cottage. Which is now a hedging zone for nature and wildlife.
4. Maintain existing stone dyke walls along the track and around Braehead Cottage.
5. Drainage gully along the farm track, between the track and Braehead Cottage, with proper drainpipe to take the water into the existing verge drainage on the B941 to the south of the track.
6. Assurance that there is no risk of sewage soak away contaminating surface and ground water running downhill towards Braehead Cottage or into the village. Assurance there will be no foul smells omitting from this sewage plant.

General Comment

Neighbouring properties and I were due to be notified by post but never received these letters. The Planning website now notes the missing letters as 'undelivered'. Since Peat Inn has a very reliable postal service and the Council is legally required to inform these neighbours of the proposals, we are unsure why this did not happen. The process of notification of neighbouring properties should be improved to ensure the Council are fulfilling their legal obligation.

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Mr Gordon Ball

Address: Bal'n'frew, Kinaldy Meadows, Lathockar St Andrews, Fife KY16 8NA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The entrance to the site is a dangerous position near a bend.

Fast traffic on this road has been a problem for many years and not resolved by Fife Council's attempt to address the situation by adding pinch points.

The visibility splay into the entrance is totally inadequate. Hedges possibly need to be cut down.

There are no facilities, shops, regular bus services or nearby schools.

Both surface water and runoff from septic tanks could be a problem due to the houses being at the highest point in Peat Inn.

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Ms Christine Corbett

Address: Easthame, Peat Inn, Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the application for the following reasons (using the Supporting Statement as a reference):

The design seeks to "protect existing character of the site". The site is described as an "overgrown mound" and building five new chalet houses will not offer this protection.

Vehicular access problems are unchanged from those highlighted in comments on the previous application (16/03523/PPP).

"Low carbon economy" and "carbon dioxide emissions reduction target" cannot be met by the introduction of a minimum of ten more cars into the village (there is no public transport here). The traffic problem in Peat Inn is well documented and existing residents' wishes are already overlooked in favour of commuters' complaints.

Reference to the use of (in order): (1) walking; (2) cycling; (3) public transport; and (4) cars is disingenuous. There are no amenities in the village (such as a shop, post office, school, church or pub etc) to where people can walk or cycle. There is no public transport and that leaves the car as the only option. Again, this is well documented. No mention is made of adding crossing points for the proposed new walkers and cyclists to enter the village from the scheme. As it is, there is a (mostly narrow) pavement on only one side of the main street.

Policy 3: Infrastructure and Services - Local Transport on Access Routes. This Policy fails on the first two points: there is no bus service and the access road as planned is at a dangerous exit point (not least because of the excessive number of vehicles already using the main street).

Policy 11: Low Carbon Fife. This Policy fails because it will be cancelled out by the introduction of ten or more cars to the existing number of residents' vehicles.

Policy 12: Potential impact will have a "neutral" or "better" effect on the capacity of flood storage. A "better" effect is doubtful because Fife Council has consistently failed to successfully address this problem over many years; a "neutral" impact is unacceptable.

Policies 10 and 13 (air and environmental impact) both fail. The development will not be low impact and any and all wildlife will be impacted.

The contextual site plan highlights that the development will be separated from the village and consequently brings no advantage.

No heritage is being protected here. The proposed dwellings are unlike any others in the village and individual applicants in Peat Inn have previously been refused the overuse of timber cladding.

The problems with the access road have again been ignored. The "visibility splays" won't reduce the number of vehicles using the main street nor will it increase the number of drivers adhering to the speed limit. The suggestion that vehicular movements will not be excessive cannot be proved.

Further claims have been copied and pasted from the previous (withdrawn) application (16/03523/PPP) and it would appear that no new reports have been obtained regarding: Land Quality & Coal Mining Risk; and Defence and Safeguarding. I note that a full site investigation will be delayed until this application has been approved - can this be correct?

Under 15.0 (Conclusion) it would appear that this application is based on the newest development in Peat Inn (The Green) and not on the original village. "Integration" has therefore been ignored.

A cluster of five houses may well tie in with Policy 8 (Houses in the countryside) but granting permission for this development will almost certainly set a precedent for future applications to fill up the remainder of the site. Trees have already been removed from the north side of the plot.

Approval of this application will be the "thin end of the wedge" and will result in two distinct identities being created. In short, the scheme brings no advantage to the current village; it will encourage future applications for the remainder of the plot; and it sets a precedent for other villages to suffer the same fate.

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Mrs Catriona Sealey

Address: Collierfield House, Peat Inn, Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Neighbour Notified

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objections

1. Parking and Access: The supporting statement for the proposed residential development with regards Parking and Access states in Section 8.0 and Section 15.11: "The proposed entrance details below show the upgraded entrance to comply with Transportation guidelines including visibility splays". Presumably this is supposed to be related to the visibility splays for access on to the main B941 (and not from the proposed development onto the farm track) however there are no details included in the application about access onto the B941. The B941 exit is of significant concern for the number of additional vehicles due to lack of visibility due to hedging and the blind bend on the 60MPH zone (national speed limit) at the south side of the Peat Inn; however there appears to be no consideration of this in the planning application.
2. Parking and Access: Although there is a proposed layby on the farm track, given the number of additional cars which would be using the track to access the proposed development, in addition to the farm access with holiday home traffic, farm traffic, post and delivery vans, there will be occasions when cars have to stop on the main road at the B941 junction to let a vehicle out once they have passed the layby. This is a dangerous part of the road for any temporary stopping to occur particularly due to the lack of visibility for any vehicle looking to overtake stationary traffic.
3. Parking and Access: The 30MPH speed limit only comes into effect at the south side of the farm track. The Council should consider that if this application is to be approved, the 30MPH limit should be extended to the Peat Inn village road sign (southern end of Collierfield House property) to slow traffic appropriately by the time of the farm track entrance with the increased risk of potentially 10 additional vehicles accessing the B941 from the farm track on a daily basis. With the absence of public transport in Peat Inn, 10 cars have to be considered for any 2+ persons inhabiting these new developments. There is an electronic speed sign further into the village but it is not triggered until traffic has passed Braehead Cottage - this could also be brought further out to

the south side to slow traffic before it reaches the farm track.

4. Parking and Access: as the farm track is currently used by children and animals, if this application is to be approved, speed restrictions signs would be required for safety.

5. Recycling and Refuse Bins: According to FIFEplan Policy 11 (Low Carbon Fife), facilities are to be provided for the separate collection of dry recyclable waste and food waste. There is no mention of providing this within the planning application. Presuming a similar set up to The Green would be in place where the refuse lorries only collect bins at the entrance to The Green at the B941 and as Braeside Farm currently has to bring their bins down to the B941 entrance for collection, there is no current space for up to 10 additional bins to be collected on the B941. This would add to the safety and visibility concerns about the road exit (as well as additional smells emanating from the bins to affect Braehead Cottage). It is also quite some distance from the housing development to the B941 entrance leading to concerns that residents could leave bins at the road entrance and fill these on their way past rather than returning the bins to the actual development area between collections. The planning application doesn't include specific measurements, other than the development being 90metres from the farm track; according to the Location Map, it is around a 100metre distance from the farm track to the B941 (consider this being the length of 200metre running track - that's a significant distance to pull full bins on a weekly basis).

6. Historic Character: The supporting statement for the proposed residential development with regards to the existing ruins states: in Section 3.0 Site History : "However, within the design, the applicant would like to reclaim the existing stone to form a feature wall to the site entrance."; Section 5.0 Principle of Development: "To demonstrate that the design philosophy seeks to protect the historic character of the site by reusing the existing stone from the derelict building"; Section 15.6 Material: "We will also look at reusing the existing stone rubble to create a feature wall at the site entrance." However, there is no mention of the feature wall in the contextual plans and given the supposed importance of the historic character mentioned in the planning application, if the application is to be approved, this should be a planning requirement for the development.

7. Historic Character: The existing stone wall on the farm track does not appear on the plans so, if this application is to be approved, will this being maintained alongside the planned tarmacked road (farm track)?

8. Elevations: The supporting statement for the proposed residential development with regards to Elevations, Section 15.10 states: "The desktop study on Peat Inn showed that the vast majority of the existing dwellings are 1.5 storeys. We have considered this and have produced contextual elevations to show how the proposal will fit in with the existing dwellings in Peat Inn". On looking at the houses in Peat Inn, the majority are bungalow/cottage format and not 1.5 storeys apart from The Green development which is not in-keeping with the aesthetics of the village. The majority of houses that now have a first floor have extended into the roof space of a bungalow. Therefore, the new development should consider bungalow style housing only, given the raised elevation of the field behind the village which means the properties will dominate the village skyline.

9. Flooding: The supporting statement for the proposed residential development with regards to Flooding, Policy 11: "The existing site does not have any recorded flooding issues. The design will, however, be designed by a qualified Civil Engineer to ensure that the development will not

increase the risk of flooding." Within the field there is a large 'bubble' of water which forms around the area of the proposed SuDS pond after significant rainfall which could be related to previous mining works which I understand would need to be fully investigated.

10. Flooding: Although there is no recorded flooding issues (to properties) there is significant flooding of the B941 in Peat Inn (as can be seen by the flood warning road signs) at the equivalent area of the northerly part of the proposed development. This is compounded by the water run off from the farm track, past Braehead Cottage on the B941. Although the SuDS pond may alleviate some of the B941 flooding from the field itself, tarmacking the farm track will increase the risk of water run off from the farm track onto the B941 (to continue the flooding issue on the B941 at the equivalent northern end of the development) and risks flooding of Braehead Cottage itself which is built lower than the proposed development. Consideration is also required on where water run off will go when the SuDS pond is full following heavy rainfall and which property(ies) could be affected.

