

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – REMOTE MEETING

17th August, 2022

1.30 p.m. – 4.30 p.m.

PRESENT: Councillors Jonny Tepp (Convener), Fiona Corps, Sean Dillon, Alycia Hayes, Stefan Hoggan-Radu, Gary Holt, Allan Knox, Robin Lawson, Jane Ann Liston, Donald Lothian, David MacDiarmid and Ann Verner.

ATTENDING: Alastair Hamilton, Service Manager, Development Management, Economy, Planning & Employability Services; Steven Paterson, Solicitor; and Diane Barnet, Committee Officer, Legal & Democratic Services.

APOLOGIES FOR ABSENCE: Councillors Al Clark, Margaret Kennedy and Louise Kennedy-Dalby.

7. DECLARATIONS OF INTEREST

Councillor Tepp declared an interest in Para. No. 19 - '21/03892/FULL - Site at West Park Road, Wormit' - as he was a resident of Westfield Terrace and a neighbour of a number of objectors to the development.

8. MINUTE

The Committee considered the minute of the North East Planning Committee of 22nd June, 2022.

Decision

The Committee agreed to approve the minute.

9. 22/00449/FULL - ERECTION OF DWELLINGHOUSE AT TODBURN HOUSE, CHAPEL GREEN, EARLSFERRY, FIFE

The Committee considered a report by the Head of Planning Services relating to Application Reference: 22/00449/FULL - Erection of dwellinghouse at Todburn House, Chapel Green, Earlsferry, Fife - outlining the view of the Council as Planning Authority which had been provided to the Directorate of Planning and Environmental Appeals (DPEA) in response to an appeal on the grounds that: Fife Council, as planning authority, had not determined the application within the two-month statutory period.

Decision

The Committee noted that the Head of Planning Services had exercised their delegated powers to determine the Council's position on the appeal in relation to planning/

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planning matters, in consultation with the Convener and following a meeting involving the Convener, Legal Services representative, Planning Lead Officer and Planner/Case Officer on 5th July, 2022.

10. **21/01410/FULL - 22 HIGH STREET, NEWBURGH, CUPAR**

The Committee considered a report by the Head of Planning Services relating to an application for change of use from workshop (Class 4) to dwellinghouse (Class 9) and associated external alterations, including installation of replacement windows and doors and rooflights.

Decision

The Committee agreed to approve the application subject to:-

- (1) the 2 conditions and for the reasons detailed in the report; and
- (2) the inclusion of a standard condition preventing the use of the proposed development as a 'House in Multiple Occupation'.

11. **21/02718/LBC - 22 HIGH STREET, NEWBURGH, CUPAR**

The Committee considered a report by the Head of Planning Services for listed building consent for internal and external alterations, including the installation of a window, doors and roof lights.

Decision

The Committee agreed to approve the application subject to the 2 conditions and for the reasons detailed in the report.

12. **21/03478/FULL - ST. REGULUS COTTAGE, GREGORY PLACE, ST. ANDREWS**

The Committee considered a report by the Head of Planning Services relating to an application for the erection of 2 dwellinghouses.

Motion

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

- (1) Scottish Planning Policy (2014), 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 visual impact on the surrounding area and streetscape due to its location, design, form and scale which was considered over-development and did not make a positive contribution to the character of the conservation area; and
- (2) Scottish Planning Policy (2014), Policies 1, 3 and 10 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 road safety and on the surrounding road network due to the lack of sufficient off-street parking.

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Amendment

Councillor Lothian, seconded by Councillor Hayes, moved as an amendment to approve the application, subject to the one condition and for the reason detailed in the report.

Roll Call Vote

For the motion - 8 votes

Councillors Corps, Dillon, Hoggan-Radu, Holt, Knox, Liston, MacDiarmid and Verner.

For the amendment - 4 votes

Councillors Hayes, Lawson, Lothian and Tepp.

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 the proposed development did not comply with:
 - (a) Scottish Planning Policy (2014), 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 visual impact on the surrounding area and streetscape due to its location, design, form and scale, was considered overdevelopment and did not make a positive contribution to the character of the conservation area; and
 - (b) Scottish Planning Policy (2014), Policies 1, 3 and 10 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 road safety and on the surrounding road network due to the lack of sufficient off-street parking; and
- (2) agreed to delegate to the Head of Planning Services, 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.

13. 21/03477/CAC - ST. REGULUS COTTAGE, GREGORY PLACE, ST. ANDREWS

The Committee considered a report by the Head of Planning Services relating to an application for conservation area consent for complete demolition of 2 dwellings.

Decision/

Decision

The Committee agreed:-

- (1) to refuse the application as the related planning application no. 21/03478/FULL, had been refused and there was no longer justification for the demolition of the existing 2 dwellings; and
- (2) to delegate to the Head of Planning Services, 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.

14. 21/03603/FULL - LAND ADJACENT BALMASHIE HOLIDAY HOMES, KENLY, BOARHILLS

The Committee considered a report by the Head of Planning Services relating to an application for tourism development, including change of use from storage building to reception centre and erection of 21 holiday pods and associated landscaping and works.

