

**THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – REMOTE MEETING**

10th March, 2021

1.30 p.m. – 5.15 p.m.

**PRESENT:** Councillors Donald Lothian (Convener), Tim Brett, Bill Connor, John Docherty, Andy Heer, Linda Holt, 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.

**APOLOGIES FOR ABSENCE:** Councillors Margaret Kennedy and Brian Thomson.

**253. DECLARATIONS OF INTEREST**

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

**254. MINUTE**

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

**Decision**

The Committee agreed to approve the minute.

**255. 20/01913/FULL - LAND TO THE EAST OF FALFIELD STEADINGS, FALFIELD, LARGOWARD**

The Committee considered a report by the Head of Planning relating to an application for the erection of holiday accommodation (Class 7) and ancillary art studio including landscaping, SUDS and parking.

**Motion**

Councillor Holt, seconded by Councillor Miklinski, moved to refuse the application on the grounds that:

- (a) the proposed development, in the interests of safeguarding the countryside from unjustified development, was not considered to be justified at this location nor was there considered to be a proven need and therefore no overriding reason to permit new development contrary to Scottish Planning Policy and Policies 1 and 7 of the Adopted FIFEPlan (2017);

(b)/

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- (b) the proposed development did not comply with Policies 1, 3, 7 and 11 of the Adopted FIFEplan (2017) as its location was considered unsustainable in terms of availability of public transport links necessitating the need for the use of private vehicles to access local amenities; and
- (c) the proposed development did not comply with Fife Council Transportation Development Guidelines (contained within Making Fife's Places Supplementary Guidance) in terms of road safety due to increased traffic and substandard visibility splays.

### **Amendment**

Councillor Lothian, seconded by Councillor Connor, moved as an amendment to approve the application subject to the 8 conditions and for the reasons detailed in the report.

### **Roll Call Vote**

**For the Motion** - 10 votes

Councillors Docherty; Heer; Holt; Liston; Marjoram; MacDiarmid; Nolan; Miklinski; Porteous; and Verner.

**For the Amendment** - 2 votes

Councillors Connor and Lothian.

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

### **Decision**

The Committee:-

- (1) agreed to refuse the application on the grounds that:
  - (a) the proposed development, in the interests of safeguarding the countryside from unjustified development, was not considered to be justified at this location nor was there considered to be a proven need and therefore no overriding reason to permit new development contrary to Scottish Planning Policy and Policies 1 and 7 of the Adopted FIFEPlan (2017);
  - (b) the proposed development did not comply with Policies 1, 3, 7 and 11 of the Adopted FIFEplan (2017) as its location was considered unsustainable in terms of availability of public transport links necessitating the need for the use of private vehicles to access local amenities; and
  - (c) the proposed development did not comply with Fife Council Transportation Development Guidelines (contained within Making Fife's Places Supplementary Guidance) in terms of road safety due to increased traffic and substandard visibility splays; and

(2)/

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- (2) agreed to delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to finalise the full reasons for refusal in order to ensure that a decision on the application was not unduly delayed.

*Councillors Brett and Tepp joined the meeting following consideration of the above item.*

### 256. **20/02492/FULL - 5 KINBURN PLACE, DOUBLEDYKES ROAD, ST ANDREWS**

The Committee considered a report by the Head of Planning relating to an application for the erection of three flatted dwellings and formation of vehicular access and hardstanding (partial demolition of existing guesthouse (Class 7)).

#### **Motion**

Councillor Miklinski, seconded by Councillor Porteous, moved to approve the application subject to the 10 conditions and for the reasons detailed in the report.

#### **Amendment**

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

- (a) Policies 1 and 14 of the Adopted FIFEplan (2017) and the St Andrews Conservation Area Appraisal and Management Plan (2010) on the basis that the development would have a detrimental visual impact on the conservation area, streetscape and historic environment (including adjacent architectural features) due to its form, design and choice of materials; and
- (b) Policies 1, 3 and 10 of the Adopted FIFEplan (2017) and Fife Council Transportation Development Guidelines (contained within Making Fife's Places Supplementary Guidance 2018) on the basis that the development would not provide the required number of off street parking spaces therefore giving rise to an adverse impact on road safety relating to access visibility exacerbated by the proximity of a nearby junction.

#### **Roll Call Vote**

**For the Motion** - 6 votes

Councillors Brett, Heer, Lothian, Miklinski, Porteous, and Tepp.

**For the Amendment** - 8 votes

Councillors Connor, Docherty, Holt, Liston, Marjoram, MacDiarmid, Nolan and Verner.