11. Infrastructure: the supporting document (section 10) mentions "In terms of wastewater drainage, this would be dealt with via a private septic tank and this would be the best solution within the site given the limited scale of development in combination with land available around the site. Detailed consideration of this would be undertaken through a subsequent Building Warrant application". The application mentions the septic tank would discharge to land via a soakaway. There is no reference to how this will work or the location of the septic tank and soakaway in the supporting documents. With the concerns about flooding mentioned above, the residents of Peat Inn need assurance that there is no risk to health or wildlife from sewage soak away contaminating surface and ground water running downhill towards Braehead Cottage and/or into the village. There also needs to be assurance there will be no foul smells emanating from the septic tank set up.

12. Trees: The supporting statement for the proposed residential development with regards to Natural Environment and Access, Policy 13 states: "Trees will be planted around the north and west boundary to help with visual amenity and to increase protection for local wildlife." The plan shows the tree planting stopping before Braehead Cottage, but, if this application is to be approved, continuing tree planting along behind Braehead Cottage would at least assist with the prevention of flooding issue referenced above. It would also give consideration and further privacy to the owner of Braehead Cottage given this house to date has been neighbour-free behind the house and this household will now be subject to an additional 10 cars passing the Cottage on a daily basis.

13. Four neighbouring properties were due to be notified by post (essential due to the lack of notices being put in the local area due to COVID-19 pandemic), however only 1 property received this notice sent on 19May2020. The Planning website now notes the missing 3 letters as 'undelivered'. The Council is legally required to inform these neighbours of the proposals. It would appear that listing 'undelivered' is the Council's way to avoid any legal repercussions for not sending/delivering such letters. Peat Inn has a very reliable postal service. The only property that received the notification is a holiday house which has been empty due to the COVID-19 pandemic. It appears that the process of notification of neighbouring properties should be improved to ensure the Council are fulfilling their legal obligation appropriately.

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Mrs Mhairi Blyth

Address: Lilabet Cottage, Peat Inn, Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Peat Inn is a small community which has no local amenities. Adding 5 houses would add additional stress to the community. Our countryside views are beautiful and these 5 houses would taint the views to the rear of existing properties and affect the livestock's wellbeing which are part of the village.

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Mrs Jane Williams

Address: Greenview, Peat Inn, Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the above proposed planning application as a resident of Peat Inn on the following grounds:

1. The application mentions the pre-existing building but does not conform to the criteria as stated in Policy E16 Housing Development in the Countryside, in particular criteria (d) and (e).
2. The proposed site for development is situated at the highest point of the village and any housing would therefore be extremely dominant thereby spoiling the rural character and landscape of the village.
3. Access to and from the proposed development is dangerous due to the bend on the B941 and lack of visibility splays. There are already severe problems with traffic driving too fast through the village without aggravating matters further. Traffic calming measures were unsuccessfully introduced a few years ago.
4. Flooding has occurred outside the Peat Inn restaurant at the junction with the B940. Any further residential development would create an added risk of flooding.
5. There is no infrastructure in the village to support further development. There are no shops, school or regular bus service (residents have to rely on the Flexibus).

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Mr Mark Dobell

Address: The Moss, Peat Inn, Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Peat inn does not have the required infrastructure to support further development. There are no schools or shops and the only bus service is limited to school buses.

The exit from the farm road has very limited sightlines and is very close to the speed limit derestriction signs where there is a history of drivers exceeding the speed limit. I submit that adding more traffic to the junction will compound the danger. In addition, the village generally does not need any further traffic.

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Mr Alexander Borland

Address: Rhum Cottage, 1 Collier Row, Peat Inn Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Neighbour Notified

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are objecting to this Application due to the following concerns.

Safety issues: Our property at 1 Collier Row, is situated opposite the junction of the access track (to the proposed development) and the B941 main road in Peat Inn. Our driveway entrance is only 1-2 meters (back into Collier Row) away from the main road at present. Our neighbours' driveway is opposite ours, also only a few meters back from the main road. Any further increase in volume of traffic and pedestrians from this development, will affect the privacy of several properties, especially our own. It is not unreasonable to expect increased noise pollution throughout the village from people living their lives on a new permanent housing development.

The disruption and muddy mess left from the churning up of the farm track by construction traffic throughout the building phases etc will be significant and will need to be addressed if mud left on road likely to cause accidents so close to our property.

The garden area of our property, the only grass area within our property, where our baby son (currently 8 months) can play lies directly opposite the access road to the proposed development. This exit on to the (B941) exit and the lack of any details for any upgrade or safety measures included in the application, is of considerable concern to us. We regard this to be a considerable safety issue.

Also we object to this application for additional safety reasons, which we list below.

increase in volume of traffic from the new development. As there is no public transport in Peat Inn, private cars are going to be essential for getting around. Therefore, an increase of 2x cars per

household in the proposed development is not unreasonable to expect.

dangerous speed as traffic enters the village; the positioning of the 30MPH speed limit sign would need to be moved further to the south of the village of Peat Inn, beyond the track exit and the dip in the the main road to slow traffic before passing Braehead Cottage and the entrance to the proposed development.

the extra traffic entering and leaving the development will impact upon the safety of the residents of Collier Row entering and leaving their properties.

As the farm track is currently used by children and pets to walk with their families, it is crucial that should this application be approved, speed restrictions signs to slow down traffic considerably, would be required for safety.

Environmental Concerns:

the air quality and peacefulness of our property in this small village, will be affected by increase in the volume of traffic and ensuing pollutants.

There appears to be no adequate provision for the siting of waste and recycling bins on the plans for the proposed development. New Covid-19 concerns will demand increased hygiene and more safety issues in the future for the storing of domestic rubbish awaiting collection. This should be carefully explored if this application is approved, in order that bins are carefully stored and are not left at the end of the track, opposite our property. Not only is this unsightly, it is now a serious health issue. High winds, animals etc can easily knock over full bins and empty ones can be blown over the road causing potential danger to traffic and pedestrians taking exercise. Any 'littering' by the bins even accidentally will potentially cause harm to all residents, especially to children and to pets.

The track to the proposed development will remove another green and safe area, where children can cycle, enjoy walks and thrive in fresh air.

It is not clear to us from the plans how connections are to be made for drainage and sewage.

Connections to the main sewage network are not clear and should be more fully explained. We are greatly concerned if sewage is required is to be removed by means of septic tanks and soakaways.

There are a number of flood warning road signs on the B941 around the village. We would need assurances that there is no risk to health or wildlife from soakaway sewage contaminating surface and ground water running downhill towards Braehead Cottage and our property at Rhum Cottage. However efficient, septic tanks emit foul odours and smells, albeit at certain times, through the air vent.

The setting up of buffer zones around, and continuing the proposed tree planting behind, Braehead Cottage, would help to ease flooding and maintain the privacy of this property, which is then subject to at least ten more cars passing daily. It would also maintain the existence of nesting birds, bats and wildlife so enjoyed by residents in this rural village.

We are concerned that the visual impact of Peat Inn as an historic village is maintained: that the

properties are designed to be in keeping with the existing bungalows and cottages at this end of the village.

Sabina Janczar

From: sheila.corbett [REDACTED]
Sent: 01 July 2020 08:04
To: Development Central
Subject: Planning Application 20/00952/PPP - Neighbour Objection

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Fife Council

I write to register my disappointment that the above Planning Application has been made and to register my objection to it.

Having lived here for nearly fifty years, I can confirm that Peat Inn once boasted a shop/post office, a pub and even a petrol pump. There was even a primary school at Radernie. Now, it has none of these (there is no public transport either) and it is difficult to understand the attraction of the proposed development without them. The newest development of five houses (called The Green) took many months (some took years) to sell after they were completed in the early 2000s.

Should planning permission be granted for this proposed new development, the remaining space between it and The Green would inevitably result in further building applications being made. Trees have already been removed. The proposed design of the five new houses is not in keeping with the existing village and the location of the development necessitates the use of a car to reach everyday amenities.

Sheila Corbett



Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Miss Wendy Taylor

Address: Braehead Cottage, Peat Inn, Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an update to the comments I already submitted in June. Additional comments are:

1. The supporting document, in section 15 - Conclusion, notes the vast majority of houses in Peat Inn are 1.5 storey high. This is untrue. The vast majority are 1 storey high. Having counted 46 houses in Peat Inn, there are 31 single storey height, (10 with dormers and/or skylights), but only 15 are higher. It's clear the vast majority are single storey height.

I am extremely concerned about the loss of privacy to the rear of Braehead Cottage. The top floor of a 1.5 storey height, as per the houses in The Green, would have view into my back garden, kitchen and bathroom.

2. Lighting - I am concerned about the increase of light pollution from the housing. The supporting documents do not show any street lighting which I hope is the case. Street lighting would prove to significantly increase the light pollution to Braehead Cottage.

I would also like to ensure there will be no bright external house flood lighting installed, at least to the front of the houses that will face towards Braehead Cottage.

And I have amended this section as follows:

If this application was to be approved, I would want the following conditions:

1. Lower elevation properties. No higher than the existing bungalows and cottages surrounding this site so as to ensure privacy remains to the rear of Braehead Cottage.
2. The new tree line to be extended along the rear, east side of Braehead Cottage to meet the farm track. So as to provide visual and noise screening.
3. Maintain the hedging zone created at the rear, east side of Braehead Cottage. Which is now a

hedging zone for nature and wildlife.

4. Maintain existing stone dyke walls along the track and around Braehead Cottage.
5. Drainage gully along the farm track, between the track and Braehead Cottage, with proper drainpipe to take the water into the existing verge drainage on the B941 to the south of the track.
6. Assurance that there is no risk of sewage soak away contaminating surface and ground water running downhill towards Braehead Cottage or into the village. Assurance there will be no foul smells emitting from this sewage plant.
7. No street lighting and no external flood lighting on the houses.

Full revision of comments below -

I am objecting to this application due to the following concerns:

Access -

Where the farm track meets the main road (B941) access is of great concern since cars appear very quickly into the village from the south end, due to the blind corner at the New Gilston turn off and then the dip in the road before rising into Peat Inn.

The 30mph limit sign is just before where the farm track meets the main road, north of Collierfield House. It would be better placed further south towards Largoward before the dip in the road by the field gate just south of Collierfield House. This would help to slow cars down before the farm track to the site entrance.

