

Fife Planning Review Body

Committee Room 2, Fife House, North Street, Glenrothes /
Blended Meeting



Monday, 28 April 2025 - 2.00 pm

AGENDA

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1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST** – In terms of Section 5 of the Code of Conduct, members of the Committee are asked to declare any interest in particular items on the agenda and the nature of the interest(s) at this stage.
3. **MINUTE** – Minute of meeting of the Fife Planning Review Body of 24 February 2025. 5 - 6
4. **APPLICATION FOR REVIEW - 15A ALLAN STREET, LESLIE, GLENROTHES (APPLICATION NO. 24/01762/FULL)** – Extensions to and change of use from former domestic building (nil use) to form holiday accommodation (sui generis) and associated development (part-retrospective) (revised scheme to that with planning permission 23/02341/FULL).
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6. **APPLICATION FOR REVIEW - 1 ALLAN ROBERTSON DRIVE, ST. ANDREWS (APPLICATION NO. 24/01899/FULL)** – Installation of dormer extension to the front and rear of dwellinghouse and installation of replacement doors
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**Plans and papers relating to the applications and review can be found at
www.fife.gov.uk/committees**

Lindsay Thomson
Head of Legal and Democratic Services
Finance and Corporate Services
Fife House
North Street
Glenrothes
Fife, KY7 5LT

21 April 2025

If telephoning, please ask for:
Michelle McDermott, Committee Officer, Fife House, North Street, Glenrothes
Telephone: 03451 555555, ext. 442238; email: Michelle.McDermott@fife.gov.uk

Agendas and papers for all Committee meetings can be accessed on www.fife.gov.uk/committees

BLENDED MEETING NOTICE

This is a formal meeting of the Committee and the required standards of behaviour and discussion are the same as in a face to face meeting. Unless otherwise agreed, Standing Orders will apply to the proceedings and the terms of the Councillors' Code of Conduct will apply in the normal way

For those members who have joined the meeting remotely, if they need to leave the meeting for any reason, they should use the Meeting Chat to advise of this. If a member loses their connection during the meeting, they should make every effort to rejoin the meeting but, if this is not possible, the Committee Officer will note their absence for the remainder of the meeting. If a member must leave the meeting due to a declaration of interest, they should remain out of the meeting until invited back in by the Committee Officer.

If a member wishes to ask a question, speak on any item or move a motion or amendment, they should indicate this by raising their hand at the appropriate time and will then be invited to speak. Those joining remotely should use the "Raise hand" function in Teams.

All decisions taken during this meeting, will be done so by means of a Roll Call vote.

Where items are for noting or where there has been no dissent or contrary view expressed during any debate, either verbally or by the member indicating they wish to speak, the Convener will assume the matter has been agreed.

There will be a short break in proceedings after approximately 90 minutes.

Members joining remotely are reminded to have cameras switched on during meetings and mute microphones when not speaking. During any breaks or adjournments please switch cameras off.

Local Review meeting

Guidance Notes on Procedure

1. Introduction by Convener

- Convener introduces elected members and advisers; both there to advise the Review Body and not argue the officer's case; planning adviser in particular independent of the planning officer who made the decision.
- Convener advises members that photos/powerpoint are available
- Convener clarifies procedure for meeting and asks members if they have any points requiring clarification

2. Minutes of previous meeting

Review Body requested to approve minute of last meeting

3. Outline of first item - Convener

4. Powerpoint presentation of photos/images of site

Convener advises other documents, including Strategic Development/Local Plan and emerging plan(s) are there for Members to inspect if necessary, and asks members to ask Planning Adviser points of clarification on the details of the presentation.

5. Procedural agreement.

Members discuss application and decide whether –

- decision can be reached today
- if there is any new information, whether this is admissible or not in terms of the legislation
- more information required, and if so, if
- written submissions required
- site visit should be arranged (if not already happened)
- Hearing held

6. Assessment of case. Convener leads discussion through the key factors (assuming we can proceed)

Members should recall that planning decisions should be taken in accordance with the Development Plan, unless material considerations indicate otherwise. Accordingly, it is important the Members debate each point fully and explain whether they are following policy, or, if not, what material considerations lead them to depart from it. If they are taking a different view of policy from the officer who made the original decision they should make this clear.

a) Convener asks the LRB to consider

- Report of Handling and
- the applicant's Review papers

to establish the key issues pertinent to this case

- b) Detailed discussion then takes place on the key issues with specific regard to
 - Strategic Development Plan
 - Local Plan
 - Emerging Plan(s)
 - Other Guidance
 - National Guidance
 - Objections

Legal/Planning Advisers respond to any questions or points of clarification from elected members

- c) Convener confirms the decision made by the LRB. At this stage if a conditional approval is chosen then additional discussion may be necessary regarding appropriate conditions

7. Summing Up by the Convener or the Legal Adviser identifying again the key decision reached by the LRB

8. Next stages Convener confirms the next stages for the benefit of the audience:

- Draft decision notice
- Agreed by Convener
- Issued to applicant and interested parties (posted on Idox)
- Approximate timescale for issuing decision. (21 days)

9. Closure of meeting or on to next item

Version 5
31.10.2017

THE FIFE COUNCIL - FIFE PLANNING REVIEW BODY - BLENDED MEETING

Committee Room 2, Fife House, North Street, Glenrothes

24 February, 2025

2.00 pm - 3.40 pm

PRESENT: Councillors David Barratt (Convener), Altany Craik, Robin Lawson, Jane Ann Liston and Lynn Mowatt.

ATTENDING: Steve Iannarelli, Team Manager, Strategic Development Management, Katherine Pollock, Lead Professional and Bryan Reid, Lead Professional, Planning Service; Mary McLean, Legal Services Manager and Michelle McDermott, Committee Officer, Legal and Democratic Services.

78. DECLARATIONS OF INTEREST

No declarations of interest were submitted in terms of Standing Order No. 22.

79. MINUTE

The minute of the Fife Planning Review Body of 16 December 2024 was submitted.

Decision

The Review Body approved the minute.

80. APPLICATION FOR REVIEW - DOUGLAS BANK LODGE, PATTIESMUIR, ROSYTH (APPLICATION NO. 24/01255/FULL)

The Review Body considered the Application for Review submitted by Gateside Design, on behalf of Ms. Lauren Jack, in respect of the decision to refuse planning permission for a single storey extension to the front and extension of replacement domestic garage/gymnasium to side of dwellinghouse.

Decision

The Review Body agreed:-

- (1) sufficient information was before them to proceed to decide the matter; and
- (2) the application be approved, subject to conditions, (reversing the appointed officer's determination) and that the content of the Decision Notice be delegated to the Head of Legal and Democratic Services, in consultation with the Convener.

81. APPLICATION FOR REVIEW - LAND TO SOUTH OF KILRIE COTTAGE, AUCHTERTOOL, KIRKCALDY (APPLICATION NO. 24/02059/PPP)

The Review Body considered the Application for Review submitted by Planning Services UK, on behalf of Mrs. Maureen Wilkie, in respect of the non-determination of planning permission in principle for the erection of a dwellinghouse (Class 9).

Councillor Lawson, having moved as an amendment that the application be overturned on the design/visual impact assessment due to the fact that a definitive architectural design had not, as yet, been put forward and that any design would require to be considered at the West and Central Planning Committee and not this forum and, failing to find a seconder, requested that his dissent be recorded.

Decision

The Review Body agreed:-

- (1) sufficient information was before them to proceed to decide the matter;
- (2) to accept the Appointed Officer's Assessment of the application as additional information; and
- (3) the application be refused on the basis of design and visual amenity and that the content of the Decision Notice be delegated to the Head of Legal and Democratic Services, in consultation with the Convener.

**82. APPLICATION FOR REVIEW - 67 DUNNIKIER ROAD, KIRKCALDY
(APPLICATION NO. 24/01773/FULL)**

The Review Body considered the Application for Review submitted by D7 Architecture Ltd., on behalf of Mr. Asif Hussain, in respect of the decision to refuse planning permission for a change of use from dwellinghouse (Class 9) to HMO (7 persons) (Retrospective).

Decision

The Review Body agreed:-

- (1) sufficient information was before them to proceed to decide the matter; and
- (2) the application be refused (upholding the appointed officer's determination) and that the content of the Decision Notice be delegated to the Head of Legal and Democratic Services, in consultation with the Convener.

Agenda Item 4(1)

**15A Allan Street, Leslie, Glenrothes, KY6 3LA
Application No. 24/01762/FULL**

Decision Notice

John Raeburn
12 Tanna Drive
Glenrothes
Fife
KY7 6FX

Planning Services

Brian Forsyth

development.central@fife.gov.uk

Your Ref:

Our Ref: 24/01762/FULL

Date 7th October 2024

Dear Sir/Madam

Application No: 24/01762/FULL

Proposal: Extensions to and change of use from former domestic building (nil use) to form holiday accommodation (sui generis) and associated development (part-retrospective) (revised scheme to that with planning permission 23/02341/FULL)

Address: 15A Allan Street Leslie Glenrothes Fife KY6 3LA

Please find enclosed a copy of Fife Council's decision notice made on behalf of **Mr Mrs Bryson**, indicating refusal of your application. Reasons for this decision are given, and the accompanying notes explain how to begin the appeal or local review procedure should you wish to follow that course.

Should you require clarification of any matters in connection with this decision please get in touch with me.

Yours faithfully,

Brian Forsyth, Planner, Development Management

Enc



DECISION NOTICE FULL PLANNING PERMISSION

Fife Council, in exercise of its powers under the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 **REFUSES PLANNING PERMISSION** for the particulars specified below

Application No: 24/01762/FULL
Proposal: Extensions to and change of use from former domestic building (nil use) to form holiday accommodation (sui generis) and associated development (part-retrospective) (revised scheme to that with planning permission 23/02341/FULL)
Address: 15A Allan Street Leslie Glenrothes Fife KY6 3LA

The plans and any other submissions which form part of this Decision notice are as shown as 'Refused' for application reference 24/01762/FULL on Fife Council's Planning Applications Online

REFUSE FOR THE FOLLOWING REASON(S):

1. In the interests of visual amenity; the addition of the screen wall, fence and shed to the previously approved scheme (our ref. 23/02341/FULL) such that the resulting development would read as a small house rather than as a converted outbuilding, imparting an underscaled, cramped and cluttered appearance read in the context of the surrounding houses, to the detriment of the character and appearance of the streetscene; contrary to adopted FIFEplan Fife Local Development Plan (2017) Policies 1: Development Principles and 10: Amenity, adopted National Planning Framework 4 (2023) policy 14 Design, Quality and Place, and the adopted Making Fife's Places Supplementary Guidance (2018).
2. In the interests of road safety; the addition of the screen wall, fence and shed to the previously approved scheme (our ref. 23/02341/FULL) such that the resulting development would not allow for pedestrians to quickly stand clear of the carriageway if a vehicle were approaching/manoeuvring, etc.; contrary to adopted FIFEplan Fife Local Development Plan (2017) Policies 1: Development Principles and 10: Amenity and the adopted Making Fife's Place's Supplementary Guidance (2018).

Dated: 7th October 2024

Derek Simpson

For Head of Planning Services

PLANS

The plan(s) and other submissions which form part of this decision are: -

Reference	Plan Description
01	Various existing and proposed

Dated: 7th October 2024

Derek Simpson

For Head of Planning Services

IMPORTANT NOTES ABOUT THIS DECISION

LOCAL REVIEW

If you are not satisfied with this decision by the Council you may request a review of the decision by the Council's Local Review Body. The local review should be made in accordance with section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 by notice sent within three months of the date specified on this notice. Please note that this date cannot be extended. The appropriate forms can be found following the links at www.fife.gov.uk/planning. Completed forms should be sent to:

Fife Council, Committee Services, Corporate Services Directorate

Fife House

North Street

Glenrothes, Fife

KY7 5LT

or emailed to local.review@fife.gov.uk

LAND NOT CAPABLE OF BENEFICIAL USE

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Minister, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Planning Authority a purchase notice requiring the purchase of his/her interest in the land in accordance with Part V Town and Country Planning (Scotland) Act, 1997.

Agenda Item 4(2)

**15A Allan Street, Leslie, Glenrothes, KY6 3LA
Application No. 24/01762/FULL**

Report of Handling

REPORT OF HANDLING

APPLICATION DETAILS

ADDRESS	15A Allan Street, Leslie, Glenrothes		
PROPOSAL	Extensions to and change of use from former domestic building (nil use) to form holiday accommodation (sui generis) and associated development (part-retrospective) (revised scheme to that with planning permission 23/02341/FULL)		
DATE VALID	08/07/2024	PUBLICITY EXPIRY DATE	21/08/2024
CASE OFFICER	Brian Forsyth	SITE VISIT	20/08/2024
WARD	Glenrothes North, Leslie And Markinch	REPORT DATE	23/09/2024

SUMMARY RECOMMENDATION

The application is recommended for:

Refusal and Enforcement Action

ASSESSMENT

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Framework 4 (NPF4) was formally adopted on the 13th of February 2023 and is now part of the statutory Development Plan. NPF4 provides the national planning policy context for the assessment of all planning applications. The Chief Planner has issued a formal letter providing further guidance on the interim arrangements relating to the application process and interpretation of NPF4, prior to the issuing of further guidance by Scottish Ministers.

