

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – REMOTE MEETING

2nd June, 2021

1.30 p.m. – 5.35 p.m.

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

ATTENDING: Alastair Hamilton, Service Manager - Development Management; Bryan Reid, Planner - Development Management (North Section); George MacDonald, Technician Engineer, Transportation Development Management (North Fife), Economy, Planning & Employability Services; Steven Paterson, Solicitor; and Diane Barnet, Committee Officer, Legal & Democratic Services.

APOLOGY FOR ABSENCE: Councillor Linda Holt.

267. DECLARATIONS OF INTEREST

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

268. MINUTE

The Committee considered the minute of the North East Planning Committee of 7th April, 2021.

Decision

The Committee agreed to approve the minute.

269. 19/01371/FULL - 37 LARGO ROAD, ST ANDREWS, FIFE

The Committee considered a report by the Head of Planning relating to an application for the erection of a 57-bedroom hotel (Class 7) with associated car parking, bin store and landscaping (including demolition of existing commercial building).

Motion

Councillor Liston, seconded by Councillor Verner, moved to refuse the application on the grounds that the proposed development did not comply with:-

- (1) Policy 2 of the TAYplan Strategic Development Plan (2017); Policies 1 and 14 of the Adopted FIFEplan (2017); Making Fife's Places Supplementary Guidance (2018); and St Andrews Design Guidelines (2011) relating to the proposed development's visual impact on the surrounding area due to its design, scale and massing and overdevelopment of the site; and

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- (2) Policies 1 and 10 of the Adopted FIFEplan (2017) relating to the proposed development's impact on the residential amenity of adjacent residential properties due to the siting and scale of the proposed development.

Amendment

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

- (1) the 20 conditions and for the reasons detailed in the report;
- (2) an amendment to condition 13 to include in the Traffic Management Plan a contingency plan relating to non-availability of the 23 car parking spaces at basement level in the event of mechanical failure of the proposed car lift;
and
- (3) an additional condition relating to the widening of the pavement to the front of the proposed development site, along Largo Road, to enhance cyclist and pedestrian safety.

Roll Call Vote

For the Motion - 5 votes

Councillors Heer, Liston, Marjoram, MacDiarmid and Verner.

For the Amendment - 8 votes

Councillors Brett, Connor, Docherty, Lothian, Nolan, Miklinski, Porteous and Thomson.

Councillor Tepp joined the meeting partway through the Planning Officer's presentation of the planning application in detail and, having not had the benefit of the full presentation, did not participate in the debate or voting on this item.

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

Decision

The Committee agreed to approve the application subject to:-

- (1) the 20 conditions and for the reasons detailed in the report;
- (2) an amendment to condition 13 to include in the Traffic Management Plan a contingency plan relating to non-availability of the 23 car parking spaces at basement level in the event of mechanical failure of the proposed car lift;
and
- (3) an additional condition relating to the widening of the pavement to the front of the proposed development site, along Largo Road, to enhance cyclist and pedestrian safety.

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The Committee adjourned at 3.05 p.m.

The Committee reconvened at 3.15 p.m.

270. **20/03233/ARC - SITE TO WEST OF CHURCH STREET, LADYBANK**

The Committee considered a report by the Head of Planning relating to an application for approval required by condition of planning permission 99/00991/EOPP for the erection of 60 residential units with associated infrastructure (revision to 04/01863/EARM to amend house types and landscaping).

Motion

Councillor MacDiarmid, seconded by Councillor Heer, moved to refuse the application on the grounds that the proposed development did not comply with Scottish Planning Policy (2020), Policies 1, 10 and 14 of the Adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018) as the proposed variation to the layout and substitution housetypes were considered unacceptable in terms of visual amenity.

Amendment

Councillor Miklinski, seconded by Councillor Brett, moved as an amendment to approve the application subject to the 14 conditions and for the reasons detailed in the report, including amendment to Conditions 10 and 11, as follows:-

- (1) Condition 10 - "Prior to occupation of each residential unit, off-street parking shall be provided for that unit in accordance with the current Fife Council Transportation Development Guidelines. The off-street parking spaces shall be retained throughout the lifetime of the development for the purposes of off-street parking."

Reason: "In the interests of road safety; to ensure the provision of adequate off-street parking facilities."; and

- (2) Condition 11 - "All construction activity associated with the development hereby approved, which is audible at the site boundary or which will involve the arrival or departure of HGVs, shall take place on the site only between the hours of 8.00 a.m. and 5.00 p.m., Monday to Friday and 8.00 a.m. and 1.00 p.m. on a Saturday. No activities shall take place at any time on a Sunday."

Reason: "In the interests of residential amenity; to ensure that the activity on the site does not generate a level of noise which would disturb neighbouring residential amenity."

Roll Call Vote

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For the Motion - 8 votes

Councillors Docherty, Heer, Liston, Lothian, Marjoram, MacDiarmid, Tepp and Verner.

For the Amendment - 5 votes

Councillors Brett, Nolan, Miklinski, Porteous and Thomson.

Having temporarily left the meeting during the debate of this item and, having not had the benefit of participating in the debate, Councillor Connor did not vote on this item.

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

Decision

The Committee agreed to refuse the application on the grounds that:-

- (1) the proposed development did not comply with Scottish Planning Policy (2020), Policies 1, 10 and 14 of the Adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018) as the proposed variation to the layout and substitution housetypes were considered unacceptable in terms of visual amenity; and
- (2) delegated to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to finalise the full reason for refusal in order to ensure that a decision on the application was not unduly delayed.

271. 21/00123/FULL - STREET RECORD, CUPAR ROAD, NEWBURGH

The Committee considered a report by the Head of Planning relating to an application for the erection of 34 affordable dwellings and associated access road and SUDS and also containing a Development Framework for a larger development of up to 275 dwellings.

Motion

Councillor Miklinski, seconded by Cllr Porteous, moved to refuse the application on the grounds that the proposed development of 34 affordable dwellings and associated road and SUDS did not comply with - the Affordable Housing Supplementary Guidance (2018); Policies 1, 2 and 10 of the Adopted FIFEplan (2017); and Fife Council Planning Customer Guidelines on Garden Ground (2016) - due to the siting of all affordable dwellings in the one location; the design and layout of the site resulting in inadequate garden ground for the majority of the dwellings; and the close proximity of dwellings requiring unsatisfactory mitigation measures relating to noise ingress.

Amendment

Councillor Brett, seconded by Councillor Thomson, moved as an amendment to approve the application subject to the 29 conditions and for the reasons detailed in/

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in the report - with respect to both the affordable housing element and the larger Development Framework for development of up to 275 dwellings.

Roll Call Vote

For the Motion - 5 votes

Councillors Heer, MacDiarmid, Miklinski, Porteous and Tepp.

For the Amendment - 9 votes

Councillors Brett, Connor, Docherty, Liston, Lothian, Marjoram, Nolan, Thomson and Verner.

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

Decision

The Committee agreed to approve the application subject to the 29 conditions and for the reasons detailed in the report.

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

Decision

The Committee noted the lists of applications dealt with under delegated powers for the period 22nd March to 18th April; and 19th April to 16th May, 2021.