The supporting documents shows great detail as to the housing entrance on to the farm track but nothing about where the farm track meets the B941.

There will be many extra waste bins sited where the farm track meets the B941 since the council waste lorries do not go up the farm track. This would be a weekly eye sore, more noise and cause visual obstruction at this road junction and possibly also from exiting my property.

Visual Impact / Historic Character -

The supporting document notes the new houses will be similar in scale to the latest housing development opposite the Peat Inn Restaurant, called The Green. It seems most of the houses in The Green are classed as 1.5 storey high. This is ridiculous considering how high they are. The houses in The Green dominate the village and dwarf all the houses that existed prior to this. They even dwarf the Peat Inn Restaurant which is 2.5 storey high. Braehead Cottage is 1.5 storey high but is the same height as the bungalow style houses and single storey cottages in the village. There are no measurements provided in the application so I can only assume this new application would also prove to dominate the village and dwarf everything around it. Ensuring a lower elevation so the new houses are no higher than the existing bungalows and cottages at this end of the village might make for less impact on the village.

The supporting document, in section 15 - Conclusion, notes the vast majority of houses in Peat Inn

are 1.5 storey high. This is untrue. The vast majority are 1 storey high. Having counted 46 houses in Peat Inn, there are 31 single storey height, (10 with dormers and/or skylights), but only 15 are higher. It's clear the vast majority are single storey height.

I am extremely concerned about the loss of privacy to the rear of Braehead Cottage. The top floor of a 1.5 storey height, as per the houses in The Green, would have view into my back garden, kitchen and bathroom.

There is no sign of existing stone dyke wall along the track in the documents. This should be maintained, as well as the stone wall boundaries surrounding Braehead Cottage.

Environmental Impact -

Flooding - The application mentions there are no reports of flooding. This may be the case in regard to houses but the corner of the field where the housing is proposed floods during times of sustained rainfall. In fact, a water 'bubble' around 4m x 2m in size forms between the grass/topsoil and the bedrock*, around the area where the SUDs pond is proposed. (*I say bedrock but this flooding could well be linked to old mining shafts.)

After heavy rainfall there is significant water runoff down the farm track and on the B941 past Braehead Cottage. It forms a stream around 30cm in width which continues to run for around 24 hours after the heavy rain has stopped and the road has dried. The run-off contributes to the verge drainage overflowing which can flood the road north of Braehead Cottage. The track flooding also drains into my back garden when rainfall is extra heavy.

The field run off also floods the rough ground to the north of Braehead Cottage, between the field and the main road. At times of sustained rainfall this adds to the verge gulleys flooding on to the main road and downhill into the track opposite properties.

I am extremely concerned that the addition of the new houses and tarmacking that goes with it will increase the level of water accumulating in this corner of the field, on to the farm track and so into my garden and on to the main road.

Although the SUDS pond may alleviate some of the flooding from the field, I am concerned it will increase the risk of water run-off into my house itself as it is built at a lower level than the proposed development.

Consideration needs to be given as to where the water run-off will go when the SUDS pond is full following heavy rainfall and which property(ies) could be affected.

Sewage drainage - I am concerned there is a risk of sewage soak away contaminating surface and ground water running downhill towards Braehead Cottage or into the village. The field drains downhill into the village. As noted above, sometimes flooding down the track, onto the road, into my garden and the rough ground to the north.

Document 2602016, under Water Supply and Drainage Arrangements notes that a new/altered septic tank with discharge to land via soakaway is proposed but there is no reference to how this will work or the location of the septic tank and soakaway in the supporting documents.

We need assurance that there is no risk of sewage soak away contaminating surface and ground

water running downhill towards Braehead Cottage or into the village.

We also need assurance there will be no foul smells omitting from this proposal. The local sewage station smells at times but it is significantly further away from the village than this housing plan.

Trees - The addition of the tree line is good, in regard to wildlife and screening purposes.

However, I would want the new tree line to be extended along the rear, east side of my garden (Braehead Cottage) to meet the farm track. So as to provide visual and noise screening.

I would also want the hedging zone created at the rear, east side of my garden to be maintained. I have been carefully creating this hedging zone for nature and wildlife between my garden fence and the field fencing, which does cover my boundary stone dyke wall. It is now full of wild birds, insects, mice, rabbits and occasional other wildlife such as weasels, stoats, shrews.

Increased Noise - I am concerned about the increased noise from at least 10 extra cars as well as an increase in people noise, garden machinery, etc; and delivery vans.

Extending the tree line and maintaining my wildlife hedging as described above would help reduce this impact.

Lighting - I am concerned about the increase of light pollution from the housing. The supporting documents do not show any street lighting which I hope is the case. Street lighting would prove to significantly increase the light pollution to Braehead Cottage.

I would also like to ensure there will be no bright external house flood lighting installed, at least to the front of the houses that will face towards Braehead Cottage.

Other -

There is no demand for housing here. There are various properties within and close to Peat Inn that have been sitting for sale for at least a year.

If this application was to be approved, I would want the following conditions:

1. Lower elevation properties. No higher than the existing bungalows and cottages surrounding this site so as to ensure privacy remains to the rear of Braehead Cottage.
2. The new tree line to be extended along the rear, east side of Braehead Cottage to meet the farm track. So as to provide visual and noise screening.
3. Maintain the hedging zone created at the rear, east side of Braehead Cottage. Which is now a hedging zone for nature and wildlife.
4. Maintain existing stone dyke walls along the track and around Braehead Cottage.
5. Drainage gully along the farm track, between the track and Braehead Cottage, with proper drainpipe to take the water into the existing verge drainage on the B941 to the south of the track.
6. Assurance that there is no risk of sewage soak away contaminating surface and ground water running downhill towards Braehead Cottage or into the village. Assurance there will be no foul smells omitting from this sewage plant.
7. No street lighting and no external flood lighting on the houses.

General Comment

Neighbouring properties and I were due to be notified by post but never received these letters. The Planning website now notes the missing letters as 'undelivered'. Since Peat Inn has a very reliable postal service and the Council is legally required to inform these neighbours of the proposals, we are unsure why this did not happen. The process of notification of neighbouring properties should be improved to ensure the Council are fulfilling their legal obligation.

Sabina Janczar

From: j.kennedy13 [REDACTED]
Sent: 02 July 2020 14:04
To: Development Central
Subject: Reference: 20/00952/PPP Planning permission in principle for erection of five dwelling houses with associated access and parking | Land To East Of Braehead Cottage Peat Inn Fife
Attachments: Peat Inn Planning Objection JK.20200702docx.docx

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon,

Please find attached my objection to the planning application referenced above.

Thank you

Kind regards

Jim Kennedy



Lawhead View
Peat Inn
Cupar
Fife
KY15 5LH

Enterprise and Protective Services
Fife Council
Kingdom House
Glenrothes
Fife
KY7 5LY

Date 2nd July 2020

Reference: 20/00952/PPP Planning permission in principle for erection of five dwelling houses with associated access and parking | Land To East Of Braehead Cottage Peat Inn Fife

Sirs,

I am objecting to the above application as a property owner in Peat Inn.

This site is in the countryside, outside of the Fife Plan settlement boundary.
I object for the following reasons:

1. This proposal does not meet ANY of the criteria of Policy E16 HOUSING DEVELOPMENT IN THE COUNTRYSIDE. In particular:

The development of housing in the countryside will only be permitted where it:

(d) is for the renovation of a substantially complete building (i.e. external walls are complete and sound to wallhead level) last used as a house

The 'derelict building' to which the applicant refers is a single wall a few metres long and about 1 metre high and therefore does not meet the criteria of Policy E16 where wall height needs to exist to wallhead level and to be complete and sound. This building was demolished many decades ago and did not deteriorate due to wind, weather and time.

(e) provides for the rehabilitation and/or conversion of complete or substantially complete existing buildings of traditional long life construction (but excluding proposals involving substantial demolition/rebuilding)

The applicant in their support statement quoted (e) but for some reason excluded the bracketed text. As the site is a demolition site and currently as a pile of stones, would require substantial rebuilding.

2. The site is the highest point in Peat Inn in the middle of an agricultural field used for grazing sheep. Elevation profiles show that the development site is 190m and the properties west of the B941 and the properties on The Green are at 183m. Any new property at the proposed location would be too predominant and would spoil landscape character of the village and would represent isolated development in the countryside, which should be discouraged.

3. Two sites in Peat Inn were put forward by developers as candidates for development in Peat Inn in the Fife Plan, one adjacent to this site. The reasons for refusal, which are also valid for this application, are:

. Development of this site is not supported as it is against the development strategy and it would result in a significant change in character of the settlement.

.Waste water drainage from the site may exacerbate or create new sewage pressure.

Potential sewage capacity issue due to small secondary treatment. (SEPA) Water - Capacity; Wastewater - Capacity.

FIFEplan Strategy

The development of housing at this location would not support the strategy of focussing new development in the settlements and locations with appropriate facilities for the needs of new residents.

Officers Conclusion: NOT SUPPORTED FOR DEVELOPMENT

4. The vehicular access from the B941 is dangerous. There are no visibility splays and it would be difficult to construct a visibility splay to the north of the entrance. There has already been issues with speeding traffic on the B941 through the village, which Fife Council Roads department have attempted to rectify without success.

Regards

Mr James Kennedy

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Mrs Ann Kennedy

Address: Lawhead View, Peat Inn, Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Date 2nd July 2020

Reference: 20/00952/PPP Planning permission in principle for erection of five dwelling houses with associated access and parking | Land To East Of Braehead Cottage Peat Inn Fife

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The development of housing at this location would not support the strategy of focussing new development in the settlements and locations with appropriate facilities for the needs of new residents.

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Regards

Mrs Ann Kennedy

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Mr Bruce Thomson

Address: Willow Cottage, Peat Inn, Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While I have previously submitted an objection I wish to add to it in light of the additional information submitted by the applicant.