The adopted FIFEplan Fife Local Development Plan (2017) and associated Supplementary Guidance continue to be part of the Development Plan. The SESplan and TAYplan Strategic

Development Plans and any supplementary guidance issued in connection with them cease to have effect and no longer form part of the Development Plan.

Section 24(3) of the Town and Country Planning (Scotland) Act 1997 states that where there is any incompatibility between a provision of the National Planning Framework and a provision of a Local Development Plan, whichever of them is the later in date is to prevail. The Chief Planner's letter adds that provisions that are contradictory or in conflict would likely be considered incompatible.

1.0 BACKGROUND

1.1 The application site relates to a c. 147 square metres area originally forming part of the grounds of 15 Allan Street, Leslie. It incorporates a one-and-a-half storey one-bedroom building consented as holiday accommodation, originally a domestic garage serving no.15, with a footprint of approximately 56 square metres. The site is bounded to the west and south by the hammerhead end of Allan Street, with no.15 over to the west. The site is otherwise surrounded by dwellinghouses and their gardens, including across the hammerhead.

1.2 Full planning permission is sought for a revised scheme to that the subject of planning permission 23/02341/FULL (see para. 1.3 below), the scheme now additionally including for a storage shed for purposes incidental to use of the subjects, a screen wall, a screen fence, and reconfigured parking provision. This revised scheme has largely been completed.

1.3 The following planning history directly relevant to the site is listed in the Council's electronic register of planning applications:-

- 07/03018/CFULL Change of use from open space to form car parking area at 15 Allan Street, Leslie. Approved subject to condition on 13 November 2007.
- 07/04111/CFULL Erection of double domestic garage. Withdrawn 27 February 2008.
- 08/00778/CFULL Erection of double domestic garage. Approved subject to condition on 29 April 2008.
- 10/01898/FULL Alterations and extension to dwellinghouse and conversion of detached garage to provide ancillary living accommodation. Approved subject to conditions on 19 January 2011.
- 23/00585/FULL Single storey extension to front and dormer extension to rear of ancillary residential accommodation to front of dwellinghouse. Withdrawn 1 June 2023.
- 23/01630/FULL Dormer and ground floor extensions to and change of use from ancillary accommodation building to form dwellinghouse (Class 9) and associated development, including erection of fence. Withdrawn 24 August 2023.
- 23/02341/FULL Extensions to and change of use from former ancillary accommodation to house (nil use) to form holiday accommodation (short-term let) (Class 9) and associated development. Approved subject to conditions on 13 October 2023. This permission provided for alterations to and change of use of the building to form holiday accommodation. The proposed alterations principally comprised an approximately nine square metres single-storey extension on the west side to provide an entrance vestibule and WC and a small first floor addition to the east (rear) to provide additional bedroom head height (in the form of a blank faced dormer). Also

permitted were a single parking space, a waste storage area, and some 34 square metres of garden ground open to public view on the west and south sides, there being no space for such garden ground to the rear.

1.4 The site was visited by the case officer on 20 August 2024.

2.0 ASSESSMENT

2.1 The issues to be assessed as part of the development plan and other guidance are as follows. The principle of the development is not considered an issue in this case, having been established through grant of planning permission for the previous scheme, notwithstanding that one of the objectors objects to the principle of the use in this location.

- Design/Visual Impact
- Residential Amenity
- Road Safety/Transportation

2.2 Design/Visual Impact

2.2.1 NPF4 Policy 14: Design, Quality and Place states that proposals will not be supported where detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, including 'pleasant'. FIFEplan Policy 1: Development Principles adds that the individual and cumulative impacts of development proposals are to be addressed by complying with relevant criteria and supporting policies, including protecting the amenity of the local community and complying with Policy 10: Amenity. FIFEplan Policy 10 states that development will only be supported if it does not have a significant detrimental impact on the amenity of existing or proposed land uses; development proposals must demonstrate that they will not lead to a significant detrimental impact on amenity in relation to, amongst other things, the visual impact of the development on the surrounding area. Making Fife's Places Supplementary Guidance (2018) is also relevant here.

2.2.2 The three objectors raise concern in relation to visual impact.

2.2.3 The addition of the screen wall, fence and shed to the previously approved scheme is such that the resulting development would read as a small house rather than as a converted outbuilding, imparting an underscaled, cramped and cluttered appearance read in the context of the surrounding houses, to the detriment of the character and appearance of the streetscene, contrary to the above provisions of policy and guidance relating to design/visual impact.

2.3 Residential Amenity

2.3.1 NPF4 Design, Quality and Place states that proposals that are detrimental to the amenity of the surrounding area will not be supported. FIFEplan Policy 1: Development Principles states that the individual and cumulative impacts of proposals must be addressed, protecting the amenity of the local community and complying with Policy 10: Amenity. FIFEplan Policy 10: Amenity states that development will only be supported if it does not have a significant detrimental impact on the amenity of existing or proposed land uses; development proposals must demonstrate that they will not lead to a significant detrimental impact on amenity in relation to, amongst other things, loss of privacy. Planning Services' Minimum Distance Between Window Openings customer guidelines are also relevant here.

2.3.2 As with the previously consented scheme, subject to a condition of planning permission to control any future introduction of windows to the proposed rear first floor extension (which would be expected to introduce harmful overlooking of the neighbouring rear garden), the proposal would not exacerbate privacy impacts for neighbouring residential properties to any material degree. Subject to such a condition, it is not considered that the proposal, being separated from existing dwellings, would give rise to any privacy implications, thereby according with the above provisions of policy and guidance in relation to residential amenity.

2.4 Road Safety/Transportation

2.4.1 FIFEplan Policy 1: Development Principles states that development proposals must address their individual and cumulative impacts, complying with relevant criteria and supporting policies, including improving existing infrastructure capacity and complying with Policy 3: Infrastructure and Services. FIFEplan Policy 3 states that development must be designed and implemented in a manner that ensures it delivers the required level of infrastructure; where necessary and appropriate as a direct consequence of the development or as a consequence of the cumulative impact of development in the area, development proposals must incorporate measures to ensure that they will be served adequate infrastructure and services; such infrastructure and services may include, amongst other things: local transport and safe access routes which link with existing networks, including for walking and cycling, utilising the guidance in the Council's Making Fife's Places Supplementary Guidance (2018); development proposals will demonstrate how they will, amongst other things, address any impacts on road safety.

2.4.2 One of the three objectors raises concern in relation to parking provision.

2.4.3 Planning Services' Transportation Development Management team (TDM) recommends refusal, commenting as follows: -

"1.2 A wall, fencing and an outbuilding have now been erected within the extents of the 1.8m wide service strip that surrounds the site and forms part of the public road boundary. It is difficult to understand why all these features have been erected within the service strip, particularly, as the site plan for the previous application (23/02341/FULL) was amended after TDM advised that it was unacceptable, due to the fence and the parking space being within the service strip.

1.3 The 1.8m wide service strip forms two functions, one being for the installation of services by public utility companies but in terms of pedestrian safety, its primary function on a shared surface road such as this, is to provide safe refuge for pedestrians to stand clear of the public road when vehicles are travelling on the carriageway. This is especially important for more vulnerable child pedestrians who are likely to playing in a cul-de-sac street such as Allan Road. As shared surface streets don't have footways, the service strip is intended to provide a similar function for pedestrians to safely stand clear of the carriageway when necessary.

1.4 I visited the site yesterday to assess the level of encroachment into the 1.8 metre wide service strip and noted that the fence, wall and the newly erected outbuilding were all located within the extents of the service strip. In addition, the revised position for the off-street parking space is also within the service strip. Finally, I noted that the parking area has been surfaced in loose type 1 material and there is no vehicular crossing of the service strip.

....

2.0 CONCLUSIONS

2.1 For the avoidance of doubt, the retrospective application is unacceptable to TDM for all the above reasons.

2.2 The service strip has been permanently obstructed in several locations which would be detrimental to pedestrian safety, as pedestrians would be unable to quickly stand clear of the carriageway if a larger vehicle was approaching/manoeuvring etc.

....

2.4 TDM would request that all obstructions are removed from the 1.8m service strip with immediate effect in the interests of pedestrian safety."

2.4.4 Concurring with the above views of TDM, it is considered that the proposal is contrary to the above provisions of policy and guidance in relation to road safety.

CONSULTATION RESPONSES

TDM, Planning Services

Objection on road safety grounds.

REPRESENTATIONS

Three objections have been received from three objectors, raising concern in relation to the appropriateness of the use in this location, parking implications and visual impact.

Two of the objectors claims that the development is not being used in accordance with the development as approved or proposed. This is not a material planning consideration, rather it is a matter which the case officer suggests is referred to enforcement colleagues.

CONCLUSION

Subject to condition, the development accords with the provisions of policy and guidance relating to residential amenity. The development is contrary to the provisions of policy and guidance relating to design/visual impact and road safety/transportation. The development is contrary to the Development Plan overall, with no material considerations of sufficient weight to justify departing therefrom.

DETAILED RECOMMENDATION

The application be refused for the following reason(s)

1. In the interests of visual amenity; the addition of the screen wall, fence and shed to the previously approved scheme (our ref. 23/02341/FULL) such that the resulting development would read as a small house rather than an as a converted outbuilding, imparting an underscaled, cramped and cluttered appearance read in the context of the surrounding houses, to the detriment of the character and appearance of the streetscene; contrary to adopted FIFEplan Fife Local Development Plan (2017) Policies 1: Development Principles and 10: Amenity, adopted National Planning Framework 4 (2023) policy 14 Design, Quality and Place, and the adopted Making Fife's Places Supplementary Guidance (2018).
2. In the interests of road safety; the addition of the screen wall, fence and shed to the previously approved scheme (our ref. 23/02341/FULL) such that the resulting development would not allow for pedestrians to quickly stand clear of the carriageway if a vehicle were approaching/manoeuvring, etc.; contrary to adopted FIFEplan Fife Local Development Plan (2017) Policies 1: Development Principles and 10: Amenity and the adopted Making Fife's Place's Supplementary Guidance (2018).

and

That the appropriate enforcement action be taken with respect to the unauthorised activity

STATUTORY POLICIES, GUIDANCE & BACKGROUND PAPERS

Development Plan

Adopted National Planning Framework 4 (2023)

Adopted FIFEplan Fife Local Development Plan (2017)

Adopted Making Fife's Places Supplementary Guidance (2018)

Agenda Item 4(3)

**15A Allan Street, Leslie, Glenrothes, KY6 3LA
Application No. 24/01762/FULL**

Notice of Review



Fife House North Street Glenrothes KY7 5LT Email: development.central@fife.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100677880-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1
(Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Mr	
Mrs	7
Bryson	Riverview
	Clayton Caravan Park
	St Andrews
	United Kingdom
	KY16 9YB

Site Address Details

Fife Council
15A ALLAN STREET
LESLIE
GLENROTHES
KY6 3LA

701757	324617

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Proposed amendment to landscaping layout

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Statement attached

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Notice of review supporting statement

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/01762/FULL

What date was the application submitted to the planning authority? *

08/07/2024

What date was the decision issued by the planning authority? *

07/10/2024

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr John Raeburn

Declaration Date: 19/12/2024

NOTICE OF REVIEW SUPPORTING STATEMENT

Proposed amendment to landscaping layout at 15 Allan Street, Leslie, Glenrothes, Fife, KY6 3LA (*part retrospect*).

1.0 Introduction

This application is to amend the landscaping layout of approved application 23/02341/FULL.

This application was to provide short-term let holiday accommodation.

2.0 Background

The following applications have previously been applied for and approved.

23/02341/FULL – Extensions to and change of use from former ancillary accommodation to house (nil use) to form holiday accommodation (short-term let) (Class 9) and associated development – Approved on 13th October 2023.

10/01898/FULL – Alterations and extension to dwellinghouse and conversion of detached garage to provide ancillary living accommodation – Approved on 19th January 2011.

08/00778/CFULL – Erection of double domestic garage – Approved on 29th April 2008.

07/03018/CFULL – Change of use from open space to form car parking area (in retrospect) – Approved on 13th November 2007.

3.0 Proposal

Part of the works have already been carried out. The applicant has done this and changed the approved plan to provide a more private garden area and a secure and safe area for kids to play as the approved plan was open onto the road.

Boundary fence – this has been erected as a 1600mm high timber slatted fence, the slats have been lapped so there are no gaps, and it has been painted grey.

Wall and fence – this has been erected to split the garden and driveway and constructed as a 850mm high wall with pillars extending to 1800mm high, the pillars have been infilled with composite fence panels to a height of 1750mm, the wall and pillars are constructed in brick to match the house and the composite panels are a grey colour to match the house fascia, etc. There is also a gate positioned here, also constructed out of composite material to match the fence panels.

