

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – REMOTE MEETING

28th July, 2021

1.30 p.m. – 6.00 p.m.

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

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

APOLOGY FOR ABSENCE: Councillor Brian Thomson.

280. DECLARATIONS OF INTEREST

Councillor Verner declared an interest in Para. 282 - '20/01757/PPP - Land at East Craigs Farm, Blebocraigs, Fife' - as the applicant had supplied and delivered materials for her driveway.

Councillor Heer advised he had a connection to Para. 288 and Para. 289 - '5 Shuttlefield, Newburgh, Cupar' - as a next-door neighbour of the application site had contacted him about the planning application and he had referred them to an Enforcement Officer of Fife Council on one occasion and, on another occasion, to Planning Aid Scotland. However, having applied the objective test, Councillor Heer concluded that he had no interest to declare and would, therefore, remain and participate for those items.

281. MINUTE

The Committee considered the minute of the North East Planning Committee of 30th June, 2021.

Decision

The Committee agreed to approve the minute, subject to reference to 'Councillor Noble' being amended to read 'Councillor Nolan'.

Councillor Verner left the meeting prior to consideration of the following item, having earlier declared an interest.

282. 20/01757/PPP - LAND AT EAST CRAIGS FARM, BLEBOCRAIGS, FIFE

The Committee considered a report by the Head of Planning relating to an application for planning permission in principle for the erection of a dwellinghouse.

Motion/

Motion

Councillor Miklinski, seconded by Councillor Liston, moved to approve the application, delegating to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to draft appropriately worded conditions consistent to and pertinent with the grant of planning permission in principle including, where appropriate, planning conditions relating to:

- the residential caravan currently on site;
- land contamination;
- access to core path;
- low carbon matters;
- roads/access point(s); and
- the MOD Safeguarding Zone.

Amendment

Councillor Heer, seconded by Councillor Connor, moved as an amendment to refuse the application for the two reasons detailed in the report.

Roll Call

For the Motion - 5 votes

Councillors Kennedy, Liston, Marjoram, Miklinski and Porteous.

For the Amendment - 9 votes

Councillors Brett, Connor, Docherty, Heer, Holt, Lothian, MacDiarmid, Nolan and Tepp.

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

Decision

The Committee agreed to refuse the application for the two reasons detailed in the report.

Councillor Verner re-joined the meeting following consideration of the above item.

283. 20/02272/FULL - HAWKSWOOD COUNTRY ESTATE, PEAT INN, FALFIELD

The Committee considered a report by the Head of Planning relating to an application for the erection of restaurant/bistro (Class 3) with associated outdoor seating area, car parking and access road, installation of gates, helicopter landing facility and associated drainage infrastructure.

Decision

The Committee agreed to approve the application subject to the ten conditions and for the reasons detailed in the report.

284. 21/00178/FULL - LAND AT SPRINGFIELD EAST FARM, MAIN STREET, SPRINGFIELD

Alastair Hamilton, Service Manager (Committee Lead Officer) advised the Committee that, following the recent outcome of a planning court case of 21st July, 2021 relating to the most recent update to the Scottish Planning Policy (SPP) in December 2020, it was considered necessary to continue this application to enable the implications of the court decision to be properly considered in the context/assessment of this application.

Decision

The Committee agreed to continue consideration of the application to a future meeting, ideally at its next meeting on 25th August, 2021, if possible.

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

The Committee adjourned at 2.50 p.m.

The Committee reconvened at 3.00 p.m.

285. 20/02298/PPP - FORTHSIDE LIBERTY, ELIE

The Committee considered a report by the Head of Planning relating to planning permission in principle for the erection of two dwellinghouses with associated parking (demolition of existing dwellinghouse).

Decision

The Committee agreed:-

- (1) to approve the application subject to the five conditions and for the reasons detailed in the report;
- (2) that a condition be added restricting the height of the proposed development to no higher than the ridge-line of the adjacent property; and
- (3) to delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to formulate an appropriately worded planning condition to properly reflect the additional condition outlined at (2) above.

286. 20/02301/CAC - FORTHSIDE LIBERTY, ELIE

The Committee considered a report by the Head of Planning relating to an application for conservation area consent for the demolition of a dwellinghouse.

Decision

The Committee agreed to approve the application subject to the two conditions and for the reasons detailed in the report.