The applicant has added trees to the north and north west of the site, the type of which would take decades to reach any meaningful height in order to screen the proposed houses. At para 2.0.1 they also claim that the type of trees are those which support Pine Martin and Scottish Wild Cats. Considering Scottish Wild Cats are almost extinct in the Scottish Highlands I doubt that a few trees in the middle of a field in North East Fife is going to help! Similar for Pine Martin.

The applicant has also made a claim (para 3.0.4), presumably in response to objections about lack of access to public transport (para 4.0.2), that by building 5 houses suddenly the bus companies are going to establish a new route through Peat Inn for a rush of new customers. Their own montage clearly shows 2 cars in every driveway. I doubt very much that occupants of £400-500k houses with 2 cars per household are suddenly going to generate enough demand to justify a new bus route.

I still have very serious concerns about the potential for flooding of properties on the Main Street who already suffer from flooding from a spring or field drain which overwhelms the capacity of the roadside ditch, causing it to overflow onto the road, run down the drive of lower lying houses and flood these properties. It is a well known fact that the amount of hard landscaping of roads and driveways across the UK has contributed to flooding through uncontrolled run off and these properties would be directing and heavy run off directly towards this current problem source. There is a very high water table in the area which I can prove as height of the water in the well in my garden mirrors the level of that in the manhole of the original village water pump, which is still in

situ. Nothing in this new document deals with this potential to increase the flood risk in any way.

Sabina Janczar

From: Caroline Bell [REDACTED]
Sent: 14 June 2020 22:45
To: Development Central
Subject: Ref 20/00952/PPP Peat Inn

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Regarding the above application:

As a Peat Inn land owner, we support this application as it would tidy up the Brownfield site and create local employment for ground workers, joiners, electricians and other building trades people.

Regards,

Caroline Bell
[REDACTED] Hall Park
Largoward
Ky91hf

14/06/2020

Sent from my iPhone

[Please remember to wash your hands.]<<https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.nhsinform.scot%2Fcoronavirus&data=02%7C01%7CDevelopment.Central%40fife.gov.uk%7Cc28972b789644e21166308d810ac2258%7Cf969a52f42c040f198badaed6c43087c%7C0%7C0%7C637277678784706080&sdata=2HXH2MffObldxLt8Orobt%2BdNtrGwsQgoWdEp%2Bx1E4Sw%3D&reserved=0>>

Sabina Janczar

From: Jan Esparon [REDACTED] >
Sent: 14 June 2020 17:27
To: Development Central
Subject: FW: Planning Application Peat Inn (20/00952/PPP) support comment email

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Planning officer,

I would like to support this planning application in Peat Inn for the following reasons:

1. This development will tidy up the brown field site left from the derelict houses. I particularly like the wild life pond and the landscaping.
2. This small development is appropriate for Peat Inn's location providing much needed cost effective housing near St Andrews.
3. The construction of the houses will bring much needed employment for local tradesman after the Covid 19 impact on employment.

Thank you for your consideration.

Your sincerely,

Dr Jan Esparon

Takamaka,

Drunzie

Glenfarg

Perthshire

PH2 9PE



Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Mr Nick Mifsud

Address: Braeside Farm, Peat Inn, Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Neighbour Notified

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:- Very unhappy that as joint landowners of the existing access track that we were neither notified of this application by either the Council or the developer (despite the latter telling the Council that they had been in touch with us in Apr 20 - entirely untrue).

- Whilst on balance we would sooner this development did not go ahead this in itself is insufficient reason to object given that should the development go ahead the Council must provide improved investment into the village: a proper bus route, improved road safety measures and potentially, permissions for future development in other areas (retail?) in order to support the injection of life into the village. In our opinion this should not be objected against 'automatically'.

- That said, we must insist on a number of conditions noting that the application makes no comment at all regarding the business we run from Braeside Farm:

> Height of proposed development to be minimised as much as possible.

> Developer to agree and implement new signage to support changes to road layout ensuring our customers are properly directed. This includes a new 'welcome' sign along the track east of the proposed new development, in keeping with the sign placed at the end of our track last year (replacing the one used in the planning application!)

> Existing stone dyke wall along north side of track to be retained, maintained and enhanced if necessary..

> Construction activity to be properly screened from access track.

> Drainage to new section of metalled track to take into account significant run off from field to the north.

> New metalled track to be extended to bend in road near developer's barns in order to cater from his farm traffic.

> Provision for bins from Braeside Farm to be placed at junction with new development to existing track for emptying by the Council.

This list is not exhaustive and we expect to be kept informed of future developments.

Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Customer Details

Name: Mr Nick Mifsud

Address: Braeside Farm, Peat Inn, Cupar, Fife KY15 5LH

Comment Details

Commenter Type: Neighbour Notified

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Thank you for your letter dated 13 July regarding the above planning application.

Further to the comment already made we must highlight that having received this letter we can see that some of the area shown as owned by the applicant is not owned by him - namely south of the access track off the B941 which is ours. The track itself is co-owned but has been maintained by the ourselves, the owners of Braeside Farm, since we bought the property in 2013.

Since we have not been officially consulted by the applicant's Agent with respect to this particular planning application we are concerned that future consultation may not occur and Fife Council may unintentionally approve elements of the application without due consideration to land ownership.

We would therefore insist that if this planning application in principle is approved it is conditional upon all elements of proposed development impacting the existing track (that meets the B941) and its verges, hedges and walls must be approved by the owners of Braeside Farm before any future planning application is considered by Fife Council and that access to Braeside Farm is to be maintained at all time and track users are shielded from ongoing works.

Agenda Item 4(4)

**Vacant land east of Braehead Cottage, Peat Inn,
Fife**

Application No. 20/00952/PPP

Consultee Comments



Economy, Planning & Employability Services

**Town and Country Planning (Scotland) Act 1997
Application for Permission to Develop Land**

Response from Environmental Health (Public Protection)

PPT Reference No:	20/06034/CONPLA		
Name of Planning Officer dealing with the matter:	Andy Taylor		
Application Number:	20/00952/PPP		
Proposed Development:	Planning permission in principle for erection of five dwellinghouses with associated acces and parking		
Location:	Land To East Of Braehead Cottage Peat Inn Fife		
Date Required By Planning:	---	Decision Notice Required?	---

COMMENTS
<p>After reviewing the above application, I would advise that based on the information provided I have no objections to make at this stage of the planning process with regard to the proposed development.</p> <p>However, the following aspects should be considered by the applicant regarding local amenity.</p> <p>To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:</p> <p>08.00- and 18.00-hours Mondays to Fridays 08.00 and 13.00hours Saturdays</p> <p>With no working Sundays or Public Holidays</p> <p>In some cases, different site-specific hours of operation may be appropriate.</p>

Under the Control of Pollution Act 1974, Section 60 Fife Council Protective Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

I would also request that the applicant submit a Scheme of Works designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration from the construction and demolition phases of the proposed development. The use of British Standard BS 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 – February 2003 "Control of Dust from Construction and Demolition Activities" should be consulted.

These are the comments of the Environmental Health (Public Protection) Team, for comment on Contaminated Land or Air Quality you should consult the Land & Air Quality Team.

Date:	21/05/20	Officer:	B.Gallacher Environmental Health Officer
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Thursday, 21 May 2020



Local Planner
Fife House
North Street
Glenrothes
KY7 5LT

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Steps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Sir/Madam

SITE: Land To East Of Braehead Cottage, Peat Inn, Fife, KY15 5LH
PLANNING REF: 20/00952/PPP
OUR REF: DSCAS-0014198-DZN
PROPOSAL: Planning permission in principle for erection of five dwellinghouses with associated acces and parking

Please quote our reference in all future correspondence

[Audit of Proposal](#)

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently **sufficient** capacity in the Glenfarg Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- ▶ This proposed development will be serviced by Peat Inn Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.



To find out more about connecting your

property to the water and waste water supply visit:



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Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.



To find out more about connecting your

property to the water and waste water supply visit:



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- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non Dom Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).



To find out more about connecting your

property to the water and waste water supply visit:



So, how are we doing?

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- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Planning Application Team

Development Operations Analyst

developmentoperations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."



To find out more about connecting your

property to the water and waste water supply visit:



>>

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We'd love to know what we're doing well or could do better. We promise we're listening, [click here](#) to tell us...



INVESTOR IN PEOPLE



RTPI
Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority



The Coal Authority

For the Attention of: Jamie Penman – Case Officer
Fife Council

[By Email: development.central@fife.gov.uk]

21 May 2020

Dear Jamie

PLANNING APPLICATION: 20/00952/PPP

Planning permission in principle for erection of five dwellinghouses with associated access and parking at Land to East of Braehead Cottage, Peat Inn, Fife

Thank you for your consultation letter of 19 May 2020 seeking the views of the Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response: Material Consideration

The application site falls within the defined Development High Risk Area; therefore within the site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

The Coal Authority's information indicates that a thick coal seam is likely to outcrop at or close to the surface of the site and that historic unrecorded coal mining activity is likely to have taken place beneath the site at shallow depth.

The planning application is accompanied by a Coal Mining Risk Assessment Report (December 2016, prepared by McGregor McMahon). We note that this report was previously submitted in support of a previous application (16/03523/PPP) seeking planning permission in principle for residential development within the north eastern part of the current application site. Whilst the study area of the report does not cover the full extent of the current planning application, the nature of coal mining legacy affecting both sites is the same.

Based on a review of appropriate sources of coal mining and geological information, the submitted report concludes that there is a medium risk of mining related ground instability at the surface due to the potential presence unrecorded shallow coal mine workings. Accordingly, it makes appropriate recommendations for the carrying out of intrusive ground investigations in order to establish ground conditions and the depth and condition of shallow coal seams.

The Coal Authority welcomes the recommendation for the undertaking of intrusive site investigations. These should be designed by a competent person to properly assess ground conditions and to establish the exact situation regarding coal mining legacy which could pose a risk to the proposed development. The applicant should ensure that the exact form of any intrusive site investigation is agreed with the Coal Authority's Permitting Team as part of their permit application.