Driveway – this has still to be finished and is proposed to be finished with a monoblock, colour to be grey. The dropped kerb has still to be done and this will be done in accordance with Fife Council's Transportation guidelines.

The applicant has carried out these changes and did not realise approval would be required as they have gone through previous approvals for the site and what was previously built, and as you will see from the following images, there has been approval for walls in the positions they have erected the new wall and also the area they proposed for the driveway has been approved for hard standing and used for parking, under application 07/03018/CFULL, the full site area was approved for car parking.

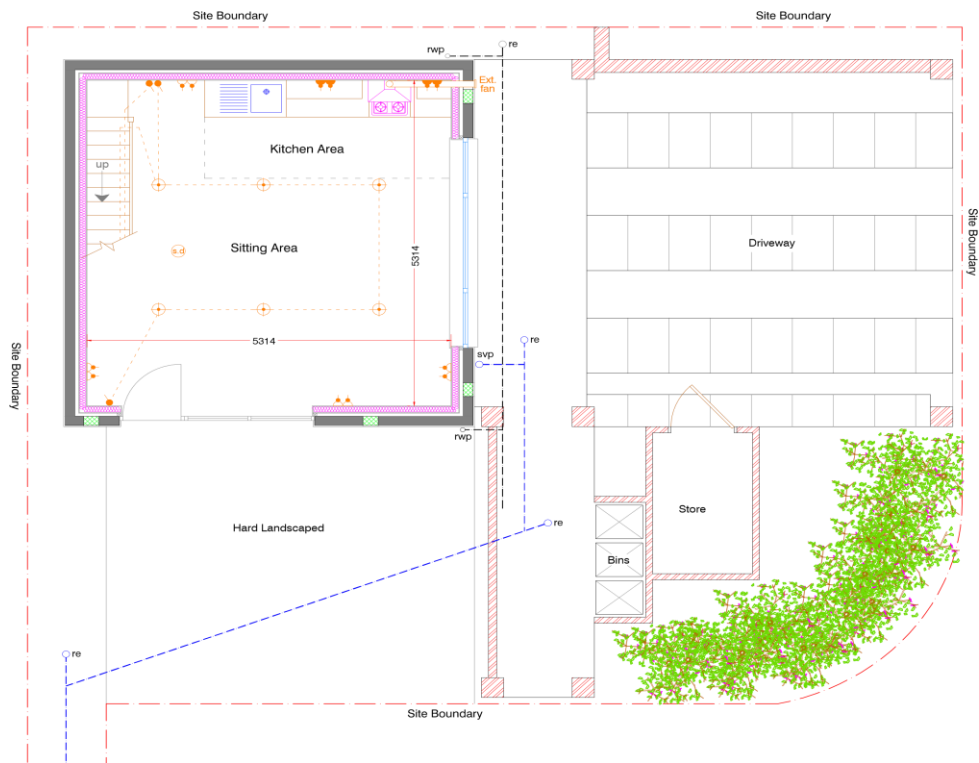


Fig. 1 - 10/01898/FULL Approved ground floor plan.

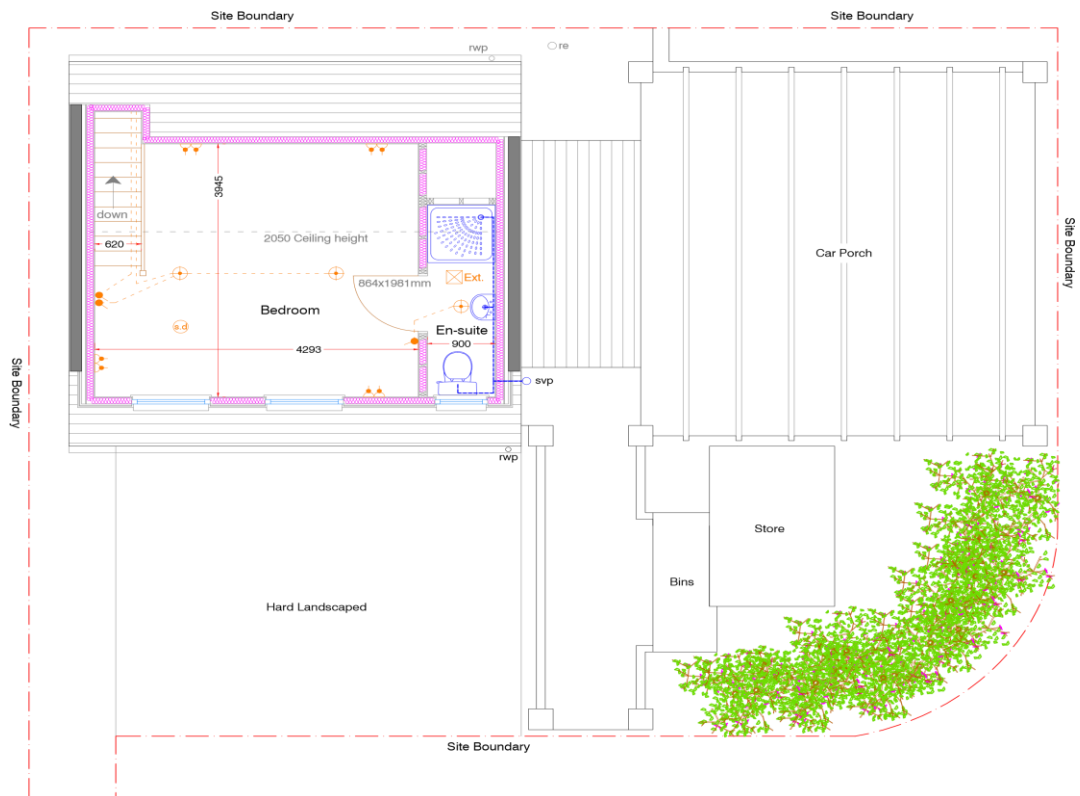


Fig. 2 - 10/01898/FULL Approved upper floor plan.

The above Fig.1 and Fig.2 shows the approved ground and upper floor plans (*with associated landscaping*) of approved application 10/01898/FULL.

On these approved plans you can see the following –

- Parking is within the service strip.
- Walls are within the service strip.
- Soft landscaping is within the service strip.
- Hard landscaping is within the service strip.
- Brick built bin store is within the service strip.

What can't be seen on this plan is the parking for the main house but on the approved plan on the portal you can see there are 3 parking spaces for the main house located within the service strip.

These works were carried out and can be seen on the below photo of the property before the new works were carried out.



Google capture showing the works carried out following previous Planning approval.

Unfortunately this photo was taken prior to the brick bin stores being erected but these were done and in all the years since the approval this has never caused an issue within the street.

In TDM's consultation they commented *"The 1.8m wide service strip forms two functions, one being for the installation of services by public utility companies but in terms of pedestrian safety, its primary function on a shared surface road such as this, is to provide safe refuge for pedestrians to stand clear of the public road when vehicles are travelling on the carriageway. This is especially important for more vulnerable child pedestrians who are likely to playing in a cul-de-sac street such as Allan Road. As shared surface streets don't have footways, the service strip is intended to provide a similar function for pedestrians to safely stand clear of the carriageway when necessary."*

As you can see the landscaping approved in 2010 provides no areas for pedestrians to stand if required, but the new proposed layout, apart from the secured garden does allow areas to stand if required, therefore in the interests of providing a safe refuge for pedestrians, this is a better layout.

TDM's comment on safety, the property has approval for a short-term let holiday accommodation. The people who let the property may have young children and the previous approved layout provides no secure garden for them to play, this is one of the reasons to change the layout.

Also within the street there are other properties that have landscaping and parking within the service strip, see photos below.



Existing Street Photo 1



Existing Street photo 2

TDM also commented *“The service strip has been permanently obstructed in several locations which would be detrimental to pedestrian safety, as pedestrians would be unable to quickly stand clear of the carriageway if a larger vehicle was approaching/manoeuvring etc.”*

As you can see in the photos, these areas within the street have been like this for years and never caused any issues and the size of these areas are no different to that of the secure garden area.

4.0 Plannings Reasons for Refusal

Reason 1 is in the interest of visual amenity and notes *“cramped and cluttered appearance read in the context of the surrounding houses, to the detriment of the character and appearance of the streetscene”*. When you look up the street the property is situated at the end on the right hand side with number 15 on the left. On the boundary line between numbers 13 and 15 there is

a timber fence finishing at the kerb line (*painted grey*) which can be seen in the existing street photo 2 above and within the driveway there is a canopy that has been infilled to form a shed, therefore the applicants' proposals mirror those of number 15 and is in keeping with the streetscene.

Reason 2 is in the interests of road safety and notes *"the resulting development would not allow for pedestrians to quickly stand clear of the carriageway if a vehicle were approaching / manoeuvring, etc"*. The new proposed layout, apart from the secured garden does allow areas to stand if required, unlike the approved application in 2010 which provides no areas for pedestrians to stand if required, therefore in the interests of providing a safe refuge for pedestrians, this is a better layout and also within the street there are other properties that have landscaping and parking within the service strip which can be seen in the existing street photos 1 and 2 above and these have never caused any issues over the years.

In the Planners report of handling, it states that the new proposed parking space is within the service strip. The distance from the building to the kerb is 4450mm, a parking space is 2500mm which leaves 1950mm, therefore the parking space is out with the 1800mm service strip.

During the process of the Planning Application, we submitted an additional supporting statement and when it was uploaded to the portal, we also emailed a copy to the Planner asking for them to give us a call once they have gone through it to discuss, but this never happened.

We requested the phone call to discuss if any changes were required to be made to receive approval of the application, then these could be discussed and if required the fence could be moved back from the kerb line to provide an area for pedestrians to stand and still provide the property a secure and safe garden area for kids.

Once we received the decision notice, we emailed the Planner again to note our disappointment that the discussion was never had before the decision notice was issued and the response we received back was *"the contents of the statement and the other points made below are more properly to be raised as part of any review of the decision by the Council's Local Review Body"*.

5.0 Site Photos

The following photos are of the application site at present.







6.0 Summary and Conclusion

As you can see from the above information and photos, landscaping and parking areas are very similar to what has been approved in previous applications and it provides a private, secure and safe garden area.

The people using the property may have kids with them and the secure garden area provides a secure and safe area where they can play.

The shed in the garden is for all the maintenance items required for the upkeep of the property and provides a secure storage area if bike storage, etc is required.

Given all this information we consider the revised landscaping and parking provides a better layout for people using the property, and better than the previously approved layout in 2010 for pedestrian safety and seek a positive recommendation and approval of the Planning application.

Agenda Item 4(4)

**15A Allan Street, Leslie, Glenrothes, KY6 3LA
Application No. 24/01762/FULL**

Representation(s)

Laura Robertson

From: [REDACTED]
Sent: 19 August 2024 15:42
To: Development Central
Subject: RE: 24/01762/FULL

Categories: LR

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Afternoon.

Just to add my name to the below is Craig Murison

Kind Regards

On 19 Aug 2024 08:58, Development Central <Development.Central@fife.gov.uk> wrote:

Dear Sir/Madam,

Thank you for your email

We cannot accept your objection unless you provide your name at the bottom of your email. We cannot accept ANON complaints.

Regards

N Jamieson



Nicola Jamieson | **Support Assistant** | **Business Support (supporting Planning & Protective Services)** | **Revenue & Commercial Services** | **Finance & Corporate Services** | Nikki.Jamieson@fife.gov.uk (Working from Home)

From: [REDACTED]
Sent: Sunday, August 18, 2024 8:25 PM
To: Development Central <Development.Central@fife.gov.uk>
Subject: 24/01762/FULL

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern

In respect of the planning application noted in the subject line. I would like to provide comments opposing this application. I have attempted do this online but am unable to remain anonymous so have chosen to send via email.

The proposed application, forms a change from a previous application, the current proposal limits parking on the property 15A Allan Street, and this has resulted in proprietors/visitors parking inconsideratly in the area. Whereas the previous approved proposal seems to allow more parking than the current proposal that would help alleviate this concern.

I note within the current proposal it is noted as for short term holiday let and that the shed has been built as storage for maintenance equipment. As it currently stands both of these are incorrect the property is currently being occupied on a ad-hoc basis by Mr and Mrs Bryson around 2-3 days per week. Alongside this the "shed" has actually been fitted to carry out beauty treatments (e.g nails etc) this again causes impact on parking due people/clients turning up and parking in the street and designated turning space and at points blocking driveways in the area.

Kind Regards

Laura Robertson

From: Gav Scott [REDACTED] >
Sent: 19 August 2024 22:22
To: Development Central
Subject: OBJ - 24/01762/FULL

Categories: LR

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Mr Bryson has no respect for anyone in Allan Street. He does what he wants and does not care about his neighbours. I particularly feel sorry for the couple living opposite in 15 Allan Street as they have a newborn baby and often cannot get off their drive due to inconsiderate parking on the street and in the community turning circle. I have spoken to them a few times in passing and have witnessed from my window the issues.