Motion

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

- (1) Scottish Planning Policy (2014), Policies 1, 7 and 10 of the Adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018) on the basis that the proposed development, due to its design, form, scale and layout, would have a detrimental visual impact on the countryside location and on the local community and was incompatible with the rural surroundings;
- (2) Policies 1 and 10 of the Adopted FIFEplan (2017) on the basis that the proposed development would have a detrimental impact on the residential amenity of nearby residential properties due to the potential for the proposed development to generate external noise and disturbance not normally experienced in the countryside location; and
- (3) Scottish Planning Policy (2014), Policies 1, 3 and 7 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 road safety of the surrounding area and that sustainable travel options were not readily available or safely accessible, requiring the use of vehicles for access to and from the site.

Amendment

Councillor Knox, seconded by Council Holt, moved as an amendment to approve the application subject to the 7 conditions and for the reasons detailed in the report.

Roll/

Roll Call Vote

For the motion - 9 votes

Councillors Corps, Dillon, Hayes, Hoggan-Radu, Lawson, Liston, MacDiarmid, Tepp and Verner.

For the amendment - 3 votes

Councillors Holt, Knox 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 the proposed development did not comply with:
 - (a) Scottish Planning Policy (2014), Policies 1, 7 and 10 of the Adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018) on the basis that the proposed development, due to its design, form, scale and layout, would have a detrimental visual impact on the countryside location and on the local community and was incompatible with the rural surroundings;
 - (b) Policies 1 and 10 of the Adopted FIFEplan (2017) on the basis that the proposed development would have a detrimental impact on the residential amenity of nearby residential properties due to the potential for the proposed development to generate external noise and disturbance not normally experienced in the countryside location; and
 - (c) Scottish Planning Policy (2014), Policies 1, 3 and 7 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 road safety of the surrounding area and that sustainable travel options were not readily available or safely accessible, requiring the use of vehicles for access to and from the site; and
- (2) agreed to delegate to the Head of Planning Services, 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 3.30 p.m.

The Committee reconvened at 3.40 p.m.

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15. 21/03621/FULL - 59 ARGYLE STREET, ST. ANDREWS, FIFE

The Committee was advised that the applicant had requested that this planning application and its associated Listed Building Consent, application no. 21/03622/LBC, be withdrawn from consideration.

16. 21/03622/LBC - 59 ARGYLE STREET, ST. ANDREWS, FIFE

The Committee was advised that the applicant had requested that this planning application and its associated application no. 21/03621/FULL be withdrawn from consideration.

17. 22/00646/FULL - LAND AT EAST PITCORTHIE, PITCORTHIE

The Committee considered a report by the Head of Planning Services relating to an application for the change of use from steading to dwellinghouse and erection of 2 no. holiday lets and associated infrastructure.

Decision

The Committee agreed to approve the application subject to:-

- (1) the 5 conditions and for the reasons detailed in the report; and
- (2) the inclusion of a standard condition preventing the use of the proposed development as a 'House in Multiple Occupation'.

18. 22/00378/FULL - 10 PRIESTDEN ROAD, ST. ANDREWS, FIFE

The Committee considered a report by the Head of Planning Services relating to an application for the erection of ancillary accommodation (one occupant) within garden ground of HMO house (6 occupants).

Decision

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

Councillor Tepp left the meeting prior to consideration of the following item, having earlier declared an interest. In the Convener's absence, the Depute Convener, Councillor Liston, chaired the meeting for the item.

19. 21/03892/FULL - SITE AT WEST PARK ROAD, WORMIT

The Committee considered a report by the Head of Planning Services relating to an application for the erection of 4 dwellinghouses.

Decision

The Committee agreed to approve the application subject to:-

- (1) the 8 conditions and for the reasons detailed in the report; and
- (2)/

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- (2) the inclusion of a standard condition preventing the use of the proposed development as a 'House in Multiple Occupation'.

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

20. 22/00871/FULL - FORMER TELEPHONE EXCHANGE, SESSION LANE, PITTENWEEM

The Committee considered a report by the Head of Planning Services relating to an application for the change of use of former telephone exchange to dwellinghouse (Class 9).

Decision

The Committee agreed to approve the application subject to:-

- (1) the one condition and for the reason detailed in the report;
- (2) the inclusion of a standard condition preventing the use of the proposed development as a 'House in Multiple Occupation'; and
- (3) the inclusion of a standard condition addressing potential contaminated land, given the previous use of the development site.

21. 22/01132/FULL - KINCAPLE LODGE, KINCAPLE, ST. ANDREWS

The Committee considered a report by the Head of Planning Services relating to an application for the installation of dormer extensions to rear of dwellinghouse.

Decision

The Committee agreed to approve the application unconditionally.

22. APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS

Decision

The Committee noted the lists of applications dealt with under delegated powers for the period 13th June to 10th July, 2022; and 11th July to 7th August, 2022.