The findings of the intrusive site investigations should be interpreted by a competent person and should be used to inform any mitigation measures, such as grouting stabilisation works and foundation solutions, which may be required in order to remediate mining legacy affecting the site and to ensure the safety and stability of the proposed development.

The submitted report does not provide any detailed assessment of the risk posed by mine gas migration. Given the potential presence of shallow unrecorded mine workings beneath the site, the LPA may consider it prudent to seek comments from the Council's Environmental Health / Public Protection Team on this matter and any resultant need for gas monitoring and/or the incorporation of appropriate gas protection measures within the proposed development.

The Coal Authority Recommendation to the LPA

The Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment Report; that coal mining legacy potentially poses a risk to the proposed development and that investigations are required, along with possible remedial measures, in order to ensure the safety and stability of the proposed development.

As such, should planning permission be granted for the proposed development, we would recommend that the following conditions are included on the Decision Notice:

- ***No development shall commence (excluding the demolition of existing structures) until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.***

- ***Where the findings of the intrusive site investigations (required by the condition XX above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.***
- ***Following implementation and completion of the approved remediation scheme (required by condition XX above) and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details.***

The Coal Authority therefore has **no objection** to the proposed development **subject to the imposition of the above conditions**. This is our recommendation for condition wording. Whilst we appreciate that you may wish to make some amendment to the choice of words, we would respectfully request that the specific parameters to be satisfied are not altered by any changes that may be made.

Please note that whilst we recommend that the above planning conditions are applied if planning permission is granted, due to the Covid-19 pandemic, our own staff resources are significantly reduced. Until further notice we are therefore not able to offer any comments in relation to further related applications that may be made for the discharge of conditions.

We would be very grateful if you could refrain from sending the Coal Authority any consultations relating to the discharge of conditions until further notice. We trust that in this difficult time the local planning authority will appropriately consider the information submitted by applicants to assess whether any mining legacy related conditions have been duly complied with.

Please do not hesitate to contact me if you wish to discuss the above matters further.

Yours sincerely

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning Liaison Manager

General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain

permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.

FIFE COUNCIL

ASSETS, TRANSPORTATION AND ENVIRONMENT

TO: Jamie Penman, Planner, Development Management
FROM: Moir Gibson, Structural Services, Flooding, Shoreline & Harbours
DATE: 27 May 2020
OUR REF: MG/20/00952/PPP
YOUR REF: 20/00952/PPP
CONTACT: Moir Gibson Ext 450522
SUBJECT: **Planning permission in principle for erection of five dwelling houses with associated access and parking - Land To East Of Braehead Cottage, Peat Inn, Fife.**

I refer to your Consultation Request Notification dated 19 May 2020 requesting observations on the application forms and associated plans available to view on-line at <http://planning.fife.gov.uk/online> for the above proposed development and comment only on matters relating to flooding and surface water drainage.

Fife Council have no records of incidents of flooding on this site and the development is outwith a potential water flood risk area identified on the SEPA Flood Map. **Therefore, a Flood Risk Assessment is not required with this application.**

Regarding surface water we would ask the Applicant to provide the information below in accordance with Fife Council's current design criteria for flood prevention from surface water:

- 1. A preliminary calculation for any attenuation volume required,**
- 2. A preliminary submission of the SEPA SIA tool,**
- 3. Completed SUDS certification.**

MEMORANDUM

TO: Jamie Penman, Planning Assistant, Development Management.

DATE: 29th May 2020

OUR REF: PC190122.C2-JR-JP-COAL-GASASS

CONTACT: Jim Robb, Technical Officer – Environmental Health (Public Protection) – Land & Air Quality.

TEL (VOIP) : 440 458 - **EMAIL:** Jim.Robb@fife.gov.uk

SUBJECT: [20/00952/PPP](#) | Planning permission in principle for erection of five dwellinghouses with associated access and parking | Land To East Of Braehead Cottage Peat Inn Fife

This Document Is Double Sided

I thank you for your recent correspondence in which you requested comments regarding the above planning application and associated plans and documents including Mining Assessment. I would comment as follows...

This response has been sent directly from the Land & Air Quality Team, our colleagues in other sections of Public Protection will provide their own comments where requested.

Land Quality Comment – Request Ground/Mine Gas Assessment

Coal Mining Assessment

We note that the mining consultants have advised that a further intrusive investigation be undertaken to access potential mining hazards and the mineral stability of the site prior to development.

Request – Ground/Mine Gas Assessment

We note the Coal Authority have advised conditions and consultation with the Land & Air Quality team regarding the requirement of an assessment of potential Mine Gas – We would advise any future site investigation includes an assessment of the risk from soil gases. Reference should be made to the appropriate guidance documents including CIRIA C665 ‘Assessing risks posed by hazardous ground gases to buildings’ (CIRIA, Enviros, EPG & Card Geotechnics – 2007)

We would advise that any assessment includes a minimum of 3 installations to assess the current gas regime at this site in accordance with Section 4.3 of CIRIA document C665 ‘Assessing risks posed by hazardous ground gases to buildings’ (CIRIA, Enviros, EPG & Card Geotechnics – 2007) – Number and Location of Monitoring/Sampling Points.

Cont...

The results of any gas monitoring and appropriate risk assessment of should be provided to the Land and Air Quality team for appropriate comment.

The Land & Air Quality team also advise that consideration should be given to the use of 'continuous/realtime' ground gas monitoring equipment. These units are installed within boreholes usually for a period of around 4 weeks and can provide a more accurate reflection of ground gas/atmospheric pressure trends than conventional spot monitoring. Reference - Claire Technical Bulletin (TB18) - Continuous Ground-Gas Monitoring and the Lines of Evidence Approach to Risk Assessment (2019)

<https://www.claire.co.uk/component/phocadownload/category/17-technical-bulletins>

Where Elevated Soil Gases are Detected

Where the mining investigation identifies levels of soil gases which require mitigation the following should be supplied...

Gas/Mitigation Remediation Strategy.

Details/design of the proposed protection system and a verification methodology (detailing proposed installation, testing and verification methods) should be provided by the applicant to Development Management and Building Standards and Safety, for comment and approval.

Gas Mitigation – Installation Testing and Collation of Verification Info Gas mitigation measures should only be installed by the manufacturer or by trained personnel. Quality Assurance information (installation photographs, validation testing and sign off sheets) should be collated to satisfy the Verification requirements (see below).

Whilst we do not have our own guidance on membrane installation and testing we have adopted the Yorkshire and Lincolnshire Pollution Advisory Council (YALPAC) formerly (YAHPAC) document 'Verification Requirements For Gas Protection Systems' This can Be downloaded by following the link below...

<https://www.nelincs.gov.uk/wp-content/uploads/2016/01/YAHPAC-Verification-requirements-for-gas-protection-systems-version-v.1.0.pdf>

The applicant/their consultant should also reference CIRIA document 735 'Good Practice on the Testing and Verification of protection systems for buildings against hazardous ground gases'

Gas Mitigation – Verification Requirements

Following installation and testing of the approved gas mitigation system a verification report (containing all verification elements) shall be submitted to the Local Planning Authority and Building Standards and Safety for comment and approval.

Cont...

Should you, the applicant or their consultant require any further information or clarification regarding any of the issues raised above, please do not hesitate to contact this Service.

Yours sincerely

JR

Jim Robb

Sabina Janczar

From: [REDACTED]
Sent: 12 June 2020 16:36
To: Development Central
Cc: 'John Picken'
Subject: Consultee Comment: 20/00952/PPP
Attachments: Cameron CC Comment 20-00952-PPP June2020.pdf

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Economy, Planning & Employability Services

Please find attached a Consultee Comment on planning application 20/00952/PPP, on behalf of **Cameron Community Council**. Please acknowledge receipt of this comment to the Secretary of Cameron Community Council, Kathy Christie, at [REDACTED]

Best wishes,
Kathy Christie

Secretary, Cameron Community Council
www.cameroncc.org.uk



This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this e-mail in error please notify Cameron Community Council by returning this email to The Secretary, addressing it solely to the sender of this e-mail.



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www.avg.com



12 June 2020

Dear Economy, Planning & Employability Services

Planning Application 20/00952/PPP

This is a Consultee Comment on planning application 20/00952/PPP, on behalf of **Cameron Community Council**. Please acknowledge receipt of this comment to the Secretary of Cameron Community Council, Kathy Christie, at kmchristie1@me.com

Cameron Community Council (CCC) is aware of a previous planning application at this site (16/03523/PPP) for a development of 2 dwellings, which was submitted in October 2016 and withdrawn in January 2020 following an indication from planners of likely refusal as it would not accord with applicable policy.

CCC makes the following comments on this new planning application for 5 dwellings for the same site (20/00952/PPP), reflecting views of the local community as have been made known to it.

1. Importantly, this site is **not zoned for housing** within the currently-in-force FifePlan of 2017, and no shortfall in local provision has been identified or agreed for this location.
2. The proposed development **does not meet any of the criteria of Policy 8 (Houses in the Countryside)** of the currently-in-force FifePlan of 2017:

FifePlan Policy 8, Provision	Does this development meet this criterion?
1. It is essential to support an existing rural business	No
2. It is for a site within an established and clearly defined cluster of five houses or more	No
3. It is for a new housing cluster that involves imaginative and sensitive re-use of previously used land and buildings, achieving significant visual and environmental benefits	No
4. It is for the demolition and subsequent replacement of an existing house provided the following all apply: a) the existing house is not listed or of architectural merit; b) the existing house is not temporary and has a lawful use; or c) the new house replaces one which is structurally unsound and the replacement is a better quality design, similar in size and scale as the existing building, and within the curtilage of the existing building.	No
5. It is for the rehabilitation and/or conversion of a complete or substantially complete existing building	No
6. It is for small-scale affordable housing adjacent to a settlement boundary and is required to address a shortfall in local provision, all consistent with Policy 2 (Homes)	No

7. A shortfall in the 5 year effective housing land supply is shown to exist and the proposal meets the terms of Policy 2 (Homes)	No
8. It is a site for Gypsy/Travellers or Travelling Showpeople and complies with Policy 2 (Homes) or	No
9. It is for an eco-demonstration project proposal that meets the strict requirements of size, scale, and operation set out in [FifePlan]	No
In all cases, development must be: <ul style="list-style-type: none"> • of a scale and nature compatible with surrounding uses; • well-located in respect of available infrastructure and contribute to the need for any improved infrastructure; and • located and designed to protect the overall landscape and environmental quality of the area. 	No

3. FifePlan further states that in **applying Policy 8,**

'Unplanned sporadic or ad-hoc development in the countryside could result in the gradual erosion of the rural landscape character and qualities. This policy will be used to manage the demand for new housing in the countryside having regard to the way in which it can bring social, environmental, and economic benefits.'