I have lived in Allan Street for many years and can say 15A is an eyesore for the street. The aesthetic does not match any of the houses in the street.

Mrs Bryson is at the property 3 days per week and does beauty treatments in her shed which again causes parking issues in the turning circle as they use this as a car park.

Why someone who goes against planning permission has a right to apply for the new permission and get away with it, I will never know.

I do not have much faith in the system but when asked if I would send an email I felt I had to oblige with what I have witnessed over the years.

Gavin Colin Scott.

This email was scanned by Fife Council

Laura Robertson

From: Jonathan Clement <[REDACTED]>
Sent: 19 August 2024 19:44
To: Development Central
Subject: Application 24/01762/FULL

Hello,

I would like to register my objection to the above application. The intent to use the property as a Class 9 Guesthouse I feel is inappropriate and not in keeping with where the property is situated.

Additionally, the dwelling aesthetic is absolutely at odds with the rest of the street and may be considered to be an eyesore. Indeed, I would invite any Planning Officer to visit the street and consider the wider impact of such an anachronistic dwelling.

Jon

Agenda Item 4(5)

15A Allan Street, Leslie, Glenrothes, KY6 3LA
Application No. 24/01762/FULL

Consultee Comments

Planning Portfolio Internal Assessment Sheet

EPES Team	Transportation Development Management
Application Ref Number:	24/01762/FULL
	Changes to Landscaping and Hardstanding (Amendment to 23/02341/FULL) (Retrospective) at 15A Allan Street, Leslie
Date:	20th September 2024
Reason for assessment request/consultation	<input type="checkbox"/> Statutory <input checked="" type="checkbox"/> Non-statutory
Consultation Summary	FILE:

Important Note

This is an internal planning assessment response provided from within Planning Services. It forms part of the overall assessment to be carried out by staff on behalf of Fife Council as Planning Authority. The internal assessment is a material consideration in the determination of the application but it requires to be read in conjunction with all the other relevant policies and strategies set out in the development plan, together with any other relevant and related material considerations. It should not be read in isolation or quoted out of this context. The complete assessment on the proposal will be made by the Planning Case officer in due course. The assessment will not be made publicly available until the case officer has completed the overall planning assessment.

Assessment Summary

1.0 OVERALL ASSESSMENT

- 1.1 This retrospective application is to change the parking and site layout for a 1 bed holiday accommodation unit that was previously approved under 23/02341/full.
- 1.2 A wall, fencing and an outbuilding have now been erected within the extents of the 1.8m wide service strip that surrounds the site and forms part of the public road boundary. It is difficult to understand why all these features have been erected within the service strip, particularly, as the site plan for the previous application (23/02341/FULL) was amended after TDM advised that it was unacceptable, due to the fence and the parking space being within the service strip.

1.3 The 1.8m wide service strip forms two functions, one being for the installation of services by public utility companies but in terms of pedestrian safety, its primary function on a shared surface road such as this, is to provide safe refuge for pedestrians to stand clear of the public road when vehicles are travelling on the carriageway. This is especially important for more vulnerable child pedestrians who are likely to playing in a cul-de-sac street such as Allan Road. As shared surface streets don't have footways, the service strip is intended to provide a similar function for pedestrians to safely stand clear of the carriageway when necessary.

1.4 I visited the site yesterday to assess the level of encroachment into the 1.8 metre wide service strip and noted that the fence, wall and the newly erected outbuilding were all located within the extents of the service strip. In addition, the revised position for the off-street parking space is also within the service strip. Finally, I noted that the parking area has been surfaced in loose type 1 material and there is no vehicular crossing of the service strip.

Whilst I was on site, I met the applicant and advised her of the unacceptability of the fence, wall and outbuilding being erected within the service strip and the fact that the single off-street parking space should be located outwith the extents of the service strip.

2.0 CONCLUSIONS

2.1 For the avoidance of doubt, the retrospective application is unacceptable to TDM for all the above reasons.

2.2 The service strip has been permanently obstructed in several locations which would be detrimental to pedestrian safety, as pedestrians would be unable to quickly stand clear of the carriageway if a larger vehicle was approaching/manoeuvring etc.

2.3 The off-street parking layout (which was revised at TDM's request) that was previously approved as part of 23/02341/full was acceptable to TDM, as the off-street parking space was formed clear of the 1.8m wide service strip and there were no obstructions (such as walls, fences or outhouses) within the public road boundary.

2.4 TDM would request that all obstructions are removed from the 1.8m service strip with immediate effect in the interests of pedestrian safety.

3.0 RECOMMENDATIONS

3.1 Refusal.

Important note

The above internal planning assessment response has been prepared at officer level within the Planning Service team responsible for the specific topic area. It is an assessment of the specific issue being consulted upon but it is important to remember that the response cannot be considered in isolation and outwith the overall assessment of the proposal under consideration. Fife Council as Planning Authority, in considering all the material considerations in an individual application can legitimately give a different weighting to the individual strands of the assessment, including consultation responses and the final assessment is based on a comprehensive and balanced consideration of all the aspects under consideration.

Author: Andy Forrester, Technician Engineer, Transportation Development Management
Date: 20/09/2024

Agenda Item 5(1)

**Elderburn Farm, Denhead, St. Andrews,
KY16 8PA**

Application No. 24/01845/PPP

Decision Notice

Planning Services

Scott McInroy

development.central@fife.gov.uk

Your Ref:

Our Ref: 24/01845/PPP

Date 18th October 2024

Mrs Rosaleen Rentoul
Elderburn Farm
Elderburn Farm
St Andrews
United Kingdom
KY16 8PA

Dear Sir/Madam

Application No: 24/01845/PPP
Proposal: Planning permission in principle for the erection of dwellinghouse and garage and formation of access

Address: Elderburn Farm Denhead St Andrews Fife KY16 8PA

Please find enclosed a copy of Fife Council's decision notice. indicating refusal of your application. Reasons for this decision are given, and the accompanying notes explain how to begin the appeal or local review procedure should you wish to follow that course.

Should you require clarification of any matters in connection with this decision please get in touch with me.

Yours faithfully,

Scott McInroy, Planner, Development Management

Enc



DECISION NOTICE

PLANNING PERMISSION IN PRINCIPLE

Fife Council, in exercise of its powers under the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 **REFUSES PLANNING PERMISSION IN PRINCIPLE** for the particulars specified below

Application No: 24/01845/PPP
Proposal: Planning permission in principle for the erection of dwellinghouse and garage and formation of access

Address: Elderburn Farm Denhead St Andrews Fife KY16 8PA

The plans and any other submissions which form part of this Decision notice are as shown as 'Refused' for application reference 24/01845/PPP on Fife Council's Planning Applications Online

REFUSE FOR THE FOLLOWING REASON(S):

1. In the interests of safeguarding the countryside and greenbelt from unplanned, sporadic and unjustified residential development; the need for a residential development in this location is not considered justified as the application site lies outwith any defined settlement boundary in terms of the Adopted FIFEplan - Fife Local Development Plan (2017) and therefore the proposal does not meet any of the criteria set out in Policies 1 (Development Principles), 8 (Houses in the Countryside), and 9 (Greenbelt); and does not comply with National Planning Framework 4 (2023) Policies 8 (Greenbelts) and 17 (Rural Homes).
2. In the interests of securing adequate road safety levels, the proposed private unadopted access is unsuitable for serving this development of the type as the visibility splays required to provide adequate sightlines required for this proposed access cannot be provided in this location. This would be detrimental to the safety and convenience of pedestrians and road users. It is therefore considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policy 13 of National Planning Framework 4; Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017); and, Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).

Dated: 18th October 2024

Chris Smith

For Head of Planning Services

PLANS

The plan(s) and other submissions which form part of this decision are: -

Reference	Plan Description
01	Location Plan
02	Site Plan
03	Statement
04	Statement
05	Statement
06	Low Carbon Sustainability Statement
07	Mine Risk Assessment
08	Photographs

Dated: 18th October 2024

Chris Smith

For Head of Planning Services

IMPORTANT NOTES ABOUT THIS DECISION

LOCAL REVIEW

If you are not satisfied with this decision by the Council you may request a review of the decision by the Council's Local Review Body. The local review should be made in accordance with section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 by notice sent within three months of the date specified on this notice. Please note that this date cannot be extended. The appropriate forms can be found following the links at www.fife.gov.uk/planning. Completed forms should be sent to:

Fife Council, Committee Services, Corporate Services Directorate

Fife House

North Street

Glenrothes, Fife

KY7 5LT

or emailed to local.review@fife.gov.uk

LAND NOT CAPABLE OF BENEFICIAL USE

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Minister, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Planning Authority a purchase notice requiring the purchase of his/her interest in the land in accordance with Part V Town and Country Planning (Scotland) Act, 1997.

Agenda Item 5(2)

**Elderburn Farm, Denhead, St. Andrews,
KY16 8PA**

Application No. 24/01845/PPP

Report of Handling

REPORT OF HANDLING

APPLICATION DETAILS

ADDRESS	Elderburn Farm, Denhead, St Andrews		
PROPOSAL	Planning permission in principle for the erection of dwellinghouse and garage and formation of access		
DATE VALID	09/09/2024	PUBLICITY EXPIRY DATE	10/10/2024
CASE OFFICER	Scott McInroy	SITE VISIT	None
WARD	East Neuk And Landward	REPORT DATE	17/10/2024

SUMMARY RECOMMENDATION

The application is recommended for:

Refusal

ASSESSMENT

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Framework 4 was formally adopted on the 13th of February 2023 and is now part of the statutory Development Plan. NPF4 provides the national planning policy context for the assessment of all planning applications. The Chief Planner has issued a formal letter providing further guidance on the interim arrangements relating to the application and interpretation of NPF4, prior to the issuing of further guidance by Scottish Ministers.

The adopted FIFEplan LDP (2017) and associated Supplementary Guidance continue to be part of the Development Plan. The SESplan and TAYplan Strategic Development Plans and any

supplementary guidance issued in connection with them cease to have effect and no longer form part of the Development Plan.

In the context of the material considerations relevant to this application there are no areas of conflict between the overarching policy provisions of the now adopted NPF4 and the adopted FIFEplan LDP 2017.

1.0 BACKGROUND

1.1 The application site is a fenced off paddock located 3km to the south west of the built up limits of St Andrews and 0.6km to the north of the hamlet of Denhead. To the south of the application site on the opposite side of the C4 road is a row of houses and agricultural buildings. There are no buildings on the same side of the road as the application site. According to the James Hutton Institute Land Capability for Agriculture in Scotland survey, the site is classed as 3.1 and is therefore prime agricultural land. The application site lies within the St Andrews green belt, as defined in the Adopted FIFEplan (2017).

1.2 The proposal is for Planning permission in principle for the erection of dwellinghouse and garage and formation of access.

1.3 There is no previous planning history associated with this site.

1.4 Application Process

1.4.1 The application, due to the size of the site and the overall scale of proposals, constitutes a "Local" application as defined by the Hierarchy of Developments Regulations and as such did not require to be subject of a Proposal of Application Notice.

1.5 A physical site visit has not been undertaken in relation to the assessment of this application. All necessary information has been collated digitally to allow the full consideration and assessment of the application, and it is considered, given the evidence and information available to the case officer, that this is sufficient to determine the proposal.

2.0 ASSESSMENT

2.1 The issues to be assessed against the Development Plan and other guidance are as follows:

- Principle of Development
- Design/Visual Impact on the Countryside/Greenbelt
- Residential Amenity
- Garden Ground
- Transportation
- Drainage/Flood Risk
- Land Stability/Contamination
- Low Carbon

2.2 Principle of Development

2.2.1 National Planning Framework 4 (2023) (NPF4) Policies 8, 17 and 29 and Policies 1 and 7, 8 and 9 of the Adopted FIFEplan - Fife Local Development Plan (2017), apply with regards to the principle of development for this proposal. Policy 1, Part A, of the Adopted FIFEplan (2017)

stipulates that the principle of development will be supported if it is either (a) within a defined settlement boundary and compliant with the policies for this location; or (b) is in a location where the proposed use is supported by the Local Development Plan Team.

2.2.2. NPF4 Policy 17(a) applies and states that development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:

- i. is on a site allocated for housing within the LDP;
- ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
- iii. reuses a redundant or unused building;
- iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
- vi. is for a single home for the retirement succession of a viable farm holding;
- vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
- viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.

b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.

c) Development proposals for new homes in remote rural areas will be supported where the proposal:

- i. supports and sustains existing fragile communities;
 - ii. supports identified local housing outcomes; and
 - iii. is suitable in terms of location, access, and environmental impact.
- d) Development proposals for new homes that support the resettlement of previously inhabited areas will be supported where the proposal:
- i. is in an area identified in the LDP as suitable for resettlement;
 - ii. is designed to a high standard;
 - iii. responds to its rural location; and
 - iv. is designed to minimise greenhouse gas emissions as far as possible.

