

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE- REMOTE MEETING

22 September, 2021

1.45 p.m. – 3.20 p.m.

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

ATTENDING: Alastair Hamilton, Service Manager - Development Management, Economy, Planning & Employability Services; Lindsay Thomson, Head of Legal & Democratic Services, Elizabeth Mair, Committee Officer and Steven Paterson, Solicitor, Legal & Democratic Services.

APOLOGIES FOR ABSENCE: Councillors Bill Connor, Linda Holt, Margaret Kennedy, Tony Miklinski and Dominic Nolan.

297. DECLARATIONS OF INTEREST

Councillor Thomson declared an interest in Para. 301 - '20/02099/FULL - East Grange Farmhouse, Grange, St Andrews' - as a family member lived adjacent to the site and had commented on the application.

298. MINUTE

The Committee considered the minute of the North East Planning Committee of 25th August, 2021.

Decision

The Committee agreed to approve the minute.

299. 20/02239/FULL - CARPHIN HOUSE, LUTHRIE, CUPAR

The Committee considered a report by the Head of Planning relating to an application for the formation of replacement hardstanding to existing courtyard (retrospective).

Decision

The Committee agreed to:-

- (1) refuse the application on the grounds of visual amenity, for the reasons that the replacement surface had failed to preserve the character and integrity of the Category C Listed Building and its settings in line with Section 59 (1) of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 and was contrary to Policies 1 and 14 of the adopted FIFEplan Local Development Plan (2017);

(2)/

2021 NEPC 181

- (2) delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to draft and formulate an appropriately worded planning reason to properly reflect the issues outlined and referred to at (1) above; and
- (3) delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to take enforcement action to ensure either the restoration of the original surface, if still available, or replacement with natural stone.

300. 21/00450/LBC - CARPHIN HOUSE, LUTHRIE, CUPAR

The Committee considered a report by the Head of Planning relating to an application for Listed Building Consent for formation of replacement hardstanding to existing courtyard (in retrospect).

Decision

The Committee agreed to:-

- (1) refuse the application for the following reasons:-
 - (i) justification for the development would have been provided by planning application 20/02239/FULL which has now been refused; and
 - (ii) in the interests of preserving the setting of the Category C Listed Building; the development is visually discordant and intrusive and contrary to Section 14(2) of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 and is also contrary to Policies 1 and 14 of the adopted FIFEplan Local Development Plan (2017);
- (2) delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to draft and formulate appropriately worded planning reasons to properly reflect the issues outlined and referred to at (1) and (2) above; and
- (3) delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to take enforcement action to ensure the restoration of the original surface, if still available, or replacement with natural stone.

301. 20/02099/FULL - EAST GRANGE FARMHOUSE, GRANGE, ST ANDREWS

Prior to consideration of the following item Councillor Thomson, having declared an interest, left the meeting at this point.

The Committee considered a report by the Head of Planning relating to an application for the erection of first floor extension of domestic garage to form self-contained accommodation.

Decision/

Decision

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

Councillor Thomson re-joined the meeting following consideration of the above application.

302. 21/01832/FULL - TROMIE SHORE STREET, CELLARDYKE

The Committee considered a report by the Head of Planning relating to an application for the erection of domestic garage with first floor habitable accommodation and erection of timber gates.

Decision

The Committee agreed:-

- (1) to approve the application subject to the three conditions and for the reasons detailed in the report, subject to the removal of the word 'timber' from Condition 2;
- (2) an additional condition requiring that the new gates be of a suitably designed open style and not solid timber as originally proposed; and
- (3) to delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to draft and formulate an appropriately worded planning condition to properly reflect the issues outlined and referred to at (2) above.

303. 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 9th August to 4th September, 2021.