CCC comments that a housing development of this size and at this location would, by definition, be *ad hoc*, and be inappropriate for the very small-scale settlement at Peat Inn. No demand for additional housing has been identified here, and the addition of 5 new houses will bring no social, environmental or economic benefits to the settlement. Indeed, as a very small settlement without transport services or shops, it is clear that five new houses would only increase car traffic as residents must travel to the larger towns in Fife for basic provisions and services and most probably for work, with the related emissions increase. And the development would have a detrimental visual impact at the entry to the Peat Inn settlement.

4. In terms of Policy 8 regarding **'Siting new houses in the Countryside'** FifePlan states that:

'The Council identifies the majority of the opportunities for housing development in the Local Development Plan within existing towns and villages. However, outwith the towns and villages, existing small groups of houses or 'housing clusters' can offer the opportunity for small-scale housing proposals; these are, generally, single houses.'

This proposal is not for a single house but for a development of 5 houses.

Outwith existing towns and villages, FifePlan states that housing might be considered if it is in a clearly defined gap within an existing housing cluster (of 5-24 houses). This proposal is not located in such a cluster but lies separate to the existing Peat Inn houses.

And FifePlan is clear that

'Housing proposed clearly outwith or on the edge of the group will not be permitted. The new houses should not result in ribbon development (that is, building houses alongside a transport route) or coalescence (joining up) of the group with a nearby settlement/another housing cluster.'

CCC notes that this proposal, lying separate to other Peat Inn houses could certainly be regarded as ribbon development.

5. FifePlan makes some provision for the **'Re-use of previously used Land and Buildings'** (Brownfield sites). However at this site, whilst there is some rubble residue of a former structure, older residents who have lived in this community their whole lives, cannot recall any time when there was a habitable dwelling on this site and therefore CCC challenges the view that this development somehow seeks to reinstate a dwelling, renovate a derelict existing building or revert to a former use of the land.
6. Residents have alerted CCC to the issue of **road safety at Peat Inn**. Separately, CCC has been in communication with Fife Council on the issue of traffic calming and road safety at Peat Inn since at least 2015. Residents have communicated concerns about road safety specifically at the point where this development would join the B941. Previously, the problem of speeding traffic on this stretch of road required Fife Council to remove a traffic calming build-out in Peat Inn as it was being damaged by speeding traffic. CCC wishes to draw the planners' attention to this serious concern which will be exacerbated if more traffic were to join the road at this point.

In summary, **Cameron CC opposes this planning application** on grounds that its principle does not accord with applicable policy as outlined in FifePlan 2017 and it is not essential to support an existing rural business, and that to grant planning permission in principle on this site will create a precedent that will undermine FifePlan's stated intention of protecting the overall landscape and environmental quality of this and other rural areas, resulting in the erosion of the rural character and qualities which are so valued not only in Cameron but across Fife.

Yours faithfully,
John Picken
Chair, Cameron Community Council

<http://www.cameroncc.org.uk/>

Consultee Comments for Planning Application 20/00952/PPP

Application Summary

Application Number: 20/00952/PPP

Address: Land To East Of Braehead Cottage Peat Inn Fife

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking

Case Officer: Jamie Penman

Consultee Details

Name: Ms Stephanie Little

Address: Kingdom House, Kingdom Avenue, Glenrothes, Fife KY7 5LY

Email: stephanie.little@fife.gov.uk

On Behalf Of: Natural Heritage - EPES

Comments

No comments.



Ministry of Defence

James Penman
Environment, Enterprise & Communities Directorate
Economy, Planning and Employability Services
Fife Council
Fife House
North Street
Glenrothes
KY7 5LT

Your reference: 20/00952/PPP
Our reference: DIO10046229

Defence Infrastructure Organisation

Safeguarding Department
Statutory & Offshore

Defence Infrastructure Organisation
Kingston Road
Sutton Coldfield
West Midlands
B75 7RL

Tel: 07970170934

E-mail: DIO-safeguarding-statutory@mod.gov.uk

www.mod.uk/DIO

24 June 2020

Dear James,

MOD Safeguarding – RAF Leuchars

Proposal: Planning permission in principle for erection of five dwelling houses with associated access and parking

Location: Land To East Of Braehead Cottage Peat Inn Fife

Grid Refs: 345414, 709599
345352, 709886
345321, 709405
345936, 709387
345888, 709655

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 19 May 2020.

The proposed development site is approximately 12km to the south of RAF Leuchars and occupies statutory safeguarding zones surrounding the aerodrome. In particular, the site occupies the any development height zone in place to protect the protected airspace surrounding RAF Leuchars and also the Birdstrike Zone.

Birdstrike

Within this zone, the principal concern of the MOD is that the creation of new habitats may attract and support populations of large and, or, flocking birds close to the aerodrome.

We have no Birdstrike concerns.

Aerodrome Heights

The proposed development site occupies the statutory height and technical safeguarding zones that ensure air traffic approaches and the line of sight of navigational aids and transmitters/receivers are not impeded.

As this is a Planning Permission in Principle application, we note there are no details available about the design or heights of the development at this stage. We anticipate that the erection of five dwelling houses with associated access and parking at approximately 7.5m above ground level in height, would be acceptable at this location.

In principle, the MOD has no safeguarding objections to the erection of five dwelling houses approximately 7.5m in height being erected at this location. However, the MOD will need to be consulted on any further applications relating to this scheme to verify any impact on RAF Leuchars.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

Michael Billings
Assistant Safeguarding Manager

Planning Portfolio Internal Assessment Sheet

EPES Team	Transportation Development Management
Application Ref Number:	20/00952/PPP
Application Description:	Planning permission in principle for erection of five dwellinghouses with associated access and parking at Land to East of Braehead Cottage, PEAT INN.
Date:	24/06/2020
Reason for assessment request/consultation	<input type="checkbox"/> Statutory <input type="checkbox"/> Non-statutory
Consultation Summary	

Important Note

This is an internal planning assessment response provided from within Economy, Planning and Employability Service. It forms part of the overall assessment to be carried out by Staff on behalf of Fife Council as Planning Authority. The internal assessment is a material consideration in the determination of the application but it requires to be read in conjunction with all the other relevant policies and strategies set out in the development plan, together with any other relevant and related material considerations. It should not be read in isolation or quoted out of this context. The complete assessment on the proposal will be made by the Planning Case officer in due course. The assessment will not be made publicly available until the case officer has completed the overall planning assessment.

Assessment Summary

1.0 OVERALL ASSESSMENT

1.1 This application is for planning permission in principle for the erection of 5 No. dwellinghouses within an agricultural field to the rear of the existing row of dwellings which front onto the main street through Peat Inn.

1.2 Transportation Development Management (TDM) responded to a previous planning in principle application for this site, 16/03532/PPP. At that time, TDM stated that; there is currently 1 No. house using the private access which exits within the 30mph zone onto the B941 classified public road. A further 2 No. houses were approved through a recent Planning Application. The potential at the moment therefore, is that a total of 3 houses will use the private access with the current Fife Council limit being 5 houses using a private access. As the 2016 application was for planning permission in principle with no indication of the amount of dwellings proposed, TDM went on to request that a condition be added to the Planning Application which would limit the proposed development to ensure that no more than 5 houses would take access off the private access. This to keep things in line with Fife Council Policy in terms of the amount of vehicles using a private access.

1.3 Although TDM did not raise any objections to the 2016 application, the current proposal for an additional 5 No. dwellinghouses would see the Fife Council limit of 5 houses using a private access exceeded which cannot be supported.

1.4 The proposal for an additional 5 No. dwellinghouses taking access onto the B941 classified public road would require a visibility splay of 2.4m x 43m to the North and 2.4m x 60m to the South due to the access being close to the 30mph Limit boundary.

1.5 The 2016 application required a visibility splay of 2m x 43m and this was only achieved via an agreement with the neighbouring property through a Section 75 agreement to maintain the growth of the hedge in perpetuity which, when left to grow, inhibited the required visibility splay. The visibility splay required on this occasion, cannot be met due to the splay line going over land that is outwith the control of the applicant.

2.0 CONCLUSIONS

2.1 Based on the above overall assessment, Transportation Development Management have **objections** in the interest of road and pedestrian safety as noted in the following paragraphs;

3.0 RECOMMENDATIONS (include any suggested conditions/planning obligations if considering approval)

3.1 A visibility Splay of at least 2.4m x 43m is required to the North and 2.4m x 60m to the South at the access from the site onto the adjacent B941 classified public road. Visibility would be unacceptably obstructed for vehicles leaving the proposed access lane onto the B941 classified public road by permanent features which are outwith the applicant's control. This would be detrimental to the safety and convenience of all road users.

3.2 The proposal will result in the existing unadopted private access serving more than the Fife Council Limit of 5 houses. Any intensification of vehicular use of this private access would be detrimental to the safety and convenience of its users.

3.3 The proposal is to erect residential dwellinghouses where more sustainable modes of transport are not readily and safely available to allow people to access local facilities, amenities, shops, schools etc. by trips on public transport or by short walking trips and/or cycling trips. Consequently, the development does not provide for non-car modes of transport and in reality, the development would be car dominant which is against the principles of SPP.