2.2.3 NPF4 Policy 8 states:

a) Development proposals within a green belt designated within the LDP will only be supported if:

i) they are for:

- development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);
- residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;

- horticulture, including market gardening and directly connected retailing, as well as community growing;
- outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);
- flood risk management (such as development of blue and green infrastructure within a "drainage catchment" to manage/mitigate flood risk and/or drainage issues);
- essential infrastructure or new cemetery provision;
- minerals operations and renewable energy developments;
- intensification of established uses, including extensions to an existing building where that is ancillary to the main use;
- the reuse, rehabilitation and conversion of historic environment assets; or
- one-for-one replacements of existing permanent homes.

and

ii) the following requirements are met:

- reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
- the purpose of the green belt at that location is not undermined;
- the proposal is compatible with the surrounding established countryside and landscape character;
- the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and
- there will be no significant long-term impacts on the environmental quality of the green belt.

2.2.4 Policy 1: Development Principles of FIFEplan states that the principle of development will be supported if it is either: a) within a defined settlement boundary and compliant with the policies for the location; or b) in a location where the proposed use is supported by the plan. In the case of development in the countryside, such as here, development will only be supported where it is, amongst other things, for housing in line with Policy 8: Houses in the Countryside. Policy 8 states that development of housing in the countryside will only be supported where:

1. It is essential to support an existing rural business;
2. It is for a site within an established and clearly defined cluster of five houses or more;
3. It is for a new housing cluster that involves imaginative and sensitive re-use of previously used land and buildings, achieving significant visual and environmental benefits;
4. It is for the demolition and subsequent replacement of an existing house provided the following all apply:
 - a) the existing house is not listed or of architectural merit;
 - b) the existing house is not temporary and has a lawful use; or
 - c) the new house replaces one which is structurally unsound and the replacement is a better quality design, similar in size and scale as the existing building, and within the curtilage of the existing building;
5. It is for the rehabilitation and/or conversion of a complete or substantially complete existing building;
6. It is for small-scale affordable housing adjacent to a settlement boundary and is required to address a shortfall in local provision, all consistent with Policy 2 (Homes);

7. A shortfall in the 5 year effective housing land supply is shown to exist and the proposal meets the terms of Policy 2 (Homes);
8. It is a site for Gypsy/Travellers or Travelling Showpeople and complies with Policy 2 (Homes); or
9. It is for an eco-demonstration project proposal that meets the strict requirements of size, scale, and operation set out in Figure 8.1 of the plan.

In all cases, development must be: of a scale and nature compatible with surrounding uses; well-located in respect of available infrastructure and contribute to the need for any improved infrastructure; and located and designed to protect the overall landscape and environmental quality of the area.

2.2.5 Policy 9 of FIFEplan aims to manage and protect the respective character, landscape settings and identity of towns which are surrounded by a greenbelt. The policy sets out strict requirements for when development in a greenbelt would be considered to be acceptable. With regard to housing developments on greenbelt land, the policy states that the development must involve either; the rehabilitation and/or conversion of complete or substantially complete existing buildings; or the demolition and subsequent replacement of an existing house. Additionally, it must be demonstrated that the development would improve the landscape and environmental quality of the green belt and be of a high-quality design.

2.2.6 The proposed dwelling would not be sited within a defined settlement envelope and is thus deemed to be situated in the countryside. Within the applicant's supporting statement, the applicant has stated that the proposal would comply with NPF4. The applicant has stated that this proposal would help meet an identified local need and would relate to dwellings nearby. No information has been provided to show what the local housing need is in this locale. The application site doesn't relate to the existing dwellings in this location which are located on the other side of the road to the south west. There are no dwellings on the eastern side of the road. The proposal would be located on an isolated field that has not previously been inhabited and would not involve the reuse of existing building or is required for rural business, therefore the proposal does not comply with any of the criterion of policy 17 as set out in paragraph 2.2.2.

2.2.7 The applicant's supporting statement has stated that the proposal complies with NPF4 policy 8 given that the proposal would involve woodland creation. However, there is no justification has been provided for a house to be located in greenbelt other than ownership. No detailed design drawings have been submitted as part of this application. Given that the proposal does not comply with NPF4 policy 17, it therefore does not comply with policy 8.

2.2.8 The applicant's supporting statement has stated that the proposal complies with policy 29 of NPF4 as the proposal would contribute towards local living and would be designed to be in keeping with the character of the area. As stated above the application site is in an isolated greenbelt location and is not in keeping with the character of development in this area, therefore the proposal does not comply with policy 29.

2.2.9 With regards to the adopted FIFEplan no justification has been provided with the relevant policies (Policies 8 and 9). The proposal does not comply with any of the criterion of Policy 8: Housing in the countryside or Policy 9: Greenbelt as set out in paragraphs 2.2.4 and 2.2.5.

2.2.10 In the absence of any other criterion applying in this case, the proposal must be considered to represent sporadic and unplanned development in the countryside, failing to

accord with the above provisions of policy relating to the principle of development and therefore cannot be supported in principle.

2.3 Design/Visual Impact on the Countryside/Greenbelt

2.3.1 NPF4 (2023), FIFEplan Local Development Plan (2017) Policies 1, 7, 8, 9 and 10, the Making Fife's Places Supplementary Guidance (2018) apply with regard to the design and visual impact of the proposal.

2.3.2 Policy 14 of NPF 4 states development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Policy 14 also stipulates development proposals will be supported where they are consistent with the six qualities of successful places: healthy, pleasant, connected, distinctive, sustainable, and adaptable. Policies 1 and 10 of FIFEplan (2017) aim to protect the visual amenity of the local community and state that development proposals must demonstrate that they will not lead to a significant detrimental impact in relation to the visual impact of the development on the surrounding area.

2.3.3 As defined previously, Policies 7, 8 and 9 of FIFEplan (2017) advises that development proposals on greenbelt land must be of scale and nature that is compatible with the rural surroundings; be located and designed to protect the overall landscape and environmental quality of the area; and improve the landscape and environmental quality of the greenbelt.

2.3.4 Policy 10 states that development will only be supported if it does not have a significant impact on the amenity of existing or proposed land uses; development proposals must demonstrate that they will not lead to a significant detrimental impact on amenity in relation to, amongst other things, the visual impact of development on the surrounding area. Policy 13 states that development proposals will only be supported where they protect or enhance natural heritage assets, including landscape character and views. Policy 14 of FIFEplan also reiterates the need for proposals to protect and enhance the characteristics of their environment; proposals should not lead to a significant visual detrimental impact on their surrounds; and new developments must meet the 6 qualities of successful places - distinctive; welcoming; adaptable; resource efficient; safe and pleasant; and, easy to move around and beyond.

2.3.5 Making Fife's Places Supplementary Guidance (2018) is Fife Council's Guidance on expectations for the design of development in Fife. This sets out guidance on how to apply the six qualities of successful places as set out in the above policy documents. In respect of this application, for example, key principles include reflecting the pattern of the local settlement form - including street widths, building setback etc; creating streets and spaces with particular character and a sense of identity to create visual interest; integrate green networks with the built development; creating developments that are not dominated by cars. This Supplementary Guidance document also illustrates how development proposals can be evaluated to ensure compliance with the six qualities of successful places, alongside advice for developers on the process of design and the information required to allow the planning authority to fully assess any design proposals.

2.3.6 As this is an application for Planning Permission in Principle, detailed design aspects do not form a key part of the current application assessment. However, the applicant has submitted an indicative layout to demonstrate how the site could be developed. The acceptability of this layout and its assessment against the principles within Making Fife's Places would depend largely on the final building design, proposed materials, and layout - i.e., how the buildings would

relate to the immediate environment and its setting, the use of landscaping and other internal features such as trees, and the wider site's context.

2.3.7 The applicant has submitted an indicative layout but no indicative elevations with this application, however given that the size of the application site, it is considered that a suitably designed dwellinghouse could be acceptably accommodated within the site.

2.3.8 The proposal therefore meets the terms of the development plan with respect to the principle of design and visual impact pending the submission of further details at the later detailed Approval Required by Conditions planning stage. However, this is not a determining issue in this case given the principle of the dwelling is not considered supportable.

2.4 Residential Amenity

2.4.1 NPF 4 Policy 16 Part (g) whilst predominantly for householder development proposals advises that support will generally be given where proposals - (i) do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and (ii) do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking. In this instance whilst the policy criteria relate to householder developments, these requirements are also considered materially relevant to new residential units and the need to protect amenity standards for both existing as well as new occupants.

2.4.2 Policy 1: Development Principles of FIFEplan states that development proposals will only be supported if they conform to relevant development plan policies. Development proposals must address their individual and cumulative impact by complying with relevant criteria and supporting policies, including protecting the amenity of the local community and complying with Policy 10: Amenity. Policy 10 states that development will only be supported if it does not have a significant impact on the amenity of existing or proposed land uses; development proposals must demonstrate that they will not lead to a significant detrimental impact on amenity.

2.4.3 Given the nearest third-party property is some 100m to the south west of the proposed site there will be no materially detrimental impacts on other residential property. However, this is not a determining issue in this case.

2.4.4 As such, it is considered that the development accords with the above provisions of policy and guidance as they relate to residential amenity. However, this is not a determining issue in this case given the proposal does not meet the policy requirements in principle.

2.5 Garden Ground

2.5.1 Policy 1: Development Principles of FIFEplan states that development proposals will only be supported if they conform to relevant development plan policies. Development proposals must address their individual and cumulative impact by complying with relevant criteria and supporting policies, including protecting the amenity of the local community and complying with Policy 10: Amenity. Policy 10 states that development will only be supported if it does not have a significant impact on the amenity of existing or proposed land uses. Fife Council's non-statutory Garden Ground customer guidelines are also relevant here.

2.5.2 The Garden Ground customer guidelines state that all new detached dwellings should be served by a minimum of 100 square metres of private useable garden space and that a building footprint to garden space ratio of 1:3 should be achieved.

2.5.3 The building to garden ratio and over 100m² garden area can also clearly be met. As such, it is considered that the development accords with the above provisions of policy and guidance as they relate to garden ground. However, this is not a determining issue in this case given the proposal does not meet the policy requirements in principle.

2.6 Transportation

2.6.1 Policy 13 of NPF4 states that development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and where appropriate they will be accessible by public transport. Policies 1, 3 and 10 of the Adopted FIFEplan (2017) and Fife Council's Transportation Development Guidelines apply in this respect. Policy 3 states where necessary and appropriate as a direct consequence of the development or as a consequence of cumulative impact of development in the area, development proposals must incorporate measures to ensure that they will be served by adequate infrastructure and services. Such infrastructure and services may include local transport and safe access routes which link with existing networks, including for walking and cycling, utilising the guidance in Making Fife's Places Supplementary Guidance. Policy 10 states development proposals must demonstrate that they will not lead to a significant detrimental impact on amenity in relation to traffic movements.

2.6.2 Fife Council's Transportation Development Management (TDM) were consulted on this application and have recommended refusal of this application. Policy 13 of NPF4 addresses sustainable transport and states that development proposals will be supported where it can be demonstrated that they provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks and will be accessible by public transport ideally supporting the use of existing services. The remote location of the site means that trips by private cars would represent nearly all the person trips by prospective residents and their visitors. There are no surfaced and lit pedestrian routes between the site and the surrounding area. In addition, the C4 is not a road that would be attractive for use by recreational cyclists and is unsuitable for children to cycle on. Given the rural location there is a lack of sustainable travel options for the prospective occupants and their visitors, therefore, the proposal does not comply with Policy 13 of NPF4. TDM have a policy against the formation of new vehicular accesses or the increase in use of existing vehicular accesses and junctions on unrestricted distributor roads that are outwith established built up areas (the built-up area is defined as the area within a 30 or 40mph speed limit). The C4 public road has a 60mph speed limit and the junction of the access to the site with the public road must have the provision of 3m x 210m. All obstructions within the splays must be maintained at a height not exceeding 600mm above the adjoining public road channel level, in accordance with the current Fife Council Making Fife's Appendix G. The application site has visibility splays of approximately 3m x 3m visibility splays in either direction due to a combination of the geometry of the public road and trees/vegetation obscuring visibility beyond this point. Due to the extremely substandard visibility splays being achievable, the new access proposal is unsuitable to serve any development.

2.6.3 In view of the above, the proposed dwelling would not comply with relevant policies and guidelines in terms of road safety.

2.7 Drainage/Flood Risk

2.7.1 Policy 22 of NPF4 states that development proposals will not increase the risk of surface water flooding to others, or itself be at risk. Furthermore, developments should manage all rain and surface water through sustainable urban drainage systems and proposals should assumed no surface water connection to the combined sewer. Policy 3 of the FIFEplan states that development must be designed and implemented in a manner that ensures it delivers the required level of infrastructure and functions in a sustainable manner. Where necessary and appropriate as a direct consequence of the development or as a consequence of cumulative impact of development in the area, development proposals must incorporate measures to ensure that they will be served by adequate infrastructure and services. Such measures will include foul and surface water drainage, including Sustainable Urban Drainage Systems (SUDS). Policies 1, 3 and 12 of FIFEplan Local Development Plan (2017), the Council's 'Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note' and the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) (CAR) are taken into consideration with regard to drainage and infrastructure of development proposals.