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

#### **Decision/**

**Decision**

The Committee agreed:

- (1) to refuse the application on the grounds that the proposed development did not comply with:
  - (a) Policies 1 and 14 of the Adopted FIFEplan (2017) and the St Andrews Conservation Area Appraisal and Management Plan (2010) on the basis that the development would have a detrimental visual impact on the conservation area, streetscape and historic environment (including adjacent architectural features) due to its form, design and choice of materials; and
  - (b) Policies 1, 3 and 10 of the Adopted FIFEplan (2017) and Fife Council Transportation Development Guidelines (contained within Making Fife's Places Supplementary Guidance 2018) on the basis that the development would not provide the required number of off street parking spaces therefore giving rise to an adverse impact on road safety relating to access visibility exacerbated by the proximity of a nearby junction.
- (2) to delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to finalise the full reasons for refusal in order to ensure that a decision on the application was not unduly delayed.

The Committee adjourned at 3.00 p.m.

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The Committee reconvened at 3.10 p.m.

**257. 20/02311/FULL - LAND TO SOUTH OF BALGOVE ROAD, BALGOVE ROAD, GAULDRY**

The Committee considered a report by the Head of Planning relating to an application for the erection of 30 affordable housing units with associated drainage, parking and landscaping (demolition of existing dwellinghouse).

**Motion**

Councillor Brett, seconded by Councillor Miklinski, moved to refuse the application on the grounds that the proposed development was contrary to Scottish Planning Policy and Policies 1, 7 and 8 of the Adopted FIFEplan (2017) as the development site was outwith the designated settlement boundary and was not zoned for residential development. Further, there was no sufficient justification for residential development at this location having regard to a proven need together with a detrimental impact on available infrastructure.

**Amendment/**

**Amendment**

Councillor Tepp, seconded by Councillor Marjoram, moved as an amendment to approve the application subject to:

- (1) the 17 conditions and for the reasons detailed in the report; and
- (2) an additional condition that the development may not proceed until it was established that the current network capacity for waste-water and sewage was sufficient to meet the needs of the proposed development and that the development would not cause the network to become over capacitated, creating issues for neighbouring properties.

**Roll Call Vote**

**For the Motion** - 5 votes

Councillors Brett, Heer, Holt, Liston and Miklinski.

**For the Amendment** - 9 votes

Councillors Connor, Docherty, Lothian, Marjoram, MacDiarmid, Nolan, Porteous, Tepp 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:

- (1) the 17 conditions and for the reasons detailed in the report; and
- (2) an additional condition that the development may not proceed until it was established that the current network capacity for waste-water and sewage was sufficient to meet the needs of the proposed development and that the development would not cause the network to become over capacitated, creating issues for neighbouring properties.

*Having experienced intermittent wi-fi connection issues, the Convener left the meeting at this point and the Vice-Convener thereafter took the chair for the remaining items.*

*Councillor Tepp left the meeting prior to consideration of the following item.*

**258. 20/02046/PPP - 2 HALLOWHILL, ST ANDREWS, FIFE**

The Committee considered a report by the Head of Planning relating to planning permission in principle for the erection of dwellinghouse with associated access and parking.

**Motion/**

**Motion**

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

- (a) Policies 1 and 14 of the Adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance 2018, on the basis that the proposal was considered overdevelopment and out of character with the surrounding area; and
- (b) Policies 1, 10 and 14 of the Adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance 2018 on the basis that the proposed development would have a detrimental impact on the visual amenity of the streetscape and surrounding area.

**Amendment**

Councillor Porteous, seconded by Councillor Connor, moved as an amendment to approve the application subject to the 8 conditions and for the reasons detailed in the report.

**Roll Call Vote**

**For the Motion** - 9 votes

Councillors Docherty, Heer, Holt, Liston, Marjoram, MacDiarmid, Nolan, Miklinski and Verner.

**For the Amendment** - 2 votes

Councillors Connor and Porteous.

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

**Decision**

The Committee agreed:

- (1) to refuse the application on the grounds that the proposed development did not comply with:
  - (a) Policies 1 and 14 of the Adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance on the basis that the proposal was considered overdevelopment and out of character with the surrounding area; and
  - (b) Policies 1, 10 and 14 of the Adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance on the basis that the proposed development would have a detrimental impact on the visual amenity of the streetscape and surrounding area; and

(2)/

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- (2) to delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to finalise the full reasons for refusal in order to ensure that a decision on the application was not unduly delayed.

### **259. 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 25th January to 21st February, 2021.

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