287./

287. 21/00145/FULL - 46 BRAEHEAD, ST MONANS, ANSTRUTHER

The Committee considered a report by the Head of Planning relating to an application for the erection of a dwellinghouse with associated parking.

Decision

The Committee agreed to approve the application subject to the six conditions and for the reasons detailed in the report.

288. 21/00504/FULL - 5 SHUTTLEFIELD, NEWBURGH, CUPAR

The Committee considered a report by the Head of Planning relating to an amendment to approved Planning Application 18/03481/FULL - for alterations to roof height and decking (in retrospect).

Motion

Councillor Holt, seconded by Councillor Porteous, moved to:-

- (1) refuse the application on the grounds that the alteration to the decking height, design, materials and screening - due to its detrimental visual impact on the conservation area and visual amenity of adjacent properties - was contrary to Policies 1, 10 and 14 of the adopted FIFEplan Local Development Plan (2017); and
- (2) delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to initiate an enforcement investigation.

Amendment

Councillor Miklinski, seconded by Councillor Connor, moved as an amendment to:-

- (1) approve the application, subject to an amendment to the one condition detailed in the report, requiring 2 metre high opaque screen fence panels to be installed around the deck perimeter; and
- (2) delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to formulate an appropriately worded planning condition relating to (1) above.

Roll Call

For the Motion - 6 votes

Councillors Docherty, Heer, Holt, Liston, MacDiarmid and Porteous.

For the Amendment - 7 votes

Councillors Brett, Connor, Lothian, Marjoram, Nolan, Miklinski and Verner.

Having/

2021 NEPC 176

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

Decision

The Committee agreed to:-

- (1) approve the application, subject to an amendment to the one condition detailed in the report, requiring 2 metre high opaque screen fence panels to be installed around the deck perimeter; and
- (2) delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to formulate an appropriately worded planning condition relating to (1) above.

Councillor Tepp left the meeting during consideration of the above item.

289. 21/00220/LBC - 5 SHUTTLEFIELD, NEWBURGH, CUPAR

The Committee considered a report by the Head of Planning relating to an application for listed building consent for alterations to roof height and decking (work completed).

Motion

Councillor Holt, seconded by Councillor Porteous moved to:

- (1) refuse the application on the grounds that the alteration to the decking height, design, materials and screening - due to its detrimental impact on the appearance of the Category C Listed Building within the Newburgh Conservation Area - was contrary to Policies 1 and 14 of the adopted FIFEplan Local Development Plan (2017) ; and
- (2) delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to initiate an enforcement investigation.

Amendment

Councillor Nolan, seconded by Councillor Brett, moved as an amendment to:-

- (1) approve the application subject to condition - reflecting the decision at Para. 288. (1) above (related application); and
- (2) delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to formulate an appropriately worded planning condition as outlined at (1) above.

Roll Call

For the Motion - 6 votes

Councillors Docherty, Heer, Holt, Liston, MacDiarmid, Porteous.

For/

2021 NEPC 177

For the Amendment - 6 votes

Councillors Brett, Connor, Lothian, Nolan, Miklinski and Verner.

There being an equality of votes for each proposal, the Convener used his casting vote in support of the Amendment, therefore, the Amendment to approve the application, was carried.

Decision

The Committee agreed to:-

- (1) approve the application subject to condition - reflecting the decision at Para. 288. (1) above (related application); and
- (2) delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to formulate an appropriately worded planning condition as outlined at (1) above.

Councillor Marjoram left the meeting during consideration of the above item and Councillor Porteous left the meeting following consideration of the above item.

The meeting adjourned at 5.25 p.m.

The meeting reconvened at 5.30 p.m.

290. 21/00688/FULL - 8 BANKNOWE DRIVE, TAYPORT, FIFE

The Committee considered a report by the Head of Planning relating to an application for a two-storey extension to the rear and a single storey extension to the side of a dwellinghouse.

Decision

The Committee agreed to approve the application subject to the three conditions and for the reasons detailed in the report.

291. 21/01423/FULL - 10 GRANGE ROAD, ST ANDREWS, FIFE

The Committee considered a report by the Head of Planning relating to an application for a single storey extension to the rear of a dwellinghouse.

Decision

The Committee agreed to approve the application without condition.

292./

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

Decision

The Committee noted the lists of applications dealt with under delegated powers for the period 14th June to 11th July, 2021.