2.7.2 Policy 3 of the FIFEplan (2017) states that development proposals must incorporate measures to ensure that they would be served by adequate infrastructure and services; including foul and surface water drainage, and SuDS. Policy 12 of FIFEplan states that development proposals will only be supported where they can demonstrate compliance with a number of criteria, including that they will not individually or cumulatively increase flooding or flood risk from all sources (including surface water drainage measures) on the site or elsewhere. The Council's 'Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note' sets out the Council's requirements for information to be submitted for full planning permission to ensure compliance. Finally, CAR requires that SuDS are installed for all new development, with the exception of runoff from a single dwellinghouse or discharge to coastal waters.

2.7.3 A small element of the site is shown to be at medium risk from surface water flooding. However, as this application is for planning permission in principle no drainage information has been provided and this could be dealt with at ARC stage. However, this is not the determining factor in this instance given the principle of the proposal is not supported.

2.8 Land Stability/Contamination

2.8.1 Policy 1 and 10 of the Adopted FIFEplan (2017) apply with regards to land stability in this instance.

2.8.2 Fife Council's Land and Air Quality Team and The Coal Authority were also consulted on the application given the location of the application site falling within a high-risk coal mining area. The Coal Authority agreed with the findings of the Coal Mining Risk assessment report while the Land and Air Quality Team have recommended that given the existing use that a condition be added that the in the event of unexpected materials being found on site then a suitable Site-Specific Risk Assessment may be required.

2.8.3 In conclusion, it is deemed that the proposal would be compliant with the above policy, subject to meeting the requirement of appropriate conditions as recommended by Fife Council's Land and Air Quality Team. However, this is not a determining issue in this case.

2.9 Low Carbon

2.9.1 NPF 4 Policies 1 (Climate and Nature Crises) and 2 (Climate Mitigation and Adaptation) advise that when considering proposals, significant weight to encourage, promote and facilitate development in sustainable locations and those that address the global climate and nature crises through zero carbon and nature positive places will be encouraged. As such proposals will be sited and designed to minimise lifecycle greenhouse gas emissions and adapt to current and future risks for climate change as far as possible.

2.9.2 NPF4 Policy 11 (Energy) also provides support for all forms of renewable, low-carbon and zero emissions technologies provided associated detrimental impacts are addressed whilst Policy 12 (Zero Waste) also aims to encourage, promote and facilitate development that is consistent with the waste hierarchy and as such development proposals should seek to reduce, reuse or recycle materials and amongst others reuse existing buildings; reduce/minimise waste; use materials with the lowest forms of embodied emissions such as recycled and natural construction materials. Policy 19 (Heat and Cooling) part (f) advises that development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

2.8.3 Collectively, Policies 1:Development Principles (Part B), 3: Infrastructure and Services and 11: Low Carbon Fife of FIFEplan state that planning permission will only be granted for new development where it has been demonstrated, amongst other things, that: low and zero carbon generating technologies will contribute to meeting the current carbon dioxide emissions reduction target (as set out by Scottish Building Standards); construction materials come from local or sustainable sources; and water conservation measures are in place. The Council's Low Carbon Fife Supplementary Guidance (2019) notes that small and local applications will be expected to provide information on the energy efficiency measures and energy generating technologies which will be incorporated into their proposal. Applicants are expected to submit a Low Carbon Sustainability Checklist in support.

2.8.4 A Low Carbon Sustainability Checklist has been submitted alongside this application. However, this is not a determining issue in this case.

CONSULTATION RESPONSES

The Coal Authority	No objection
TDM, Planning Services	Object
Transportation And Environmental Services - Operations Team	
Land And Air Quality, Protective Services	No objection subject to condition
Scottish Water	

REPRESENTATIONS

None

CONCLUSION

The development constitutes unplanned, sporadic and unjustified residential development in the countryside & greenbelt; contrary to Policies 8, 17 and 29 of NPF4 and Policies 1: Development Principles, 7: Development in the Countryside, 8: Houses in the Countryside and 9: Greenbelt of the adopted FIFEplan Fife Local Development Plan (2017). For that reason, the development would also fail to protect the overall landscape and environmental quality of the area, contrary to Policy 14 of NPF4 and Policies 1: Development Principles, 7: Development in the Countryside, 8: Homes in the Countryside,, 9: Greenbelt, 10: Amenity and 13: Natural Environment and Access of FIFEplan and Making Fife's Places Supplementary Guidance (2018). In addition, it is considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policy 13 of NPF4 and Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017) and Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018). Overall, the development is considered to be contrary to the development plan, there being no relevant material considerations of sufficient weight to justify departing therefrom.

DETAILED RECOMMENDATION

The application be refused for the following reason(s)

1. In the interests of safeguarding the countryside and greenbelt from unplanned, sporadic and unjustified residential development; the need for a residential development in this location is not considered justified as the application site lies outwith any defined settlement boundary in terms of the Adopted FIFEplan - Fife Local Development Plan (2017) and therefore the proposal does not meet any of the criteria set out in Policies 1 (Development Principles), 8 (Houses in the Countryside), and 9 (Greenbelt); and does not comply with National Planning Framework 4 (2023) Policies 8 (Greenbelts) and 17 (Rural Homes).
2. In the interests of securing adequate road safety levels, the proposed private unadopted access is unsuitable for serving this development of the type as the visibility splays required to provide adequate sightlines required for this proposed access cannot be provided in this location. This would be detrimental to the safety and convenience of pedestrians and road users. It is therefore considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policy 13 of National Planning Framework 4; Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017); and, Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).

Development Plan

NPF4 (2023)

Adopted FIFEplan Fife Local Development Plan (2017)

Making Fife's Places Supplementary Guidance (2018)

Low Carbon Fife Supplementary Guidance (2019)

Other

Fife Council non-statutory Garden Ground customer guidelines (2016)

Fife Council non statutory Minimum Distance Between Window Openings customer guidelines

Fife Council non-statutory Daylight and Sunlight customer guidelines

Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020)

Fife Council Transportation Development Guidelines

Agenda Item 5(3)

**Elderburn Farm, Denhead, St. Andrews,
KY16 8PA**

Application No. 24/01845/PPP

Notice of Review



Fife House North Street Glenrothes KY7 5LT Email: development.central@fife.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100698324-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	A.S Associates Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Allie	Building Name:	
Last Name: *	Arthur	Building Number:	154
Telephone Number: *	01337 840 088	Address 1 (Street): *	High Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Newburgh
Fax Number:		Country: *	Fife
		Postcode: *	KY14 6DZ
Email Address: *	info@asassociatesltd.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="Elderburn Farm"/>
First Name: *	<input type="text" value="Rosaleen"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Rentoul"/>	Address 1 (Street): * <input type="text" value="Elderburn Farm"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="St Andrews"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="KY16 8PA"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="info@asassociatesltd.co.uk"/>	

Site Address Details

Planning Authority:	<input type="text" value="Fife Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="ELDERBURN FARM"/>
Address 2:	<input type="text" value="DENHEAD"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="ST ANDREWS"/>
Post Code:	<input type="text" value="KY16 8PA"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="713851"/>	Easting	<input type="text" value="346371"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Planning permission in principle for the erection of dwellinghouse and garage and formation of access.

Type of Application

What type of application did you submit to the planning authority? *

- ☐ Application for planning permission (including householder application but excluding application to work minerals).
- ☒ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to submitted Statement of Reasons for Seeking Review.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Statement of Reasons for Seeking Review, crashmap.co.uk screenshot, Planning Review Body decision notices for 24_00817_FULLL and 22_03199_PPP. Documents relating to the original application 24_01845_FULLL (Location Plan, Site Plan, Justification Statement, Justification Statement Annex, Supplementary Justification, Low Carbon Statement), Report of Handling, Decision Notice.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/01845/PPP

What date was the application submitted to the planning authority? *

09/09/2024

What date was the decision issued by the planning authority? *

18/10/2024

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

A site visit will enable the Planning Review Body to have a full appreciation of the characteristics of the site in relation to the proposed development.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☐ Yes ☒ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mrs Allie Arthur

Declaration Date: 16/01/2025

Fife Planning Review Body

Statement of Reasons for Seeking Review

Application 24/01845/PPP

Planning permission in principle for the erection of dwellinghouse and garage and formation of access.

Elderburn Farm, Denhead, St Andrews

Mrs R Rentoul

January 2025



85 High Street
Newburgh. KY14 6DA

Tel: 01337 840088

www.asassociatesltd.co.uk/
info@asassociatesltd.co.uk

1.0

Introduction

- 1.1 This statement is submitted to the Planning Review Body on behalf of the applicant, Mrs Rosaleen Rentoul. She is seeking approval of her proposal for the erection of a dwellinghouse and garage/workshop, along with a new access, on her land at Elderburn Farm, Denhead, near St Andrews. The applicant has owned this land for 34 years.
- 1.2 The planning application was submitted to Fife Council on 16/07/24 and made valid on 09/09/24 with reference 24/01845/PPP. The planning application was subsequently refused by the appointed officer on 18/10/24.
- 1.3 In summary:
- Elderburn Farm lies to the west of St Andrews, north west of Denhead on a short length (1.25km) of minor road (C4) that runs between the St Andrews to Peat Inn road (U055) and the St Andrews to Pitscottie Road (C65).
 - Located to the west of the C4 road, there are two dwellinghouses at Elderburn Farm and Elderburn North, and a third property, Elderburn Steading comprises several further large farm related buildings and yard areas. This all creates the overall appearance of a rural development cluster. There is a sizeable pond located within the grounds of Elderburn North. The application site lies to the east of the pond and the C4 road. The Elderburn cluster is set within mature trees and hedging.
 - The applicant lives at Elderburn Farm and owns the field lying opposite. There is no other land now associated with the farm. The field is currently seasonally let for livestock grazing.
 - The application proposes the creation of a smallholding, with the development of a dwellinghouse and garage/workshop. In addition to fruit and vegetable growing there would be creation of wildflower meadow and extensive tree and hedgerow planting, bringing greatly increased biodiversity to the area and enhancing nature networks.
 - The smallholding is proposed to be occupied by the applicant's daughter who is seeking to live a low impact lifestyle, within the reduced carbon footprint of an eco house design, working from home and using the smallholding to enable greater self-sufficiency and a better quality of life.

- The location will enable the applicant's daughter to live close-by to provide for future support. There are no available properties for sale locally to Elderburn and anything that becomes available is unlikely to be a low carbon home. In any case, a house with a significant area of land coming on to the market would be unaffordable in the St Andrews housing market.
- The Report of Handling for the application indicates that the proposal was assessed in relation to several key issues. **As a planning application in principle it was assessed as compliant with policy and guidelines in terms of: Design/Visual Impact on the Countryside/Greenbelt ; Residential Amenity; Garden Ground; Drainage/Flood Risk; Land Stability/Contamination; and, Low Carbon.**
- The application site lies at the extreme west edge of the St Andrews Green Belt. The adjacent C4 road is the boundary and the Elderburn Farm cluster across the road from the site is out with the Green Belt.
- The assessment concluded that the proposal did not comply with policy and guidelines in terms of the Principle of Development and Transportation issues and these were included in the Reasons for Refusal.
- **We contend that the proposal can, on balance, be considered as acceptable future development. The proposal can align with the requirements of Green Belt policy with considerable potential to enable benefits for the local area, alongside providing affordable rural housing.**
- **The assessment of the proposal did not consider this proposal in terms of natural heritage and biodiversity and we believe that this was a significant omission, with major benefits to be achieved through approval of the proposal. The applicant's proposal will bring about the change of land with poor diversity to a richly diverse area.**
- **With respect the applicant seeks that the Planning Review Body agree that the proposal merits approval.**

1.4 The two reasons for refusal are stated as:

'1. In the interests of safeguarding the countryside and greenbelt from unplanned, sporadic and unjustified residential development; the need for a residential development in this location is not considered justified as the application site lies outwith any defined settlement boundary in terms of the Adopted FIFEplan - Fife Local Development Plan (2017) and therefore the proposal does not meet any of the criteria set out in Policies 1 (Development Principles), 8 (Houses in the Countryside), and 9 (Greenbelt); and does not comply with National Planning Framework 4 Policies 8 (Greenbelts) and 17 (Rural Homes).

2. In the interests of securing adequate road safety levels, the proposed private unadopted access is unsuitable for serving this development of the type as the visibility splays required to provide adequate sightlines required for this proposed access cannot be provided in this location. This would be detrimental to the safety and convenience of pedestrians and road users. It is therefore considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policy 13 of National Planning Framework 4; Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017); and, Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).'

1.5 The response to the issues raised by the Reasons for Refusal is submitted in the following sections of this statement.

