

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – REMOTE MEETING

30th June, 2021

1.30 p.m. – 4.20 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, Brian Thomson and Ann Verner.

ATTENDING: Richard Simmons, Lead Officer Transportation Development Management (North Fife); Derek Simpson, Lead Officer Development Management (South Section), Economy, Planning & Employability Services; Steven Paterson, Solicitor, and Diane Barnet, Committee Officer, Legal & Democratic Services.

273. DECLARATIONS OF INTEREST

Councillors Liston, Nolan and Thomson declared an interest in Para. 276. - '21/00512/FULL - Land at Ladebraes Walk, Hepburn Gardens, St Andrews' - as Councillor Liston had previously publicly expressed a view; Councillor Nolan had also previously expressed a view, in principle; and Councillor Thomson had been involved in making a case for Fife Council funding towards the project.

Councillor Thomson also declared an interest in Para. 277. - '21/00644/FULL – 37 Cant Crescent, St Andrews' - as he was a personal friend of an objector.

274. MINUTE

The Committee considered the minute of the North East Planning Committee of 2nd June, 2021.

Decision

The Committee agreed to approve the minute.

275. 21/00828/OBL - LAND SOUTH WEST OF THE MANSE, NEWARK, ST MONANS

Prior to consideration of this item, the Committee was advised that the application was now subject of an appeal to the DPEA (Directorate of Planning and Environmental Appeals) for non-determination. The Committee was asked, in light of the appeal, to determine whether they were minded to refuse or approve the application, as presented, to inform this Planning Authority's formal appeal response to the DPEA.

The Committee considered a report by the Head of Planning relating to an application for Modification of Planning Obligation (19/00250/FULL) relating to a contribution towards the proposed link road.

Motion/

Motion

Councillor MacDiarmid, seconded by Councillor Lothian, moved that the Committee be minded to refuse the application for the reason detailed in the report.

Amendment

Councillor Holt, seconded by Councillor Miklinski, moved as an amendment that the Committee be minded to approve the application to discharge the current planning obligation to provide a financial contribution towards the required link road as detailed in the report but subject to the proviso that the existing planning obligation be amended to direct the financial contribution towards the provision of a shared use path to provide a route enabling connectivity between the development and St Monans.

Roll Call Vote

For the Motion - 5 votes

Councillors Connor, Heer, Lothian, MacDiarmid and Thomson.

For the Amendment - 9 votes

Councillors Brett, Docherty, Holt, Liston, Marjoram, Nolan, Miklinski, Tepp and Verner.

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

Decision

The Committee:-

- (1) confirmed that they were minded to approve the discharge of the planning obligation to provide a financial contribution towards the required link road as detailed in the report but subject to the proviso that the existing planning obligation be amended to direct the financial obligation towards the provision of a shared use path to provide a route enabling connectivity between the development and St Monans; and
- (2) agreed to delegate to the Head of Planning to submit the Committee's view to the DPEA, informing the Planning Authority's formal appeal response.

Councillor Porteous joined the meeting partway through the Planning Officer's detailed presentation of the above planning application and, having not had the benefit of the full presentation, was not entitled to participate in the debate or voting on this item.

Councillors Liston and Nolan left the meeting prior to consideration of the following item, having earlier declared an interest.

Councillor Thomson left the meeting prior to consideration of the following two items, having earlier declared an interest.

276. 21/00512/FULL - LAND AT LADEBRAES WALK, HEPBURN GARDENS, ST ANDREWS

The Committee considered a report by the Head of Planning relating to an application for the upgrading of an existing path, including widening, erection of fencing, installation of bollards and solar lighting.

Motion

Councillor Miklinski, seconded by Councillor Verner moved to approve the application subject to:-

- (1) the two conditions and for the reasons detailed in the report;
- (2) an additional condition that effective measures and signage to limit the speed of cyclists would be added in appropriate locations to protect pedestrian safety; 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.

Amendment

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

Roll Call Vote

For the Motion - 7 votes

Councillors Brett, Docherty, Heer, Holt, Miklinski, Porteous and Verner.

For the Amendment - 4 votes

Councillors Connor, Lothian, MacDiarmid and Tepp.

Having received a majority of votes, the motion to approve the application, including an additional condition as outlined above, was carried.

Decision

The Committee agreed to approve the application subject to:-

- (1) the two conditions and for the reasons detailed in the report;
- (2) an additional condition that effective measures and signage to limit the speed of cyclists would be added in appropriate locations to protect pedestrian safety; and
- (3)/

- (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.

Councillors Liston and Nolan re-joined the meeting following consideration of the above application.

Councillor Kennedy joined the meeting and Councillor Marjoram left the meeting during consideration of the above application.

The Committee adjourned at 3.25 p.m.

The Committee reconvened at 3.35 p.m.

277. 21/00644/FULL - 37 CANT CRESCENT, ST ANDREWS, FIFE

The Committee considered a report by the Head of Planning relating to an application for a one and a half storey extension to the front of a dwellinghouse.

Decision

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

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

278. 21/00924/FULL - 61 RUTHVEN PLACE, ST ANDREWS, FIFE

The Committee considered a report by the Head of Planning relating to an addition of a first floor to dwellinghouse and external alterations.

Decision

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

279. 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 17th May to 13th June, 2021.