Important note

The above internal planning assessment response has been prepared at officer level within the Economy, Planning and Employability Service team responsible for the specific topic area. It is an assessment of the specific issue being consulted upon but it is important to remember that the response cannot be considered in isolation and outwith the overall assessment of the proposal under consideration. Fife Council as Planning Authority, in considering all the material considerations in an individual application, can legitimately give a different weighting to the individual strands of the assessment, including consultation responses, and the final assessment is based on a comprehensive and balanced consideration of all the aspects under consideration.

Author: George MacDonald, Technician Engineer, Transportation Development Management

Date: 24/06/2020

E-mail: george.macdonald@fife.gov.uk

Tel Number: 03451 555555 extension 450447

Signed by Richard Simmons, Lead Officer, Transportation Development Management

Date: 02/07/2020

E-mail: richard.simmons@fife.gov.uk

Tel Number: 03451 555555 extension 450438

Agenda Item 4(5)

**Vacant land east of Braehead Cottage, Peat Inn,
Fife**

Application No. 20/00952/PPP

Further Representation(s)

Easthame, Peat Inn, by Cupar, Fife KY15 5LH

8 March 2021

Michelle McDermott
Committee Officer
Legal & Democratic Services
Finance & Corporate Services
Fife Council
Fife House
North Street
GLENROTHES
Fife KY7 5LT

Dear Ms McDermott

**APPLICATION REF: 20/00952/PPP:
VACANT LAND TO EAST OF BRAEHEAD COTTAGE, PEAT INN**

Thank you for your letter of 25 February and the opportunity to provide further comment on the above application, further to the applicant's request for further review. I understand that all previous comments on the application will be made available to the Local Review Body. On that basis, I would add the following comments to those I submitted last year:

The Supporting Document provided by the applicant falls short of any meaningful reasons to proceed with the development and reads more like a "box-ticking" exercise. In support of this, I would suggest that destroying a field already containing plentiful wildlife (wild birds, insects, rabbits, mice, weasels, stoats and shrews) to build a housing development and then suggest that subsequent reparation works would encourage pine martens and wildcats to move in seems more than optimistic given that neither species is documented as existing in north-east Fife. I would add that existing residents of Peat Inn are aware already that nesting boxes and feeding stations are available if they wish to encourage wildlife. The wording used in the document notes that such devices "can be added"; trees "looking to specify"; the pond "can ... provide shelter" does not provide any reassurance that such works would eventually be carried out.

As can be seen on the mock-ups from the applicant, their idea of a concept to maintain "as much green space as possible" is shown as a perfectly manicured lawn-style of green, alongside hard-standing and driveways of indeterminate material. It looks like the opposite of what would attract wildlife.

In summary, I agree with Fife Council's decision to refuse Planning Permission in Principle (December 2020) and can see no reason to reverse that decision.

Thank you again for the opportunity to comment further.

Yours sincerely



CHRISTINE CORBETT

Colin Cowper

From: Jan Esparon [REDACTED]
Sent: 11 March 2021 15:42
To: Michelle McDermott
Subject: Re: Application Ref. 20/00952/PPP - Vacant land to East of Braehead Cottage, Peat Inn, Cupar

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Ms McDermott

Thank you for your reply regards application reference 20/00952/PPP and for confirming these have been passed on to the applicant and will be made available to the Review Body.

I should like to add one further comment that I would like also to be made available to Review Body. This is as follows:-

Regards the national definition of a brownfield site it refers to "a site that is or was occupied by a permanent structure/building/house and the site is contaminated by building materials". The site in question had a house and outbuildings for over a hundred years and the current ruins ie building materials of stone/concrete/cement contaminate the site. Thus this site meets criteria for a brown field site.

A greenfield site refers to any land that has NOT been previously developed. So this site in Peat Inn has been previously developed hence is NOT a green field site.

Thank you for your help. Can you please include these comments with my representation.

Regards

Dr Jan Esparon

----- Original Message -----

From: "Michelle McDermott" <Michelle.McDermott@fife.gov.uk>

To: "Jan Esparon" [REDACTED]

Sent: Tuesday, 9 Mar, 21 At 10:19

Subject: Application Ref. 20/00952/PPP - Vacant land to East of Braehead Cottage, Peat Inn, Cupar

Dear Dr. Esparon,

I refer to the above and to the representations made by you in respect of the review. I confirm that these have been passed on to the applicant for comment. The applicant has fourteen days to make comment on the representations. The representations and any comments the applicant makes within that timescale will be made available to the Review Body and will also be placed online at www.fifedirect.org.uk/planning.

I will write to you again once a date has been fixed for the application for review to be considered by the Local Review Body.

Kind regards,

Michelle.

Michelle McDermott

Committee Officer

Legal and Democratic Services

Dear Ms McDermott,

Re :- Application Ref : 20/00952/PPP- vacant land to east of Braehead Cottage
Peat Inn

In reference to the above application, I should like to make a further written representation for the consideration of the Fife Planning Review Body following an initial refusal.

My points are as follows with reference to the Fife Council decision notice.

Point 1

The site contains the ruins of a substantial old stone house Radernie house which was a residence for over a hundred years. Admittedly these ruins are partially covered in weeds just now but when weeded can be fully exposed and are clearly an old house and outbuildings. Thus the building of new houses in this site is not "sporadic" but has a history of residential use. Arguably then this is a brown field site.

The architect has designed houses sympathetic to the rural site which compliment the modern houses nearby. In his plans he has included a SUDS pond and landscaping that would greatly enhance visual amenity and reduce the risk of flooding nearby houses on the main street

I am surprised with the argument regards meeting "the very small shortfall" for requirements for houses in the countryside. The proposal is only for 5 houses and the world has changed post covid with I understand a far greater demand for housing in the countryside. In addition, construction work will aid the economic recovery from the worst disaster since world war two!

The use of the word "isolated" does not describe this site at all. There are numerous buildings/houses old and new very nearby, within minutes walking distance, so hardly what I would regard as an "isolated" site! Neither would I regard Peat Inn as particularly "isolated" given the proximity to St Andrews town.

Point 2

Regards the road safety issue planning can be granted with conditions to ensure all road safety requirements are met. Surely the roads and transport department should make this decision and give recommendations about how this can be achieved.

Yours Sincerely

Jan Esparon

Consultant in Child and Adolescent Psychiatry Fife NHS

Colin Cowper

From: sheila.corbett [REDACTED]
Sent: 09 March 2021 09:12
To: Michelle McDermott
Subject: Re: Application Ref. 20/00952/PPP - Vacant land to east of Braehead Cottage, Peat Inn, Cupar

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Michelle

Thank you for your email. I feel that the original decision by Fife Council to refuse planning permission for this development to be the right one. I can see no reason to change it.

Sheila Corbett

On Thu, Feb 25, 2021 at 1:17 PM Michelle McDermott <Michelle.McDermott@fife.gov.uk> wrote:

Dear Ms. Corbett,

Please find attached letter and enclosure regarding the above.

Michelle.

Michelle McDermott

Committee Officer

Fife Council

Legal and Democratic Services

Fife Hous, North Street,

Glenrothes, Fife, KY7 5LT

Email: michelle.mcdermott@fife.gov.uk



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Fife Council

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Westfield House
Main Street
Peat Inn
By Cupar
Fife
KY15 5LH

APPLICATION REF: 20/00952/PPP Vacant land east of Braehead Cottage, Peat inn.

Dear Ms McDermott

Thank you for your letter of 25th February which we received last week.

We were disappointed to learn that the applicant seeks a review of the council's decision which clearly was in line with current policies, as noted in your letter.

We fail to see any benefit, other than an investment opportunity for the applicant that this proposal brings to a rural community already coping with increased – and often speeding – traffic, due to our closeness to the East Neuk and St Andrews tourist hotspots.

As we have pointed out previously, but cannot emphasise enough, the proximity of the proposed junction to a corner where there have been numerous accidents and 'near misses', poses a real risk. The addition of vehicles from a further five houses can only increase that hazard.

Walking near that corner often feels dangerous due to the speed of approaching traffic and the narrowness, or indeed absence in that area, of pavements can leave walkers having to hold on to walls or hedges to avoid being dragged into the road by the draft from heavy vehicles, of which there are many. The condition of the road almost at the proposed junction is currently dangerously pitted with potholes, no doubt due, at least to some degree, by the flooding that area suffers.

We would respectfully urge the Review Body to consider how infrastructure already stretched, would cope with the day to day comings and goings and indeed daily living of five more households.

Kind regards

Archie and Rosemary Dewar

The Cat's Whiskers

Peat Inn

Cupar

KY15 5LH

7th March 2021

Ref: MMc/J8.36.348

Application 20/00952/PPP

Dear Ms McDermott,

In response to your letter dated 25th February 2021, I wish to add to my initial representation, in response to the supplementary information and request for review submitted by the applicant.

With respect to the supplementary information provided and the request for review I wish to make the following points:

- The suggestion that the tree species proposed might attract Pine Martins and Wild Cats to the development is not credible. With the Moss nearby, we are not short of birds, insects and other wild life, or suitable habitat for them to inhabit.
- Shops in nearby villages (e.g. Ceres) might well benefit from some custom from an extra 5 houses, but these would be better built beside the village itself and therefore accessible on foot, or by bicycle.
- The suggestion that the existing bus service (to my knowledge a school bus and the Flexibus) might be upgraded, with the addition of 5 houses, seems unlikely. The Flexibus service works very well (albeit before we were all staying at home) and is perfectly adequate for our needs.
- The houses at The Green are easily seen and if we had realised, at the time of building, how they would impact on the look of the village, we would have been more diligent in objecting. The proposed development will be visible and their design does not blend with the look of the village, so we should ensure that we do not have a repeat of The Green.
- The amount of rubble from the old building is not large, or extensive, particularly in respect to the overall area of the land. I would be surprised if villagers considered it unsightly and it does provide an ideal habitat for small mammals.
- As in my original submission and as above, I do not consider that the development will have a positive effect on local shops, trade, or wildlife. The land used to be used as grazing for sheep and see no reason why it cannot revert to that use.