1.0

Introduction



The site is currently a monoculture—grass—with poor biodiversity.

The proposal will enable the development of nature networks, extending the existing woodland to the east of the site, strengthening planting along the field boundaries (many trees on the boundary are affected by Ash Dieback disease and will have a limited lifespan) and providing a link to the pond at Elderburn North.



Area of site, monoculture of grass with diverse woodland to the east. Poor linkages along boundaries with sparse trees.



1.0

Introduction



Image clearly shows the demarcation between the farmland and biodiverse woodland. The proposal will enable this diversity to be extended across the farmland, providing linkage into the wider area.



Boundary planting will be strengthened (many of the trees have ash dieback disease) to create wider linkages throughout the area.

2.0

Proposal

- 2.1 The applicant is proposing a modestly sized dwellinghouse, garage with workshop and a new access at the northern end of a field lying opposite the existing dwellinghouses at Elderburn North and Elderburn Farm, and the buildings/yard at Elderburn Steading.
- 2.2 A key aim of the proposal is to create a smallholding associated with the dwellinghouse. The site size identified for the application is large, at 0.5ha/1.2acres and of a size sufficient to enable a smallholding enterprise. The remainder of the field, approx. 2.0ha/5 acres is owned by the applicant (currently rented for grazing) and has the potential to become part of future expansion of the smallholding, with additional woodland planting and meadow. This field is shown on the Land Capability for Agriculture maps (Macaulay Institute) as Class 3.1, and therefore prime agricultural land. However, these capability categories are broadly applied across large areas and do not account for the specific characteristics of smaller areas within these mapped units. The specific soil conditions of this field cannot support agricultural scale cropping. An attempt to grow a crop in the past had poor results and the farmer renting the land now only considers it suitable for grazing (akin to Class 4/5 non-prime land).
- 2.3 The applicant is seeking a home for her daughter to enable her to live within the community where she grew up and to pursue a lifestyle centred around developing a new smallholding and enhancing the biodiversity of the area. The applicant's daughter is an ecologist by profession, with a Masters in Environmental Protection and Management, with a high level of understanding of the balance between the environment and development, and the natural heritage benefits that can be achieved.
- 2.4 With this professional experience, the applicant's daughter has prepared a Smallholding Plan and Layout and we seek that members of the Planning Review Body refer to this in considering the proposal (Appendix 1). This outlines the environmental credentials of the proposed dwellinghouse, along with the aim for woodland creation, orchard planting, meadow creation and fruit and vegetable growing. The Plan calculates the 'Biodiversity Benefit' (with the recognised aim in applying the tool to development in general being a 10% increase in biodiversity units). The calculation for this proposal is 42.30%, demonstrating that there will be significant benefit to biodiversity.
- 2.5 The proposal will bring about the transformation of grassland of poor ecological value to a richly biodiverse area—with wildflower meadow, woodland and hedgerows providing a

2.0

Proposal

nature network that will provide a link between the woodland to the east and the pond and wooded area around Elderburn North and Elderburn Farm and Steading to the west.

- 2.6 Access to property ownership in the St Andrews area is very limited within an affordable price range and the proposal will be 'self-provided', partly self-build and custom build using local trades. There are no properties available that can provide land for smallholding and the applicant's ownership of the field provides an ideal opportunity to enable the proposal, alongside wider environmental benefits.
- 2.7 An extract from the applicant's justification submitted previously in support of the application is included overleaf .
- 2.8 With respect, Mrs Rentoul seeks the members of the Fife Planning Review Body to fully consider the following response to the refusal of the application by the Appointed Officer and to reach a conclusion that, **on balance, it is reasonable to approve this proposal.**

Extract from applicant's submission justification

I am applying for planning permission in principle (PPP) for a portion of a field I own to be considered for a residential dwelling. The remaining portion will be maintained as a seasonal grazing let. The field is currently an improved grassland field with little biodiversity value as it is managed for grass production and grazed by cattle. This plot is the most suitable location for a dwelling within my land ownership boundary.

The proposal is for a one (three bedroom) dwelling, garage with workshop, associated utilities and access at the north end of the field. The plot will also be a small holding consisting of: woodland creation, provision for growing fruit and vegetables with space for wildflower meadow and hedges for the enhancement of biodiversity and extending nature networks and natural capital value. The dwelling will be occupied by the household who builds it, i.e. a self-provided home.

The dwelling house will be designed by a Scottish based architect with experience in rural house design. The design will be to a high energy efficient and sustainable standard utilising renewable energy through photo-voltaic panels, an air-source heat pump and possibly a domestic wind turbine.

The land has been owned by our family for over 34 years and my daughter is looking to return to where she grew up. The reason for her move is to have a better quality of life, with increased wellbeing as the property will be highly energy efficient, and will have the space to allow for the creation of a small holding and woodland creation. There are currently no properties on the market in this part of Fife which meet these criteria with a property of this size, nor the opportunity to expand an existing woodland out of glen into open areas which can then link with other high value habitats.

The new access to the dwelling is proposed to be located opposite Elderburn North. No living roadside trees will be affected by the new access route. The access point will be located allowing for sufficient sight lines to and from the existing road with advice from and in consultation with the Roads Department of Fife Council.

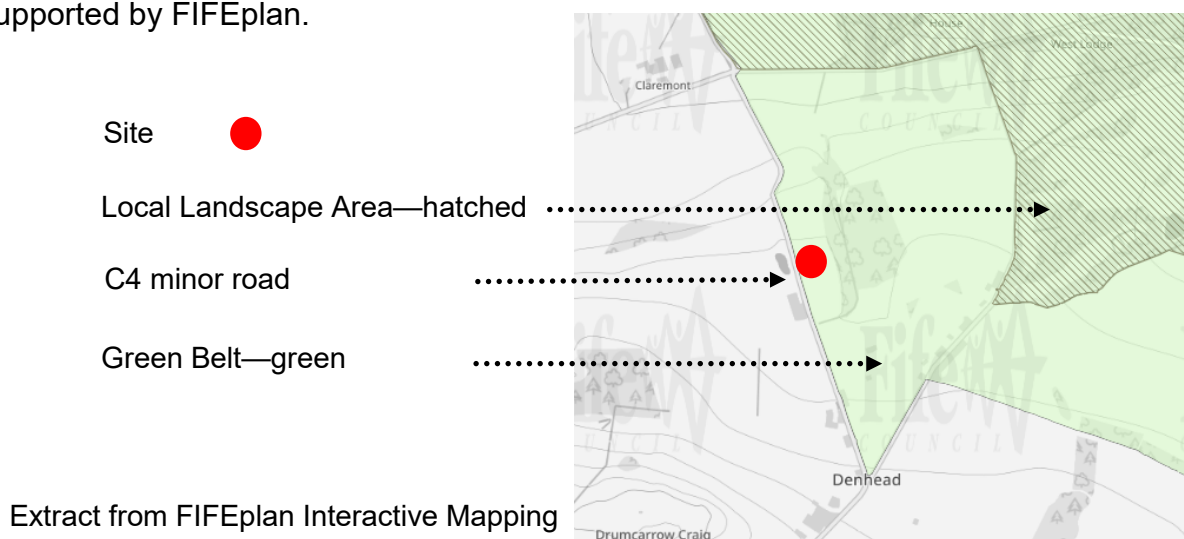
This proposal would deliver the requirements of National Planning Framework 4 (NPF4) policies 1, 2, and 3, by being designed to be energy efficient, reducing emissions, the creation of hedges, wildflower meadow, and woodland providing a nature network with the adjacent woodland and the roadside trees, and increased biodiversity from the existing use.

3.0

Response to Refusal of the Application

Introduction

- 3.1 The Development Plan applying to this site is:
- National Planning Framework 4 (NPF4) 2023, and the
 - FIFEplan Local Development Plan 2017 (FIFEplan)
- Fife Council's supplementary guidance is also a material consideration in the assessment of this proposal, including Making Fife's Places Supplementary Guidance 2018.
- 3.2 The Chief Planner's letter of 08/02/23 refers to the The Town and Country Planning Act (Scotland) 1997 (Section 24 (3)) which states that where there is any incompatibility between NPF4 and a Local Development Plan, whichever is the later will prevail.
- 3.3 The 'gateway' FIFEplan Policy 1: Development Principles is used in the assessment of all development proposals and is supported by detailed policies. To gain support, any proposal must comply with all parts (A, B and C) of the policy. Part A is used to determine if the proposal complies with the Development Plan (in principle). Parts B and C relate to detailed consideration of issues.
- 3.4 FIFEplan shows that the site lies out with any settlement boundary, and is within the St Andrews Green Belt, therefore subject to the policy relating specifically to Green Belt. It is of note that the site is at the extreme western edge of the Green Belt, with the neighbouring houses, and the road C41 road providing access to the site, out with the Green Belt designation. The site is also out with the boundary of the Craigtoun Local Landscape Designation that extends west from St Andrews.
- 3.5 This proposal is submitted as gaining support in terms of Policy 1, Part A 1b, i.e. the principle of development will be supported if it is in a location where the proposed use is supported by FIFEplan.



Introduction

- 4.1 The Report of Handling addresses the issue of the 'Principle of Development' in terms of specific NPF4 and FIFEplan policies: NPF4 Policy 8 'Green belts', NPF4 Policy 17 'Rural homes', NPF4 Policy 29 'Rural Development', FIFEplan Policy 1 Development Principles, FIFEplan Policy 7 Development in the Countryside, FIFEplan Policy 8 Houses in the Countryside and FIFEplan Policy 9 Green Belt. The Reason for Refusal 1) cites the NPF4 Policies 8 and 17 along with FIFEplan policies 1, 8 and 9. We contend that the set of policies used to assess the principle of the development is not consistent or accurate and does not provide a balanced view of the proposal. We set out our response below.

NPF4 and FIFEplan—Policy Consideration

- 4.2 NPF4 Policy 1 'Tackling the climate and nature crises' is an overarching policy in the spatial strategy for Scotland. It states that 'When considering all development proposals significant weight will be given to the global climate and nature crises.' This key policy connects to all other policies in NPF4. NPF4 Policy 2 'Climate Mitigation and Adaptation' has the Intent to 'Encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.' It will also comply, through a future detailed design application, with NPF4 Policy 11 'Energy', providing support for renewable, low-carbon and zero emissions technologies and Policy 12 'Zero waste', giving support to proposals that reduce, reuse, or recycle materials. **This 'low carbon' proposal—promoting a more self sufficient lifestyle centred around a smallholding and low impact home—clearly aligns with these key policies.**
- 4.3 NPF4 Policy 16 (point f) 'Quality homes' sets out circumstances where it provides support for 'development proposals for new homes on land not allocated for housing in the LDP'. This includes that 'the proposal is supported by an agreed timescale' and 'the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods'. We contend that the proposal is compliant with these criteria. In addition to these, compliance with one of a number of further criteria required, with that of most relevance to this proposal being 'the proposal is consistent with policy on rural homes'.
- 4.4 NPF4 Policy 17 'Rural homes' has the Intent to 'encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right location.' The policy indicates support for new homes in rural areas where at point a) it states

proposals will be supported where ‘the development is suitably scaled, sited and designed to be in keeping with the character of the area’. A number of further detailed criteria are listed that demonstrate compliance with the policy. Although this proposal does not clearly align with the listed criteria it does meet with the policy direction—and is not specifically excluded from the policy. The criteria include new homes to support rural business/crofts. This proposal will allow for the establishment of a smallholding and secure natural environment benefits.

- 4.5 NPF4 Policy 17 ‘Rural homes’ states at point b) that ‘Development proposals for new homes in rural areas will consider how the development will contribute to local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.’
- 4.6 NPF4 Policy 29 ‘Rural Development’ provides support for development proposals ‘that contribute to the vitality, sustainability and diversity of rural communities and local rural economy’ and includes a list of ten potential proposals. These include ‘farms, crofts, woodland crofts or other land use businesses...’, also ‘small scale developments that support new ways of working such as remote working, homeworking and community hubs’ and ‘improvement or restoration of the natural environment’. **Each of these is of relevance to various elements of this proposal—for a dwellinghouse providing for homeworking, land for smallholding and extensive biodiversity enhancement.**
- 4.7 NPF4 Policy 29 ‘Rural development’ states at point b) ‘Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.’ **The Report of Handling highlights that as a Planning Permission in Principle application the aspects of ‘design and visual impact’ are not key to the assessment of the proposal. However, an indicative plan was submitted by the applicant and the Report states that ‘it is considered that a suitably designed dwellinghouse could be acceptably accommodated within the site.’ Also, ‘The proposals meets the terms of the development plan with respect to the principle of design and visual impact pending the submission of further details at the later detailed Approval Required by Conditions planning stage.’ On this basis it can be concluded that a future design can be achieved, in keeping with the ‘character’ of the area compliant with both NPF4 Policy 17 ‘Rural homes’, NPF4 Policy 29 ‘Rural**

development’ and NPF4 Policy 8 ‘Green belts’ in this respect.