Yours sincerely,



Ann Mungall



Defence Infrastructure Organisation

Your Ref. MMc/J8.36.348
DIO Ref. DIO10046229

Ministry of Defence
Safeguarding
Kingston Road
Sutton Coldfield
West Midlands B75 7RL
United Kingdom

Telephone [MOD]: 07970 170 934

E-mail: Teena.oulaghan100@mod.gov.uk

Via Email

Fife Council
Legal & Democratic Services,
Finance & Corporate Services,
Fife House,
North Street,
Glenrothes,
Fife,
KY7 5LT

3rd March 2021

Dear Sirs,

Planning Application reference: 20/00952/PPP

Proposal: Planning permission in principle for erection of five dwellinghouses with associated access and parking.


Location: Vacant Land to East of Braehead Cottage, Peat Inn.

The Ministry of Defence (MOD) has received notification from Fife Council stating that the above planning application will be reviewed by the Council's Planning Review Body.

The MOD submitted a response dated 24th June 2020 to Fife Council raising no objection to the principle of housing at this location, this advice was based on a typical 2-storey house height of approximately 7.5 metres. The MOD will need further consultation on any further applications relating to this scheme to verify any impact on RAF Leuchars.

I trust that the above will be taken into account during the Review consideration. Should you require any additional information, please do not hesitate to contact me.

Yours faithfully



Teena Oulaghan
Safeguarding Manager

Agenda Item 4(6)

**Vacant land east of Braehead Cottage, Peat Inn,
Fife**

Application No. 20/00952/PPP

Response to Further Representation(s)

Our Ref: **20-005**

24/03/2021

Michelle McDermott - Committee Officer
Fife Council - Legal and Democratic Services
Fife House, North Street, Glenrothes, Fife, KY7 5LT

**APPEAL RESPONSE: 20/00952/PPP - VACANT LAND TO EAST OF BRAEHEAD COTTAGE,
PEAT INN**

Dear Michelle,

I refer to your email dated the 11th of March 2021 regarding the representations received from interested parties. Please see my comments below for the Local Review Body to consider.

PROPOSAL SUMMERY

In summary, the proposal presents an excellent opportunity to provide high quality new small scale residential development within the context of Peat Inn.

The layout will be welcoming and easy to navigate within. New housing will look onto areas of open space, and pleasant vistas will be established through the development to reinforce the rural character of the setting.

BROWNFIELD SITE

I feel that it is unfair that planning are not considering that the site is partially brownfield. The rubble on site is from the ruinous remains of buildings that have been present on-site for over 100 years.

The site is none prime vacant land that is barely visible from the main road as the existing surrounding shrubs provide a natural barrier to the South and West of the site.

DESIGN CONCEPT

The design concept has been set out to have the least visual impact for Peat Inn unlike the development to the North of Peat Inn. This proposal was created in line with the latest development opportunities and local and national design guidance. (including the Making Fife's Places and FIFEPlan). The concept seeks to provide a development that will reinforce the eastern edge of the village, as well as introducing high quality, usable open space and providing a new footpath connection to the existing path network. The western and northern edge of the development will be contained by structure planting and will ensure a defensible boundary. Landscaping and open space along the southern boundary will ensure the development is set back and will enable the creation of amenity space for new residents.

NATURAL ADDITION TO THE SETTLEMENT BOUNDARY

Planning has stated that the site is isolated. This is not the case as the nearest property runs parallel with the site boundary with other residential buildings on the opposite side of the main road. The resulting site layout will form a natural expansion to the village settlement. It will integrate with the existing surrounding residential areas and the core path network.

TRANSPORTATION COMMENTS

One of the concerns from Fife Council Transportation is the existing entrance. With minimal work the site can achieve the full visibility splay standards as set out by Transportation. Due to Covid restrictions, Transportation was unable to attend the site therefore, the review was based on google street view data. A detailed traffic road sweep analysis and design will be provided to Planning during the detailed design stage of the project.

CONCERNS AND COMMENTS FROM INTERESTED PARTIES:

Ann Mungall comment: "tree species proposed might attract Pine Martens ... is not credible"

D7 Response: The Woodland Trust states the pine marten's habitat is conifer plantations. D7 Architecture specified the following trees: Scots pine, Douglas fir and Norway spruce. NHEST states named conifer trees as pines, spruces, fir, hemlock, cedar, juniper, yew, tamarack or larch, hardwoods. The website then lists the tree names. Under pines heading scots pine is listed as number 4. Under the heading spruces, Norway spruce is listed as number 4.

Ann Mungall comment: “The proposed development will be visible”.

D7 Response: There are shrubbery and some bushes already on the site which already acts as a barrier at the main road. These will be kept on the site. Furthermore, trees will be planted around the north and west boundary. You might see part of the new build roofs from the main road until the trees have matured but you will not see much of the houses.

Ann Mungall comments: “their design does not blend with the look of the village,”.

D7 Response: The contextual elevations are indicative at this stage as this application is for planning in principle. The elevations help show that the development is possible and that it fits in well within Peat Inn. The indicative design shown has been based on similar designs within Peat Inn’s existing housing but will be discussed in more detail if and when planning approves this application.

Christine Corbett comment: “encourage pine martens ... to move in seems more than optimistic given that neither species is documented as existing in north-east Fife”.

D7 Response: The Woodland Trust states that pine martens are mostly restricted to Northern and Central Scotland. North East Fife is not far away from Central Scotland. Furthermore, the Woodland Trust states that following decades of research and survey work, 51 pine martens from healthy populations in Scotland have been carefully moved to Welsh forests, where they have established well. At least five pine martens gave birth last spring which is great news. This shows that, with permission, pine martens can be moved from one area to another to increase the population in a certain area.

The Vincent Wildlife Trust also states: Vincent Wildlife Trust’s work in Scotland has focused on monitoring the recovery and range expansion of the pine marten population. The Trust undertook the first national pine marten survey of Scotland, England and Wales in the early 1980s. In 2012, the Trust completed a pine marten expansion zone survey in collaboration with Scottish Natural Heritage, to provide up-to-date information on current pine marten distribution. The survey confirmed that the pine marten population has continued to expand its range south and east of the Highlands and has re-colonised many parts of its former range in central and eastern Scotland.

This work was subsequently followed in 2013 by a distribution survey of Southern Scotland. This survey found that pine martens are now present in parts of the Scottish Borders and other areas South of the Central Belt where they have been absent for almost 200 years. This statement shows that it is also possible for pine martens population to expand to North-East Fife.

Christine Corbett comment: “existing residents of Peat Inn are aware already that nesting boxes and feeding stations are available if they wish to encourage wildlife”.

D7 Response: This indicates that the wildlife is relying on the residents of Peat Inn to supply the nesting boxes and food. Whereas this development will supply these naturally by adding trees, shrubbery and SuDs pond.

Christine Corbett comment: “The wording used in the document notes that such devices “can be added”; trees “looking to specify”; the pond “can ... provide shelter” does not provide any reassurance that such works would eventually be carried out.”

D7 Response: This will be conditioned within the Planning approval document if and when Fife Council grant the application.

Christine Corbett comment: “as much green space as possible” is shown as a perfectly manicured lawn-style of green, ... It looks like the opposite of what would attract wildlife”

D7 Response: The current site make up is grass with stone rubble throughout. After the site has been developed, there will be grass, trees and SuDs pond (as already shown in the report). The trees and SuDs pond are added extras. This will attract more, and a wider variety of wildlife as opposed to what is there at present.

Archie and Rosemary Dewar comment: “we fail to see any benefit”.

D7 Response: The development will bring more customers to The Peat Inn Restaurant and Dewar Archie’s car body shop. Furthermore, at Hawkswood County Estate – there has been planning approved with conditions for a golf driving range. They may get repeat customers from this development.

Archie and Rosemary Dewar comment: “often speeding – traffic ...proximity of the proposed junction to a corner where there have been numerous accidents and ‘near misses,”

D7 Response: The corner will meet the visibility splay requirements set out by transportation. People who will be living in the new houses will be slowing down when entering or leaving the junction so will be very unlikely to be speeding. If there are numerous accidents and near misses, then this needs to be highlighted to Fife Council and is out with the scope of this application.

Archie and Rosemary Dewar comment: “Walking near that corner often feels dangerous due to the speed of approaching traffic and the narrowness, or indeed absence in that area, of pavements can leave walkers having to hold on to wall or hedges to avoid being dragged into the road by the draft from heavy vehicles condition of the road almost at the proposed junction is currently dangerously pitted with potholes,”.

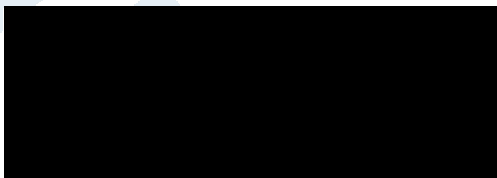
D7 Response: This application will make walking safer because the development will be building a footpath which in turn will make walking safer in this area. There will also be a new road installed leading to the new houses.

Archie and Rosemary Dewar comment: “... pitted with potholes, no doubt due, at least to some degree, by the flooding that area suffers”.

D7 Response: SuDs pond can be designed to both suit the site and any surrounding flooding issues.

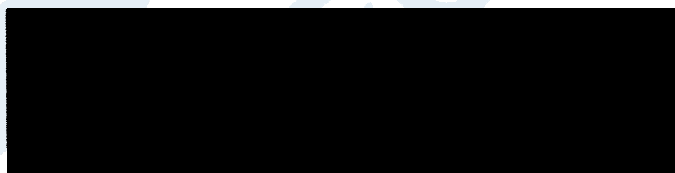
We trust that this report meets your requirements and look forward a positive formal decision being made.

Yours sincerely,



David Christie
Architectural Technologist

e. david@d7architecture.com



Isla Christie
Administrator/CAD Technician

e. isla@d7architecture.com