- 4.8 The application site lies on the outer limit of the west side of the St Andrews green belt (the green belt extends to the C4 road accessing the site). NPF4 Policy 8 ‘Green belts’ has the Intent ‘To encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably.’ The policy Outcomes include that ‘The character, landscape, natural setting and identity of settlement is protected and enhanced’ and ‘Nature networks are supported and land is managed to tackle climate change.’ The policy provides support for development proposals within an LDP designated green belt in certain circumstances, including development associated with agriculture, woodland creation, forestry and horticulture. **Although not explicitly included, these criteria provide support for the type of proposal (developing a dwellinghouse and smallholding) contained in this application. We contend that the proposal meets with the intent of the policy and will achieve the stated policy outcomes.**
- 4.9 NPF4 Policy 8 ‘Green belts’ also has several detailed requirements:
- there is a reason why the green belt location is required;
 - the purpose of the green belt is not undermined;
 - the proposal is compatible with the established countryside and landscape character;
 - it is of appropriate design to minimise visual impact; and
 - there will be no significant long-term impacts on the environmental quality of the green belt’
- 4.10 Each of these criteria can be clearly met in terms of this small scale proposal:
- The location is required as it provides the available land, in the applicant’s ownership, for the smallholding.
 - It will have **no** detrimental impact on the purpose of the green belt to protect and enhance the character, landscape setting and identity of St Andrews. Contrary to the assessment in the Report of Handling that the site is isolated and not in keeping with the character of development in the area we contend that the area is characterised by small clusters of development, including within 300—700m of the site, the existing cluster of buildings at Elderburn, a cluster to the south at Elderburn Cottages and Lodges, the cluster at Denhead to the south east and cluster to the north at Claremont.
 - The proposal will be a well designed low impact, low carbon home, alongside a smallholding with new meadow and woodland. It will have significant visual benefits

and will enhance the qualities of the landscape in this area.

- Overall, it will bring significant **positive** benefit to the environmental quality of the green belt.

- 4.11 **In any case we believe that there is conflict between the NPF4 and FIFEplan policies relating to Green Belt and that NPF4 Policy 8 ‘Green belts’ should prevail. It is less restrictive and provides potential opportunity for this proposed development in the Green Belt.**
- 4.12 There is an element of overlap between other relevant NPF4 Policies and NPF4 Policy 8 ‘Green belts’. However, they contain important elements relevant to the support of this proposal. NPF4 Policy 15 ‘Local living and 20 minute neighbourhoods’ outlines in its Intent that this concept will create ‘connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.’ **We have addressed ‘local living’ in the following section of the Statement, in relation to Transportation, highlighting that the site is well located for active travel, including public transport, with facilities and services within a reasonable distance. It is also highlighted that the ability to develop the dwellinghouse and smallholding on this site will mean that the ‘daily needs’ of the applicant will become largely focused ‘at home’ with infrequent need to travel. It is reasonable to conclude from the assessment that the proposal meets with the ‘local living’ elements of both NPF4 Policy 17 ‘Rural homes’ and NPF4 Policy 29 ‘Rural development’.**
- 4.13 The Report of Handling assesses the proposal in terms of FIFEplan Policy 8 Houses in the Countryside and in terms of FIFEplan Policy 9 Green Belt. It refers to the application site being in both ‘countryside’ and ‘Green Belt’. However, the terms of Policy 9 Green Belt differ from Policy 8 ‘Houses in the Countryside’ and we do not believe they can both be applied to the same location. However, it may be that the officer’s assessment of the proposal was that, given the location of the site at the extremity of the Green Belt, consideration can be given to the less restrictive Policy 8 ‘Houses in the Countryside’. The Report of Handling concludes that, with no further justification submitted, the proposal does not comply with any of the policy criteria of Policies 8 and 9. We contend that it is reasonable to assess the proposal as gaining support from aspects of these policies: it is for a site associated with a clear development cluster at Elderburn; it will be akin to a small scale ‘eco’ demonstration project; and, it will be compatible with the area, meet its infrastructure needs and will protect **and significantly** enhance the landscape and

environmental quality of the area.

- 4.14 NPF4 Policy 5 'Soils' and FIFEplan Policy 9 Greenbelt include protection against the loss of 'prime' agricultural land. The application site is class 3.1 (Macaulay Institute) and therefore is considered to be prime agricultural land. **However, as referred to paragraph 2.2, the specific characteristics and soil conditions of this field prevent it from functioning as 'prime' land, i.e. capable of good arable cropping. In any case it is within an extensive area of prime agricultural land and there will only be a small use of agricultural land for the minimal footprint of the house and its driveway area. This will be more than compensated for by the productive use of the other land within the site, both for fruit and vegetable growing (using techniques appropriate to the conditions) and for biodiversity enhancement. It is noted that the Report of Handling makes no reference to loss of prime agricultural land and it is not considered to be a determining issue in the assessment of the proposal.**

Summary

- 4.15 The FPRB will be familiar with situations where, although a proposal does not accord overall with the all the detailed provisions of the development plan, granting planning permission is, **on balance**, justified. We contend that there are elements of policy relating to both 'Green Belt' and countryside that can provide sufficient support to allow this proposal, with particular regard being given to the significant environmental benefits to be achieved.

Introduction

- 5.1 The Report of Handling addresses the issue of 'Transportation' and, based on a consultation response from the Council's Transportation Development Management team (TDM), concludes that the proposed dwelling would not comply with relevant policies and guidance in respect of sustainable travel options and road safety. We note, however, that 'sustainable transport' is not taken forward into Reason for Refusal 2. which only refers to road safety. We wish to ensure that the Planning Review Body has a comprehensive response to transportation issues and have included reference to sustainable travel below.

NPF4 and FIFEplan—Policy Consideration

- 5.2 NPF4 Policy 13 'Sustainable transport' has the intent 'To encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.' Its policy direction includes giving support to development proposals that consider sustainable travel and 'where appropriate' address a range of topics such as the provision of safe, segregated links to local facilities, e-vehicle charging points and cycle parking. These issues are either not relevant to a rural situation or are matters that can readily be achieved for this proposal at a detailed design stage. Otherwise, the policy is focused on, and relevant to larger scale (and urban) proposals, with significant travel generating uses. NPF4 Policy 17 'Rural homes' at point b) recognises that there are particular characteristics of rural development that do not align with urban situations. The policy refers to development proposals for new homes in rural areas addressing various issues including 'the transport needs of the development as appropriate for the rural location.'
- 5.3 FIFEplan Policies relevant to transportation and road safety include:
- FIFEplan Policy 1 'Development Principles' Part C (2) includes that development proposals must provide the required on-site infrastructure or facilities.
 - FIFEplan Policy 3 'Infrastructure and Services' requires development to incorporate measures to ensure that it will be served by adequate infrastructure and services, including local transport and safe access routes. The policy criteria include '1. local transport and safe access routes which link with existing networks, including for walking and cycling, utilising the guidance in Making Fife's Places Supplementary Guidance.'
 - FIFEplan Policy 10 'Amenity' requires that proposed development must demonstrate that it will not lead to a significant detrimental impact on amenity in relation to traffic movements.

- FIFEplan Policy 11 ‘Low Carbon Fife’ requires that development should promote appropriate sustainable transport and states that ‘All development should encourage and facilitate the use of sustainable transport appropriate to the development, promoting in the following order of priority: walking, cycling, public transport, cars.’
- Specific guidance is provided in Making Fife’s Places Supplementary Guidance (2018) and its Appendix G relating specifically to Transportation Development Guidelines.

5.4 **We contend that it is reasonable to assess this proposal as compliant with NPF4 Policy 13 ‘Sustainable transport’ and NPF4 Policy 17 ‘Rural homes’, in referring to transport needs, given its small scale nature and the inherent attributes of countryside locations. The proposal can also demonstrate compliance with the detailed FIFEplan policies and guidance, as set out below in response to the ‘Transportation’ section of the assessment in the Report of Handling, covering sustainable transport and road safety.**

Sustainable Transport

5.5 We contend that the application site, given that it is in the countryside, is relatively well located in terms of sustainable transport. In terms of ‘local living’, the nature of rural development is that it is inherently more distant from services and facilities. However, it can, as in this case, provide a location that is suited to active travel and enables a lifestyle that reduces the need to access services and facilities elsewhere.

5.6 We make the following points:

- The site is located on the C4, a very lightly trafficked minor rural road. The site is within 100m of the U055 rural road (Peat Inn to St Andrews) which forms part of the extensive core path network in the area (promoted as the Fife Pilgrim Way) providing good access to St Andrews and into the wider network in the surrounding area.
- There is a bus stop within 400m (on the U055) that serves St Andrews (M15 public service at school times) and within 1.5km there is a bus stop for the frequent hourly service 64 between Glenrothes and St Andrews—with links into the wider public transport network.
- The site is also served by the ‘Go-Flexi’ on-demand bus service throughout north-east Fife—within the F3 Zone providing transport to St Andrews and travel can also be made to F6/7 zones to the west and Howe of Fife.
- In any case, use of private car to and from the site would require only short journeys to

access a wide range of services and facilities, including St Andrews within 4 miles and Cupar within 7 miles—both with transport hubs linking to the bus and rail network.

The use of an electric vehicle will further reduce the impact of private car use.

- The applicant's daughter, who will occupy the house, will work from home in her employment and on the smallholding and will have minimal transport needs.

5.7 The Council's Transportation Development Management (TDM) comments that the proposal does not comply with NPF4 Policy 13 'Sustainable transport' as due to its rural location it lacks options for sustainable travel: active travel and the use of public transport.

5.8 We strongly refute TDM's assessment that the C4 road would be unattractive to cyclists, including being unsuitable for children cycling. The applicant has provided 'heat map' information (Appendix 2) from the Strava exercise tracking service showing that the road is well used as a cycling route. Also, we disagree with the negative emphasis of TDM's comment regarding there being no surfaced and lit pedestrian routes. We emphasise that the site is located on a minor, lightly trafficked rural road—subsidiary to a rural road that is promoted as part of the core path network as the Pilgrim Way. It is only reasonable to conclude that it is well-located for active travel.

Road Safety

5.9 We contend that there are no significant road safety issues that should be a reason to refuse the application. TDM has a standard response to development proposals in the countryside—that there should be no new vehicular accesses on to roads out with built up areas (where there is a 30 or 40 mph speed limit) and no intensification of use of these roads. It refers to the C4 road passing the site as having a 60mph speed limit. While this is the case, the road is very lightly trafficked and it is likely that traffic passes the site at a significantly lower speed.

5.10 TDM also refer to the application site having a sub standard visibility splay and cite the required dimensions for a splay on to a 60mph road, without recognition of the specific nature of the location and the usage of the road. Photographs are included below to demonstrate that good visibility can be achieved in both directions from the access point to the site. The applicant owns the land up to the road edge and therefore it would be entirely possible to achieve a suitable access arrangement. It is also of note that the roadside trees are affected by ash dieback disease and, in any case, may need to be removed for public safety reasons.

- 5.11 A single dwellinghouse will generate minimal vehicular traffic, particularly given this specific situation where the occupant will work from home and will choose to use active travel as a preference. Reference to the crashmap.co.uk website (containing information on reported injury collisions) shows that there have been no road traffic incidents of any severity on the C4 road, or at its junctions with the minor roads to the south and north, in the 10 years up to 2022 (most recent record).

Conclusion

- 5.13 Members of the Planning Review Body will be aware that there are several examples of approval of applications for dwellinghouses in the countryside where TDM's comments have been set aside. Reasons for doing so include the small scale nature of residential proposals and the minimal traffic generated. We cite an example, the decision made in June 2023 by the Planning Review Body on application 22/03199/PPP (erection of dwellinghouse and formation of access at Dron, Dairsie) where the Planning Review Body decided that Transportation Development Management's concerns could be set aside, given that 'the level of intensification would be low and would not result in unreasonable road safety concerns to the extent that this would warrant refusal'.
- 5.14 In a further example, (24/00817/FULL, Woodside, Kilmany) the Planning Review Body decided at its meeting in November 2024 that it did not agree with the Appointed Officer and Transportation Development Management on transportation requirements, 'in particular, their position not to support the future intensification of an existing unrestricted distributor road outwith the built up area.' The Planning Review Body 'agreed that the minor increase in potential trips associated with the proposed development would be acceptable' and that 'They also acknowledged the crash map data submitted by the appellant outlining that there had been (sic) 'no' known road safety incidents on this junction or the nearby road network and afforded this due weight in their decision making'. In this case the PRB concluded that the proposed development would be acceptable in terms of the related policies and guidance.
- 3.16 We contend that it is entirely reasonable, given a realistic assessment of the proposal rather than reliance on a standard response, to conclude that sustainable transport and road safety should not be sufficient reason for refusal of this application.



View from access point to south



View from access point to north

- 6.1 NPF4 Policy 3 'Biodiversity' has the Intent 'To protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.' The Policy Outcome is that 'Biodiversity is enhanced and better connected including through strengthened nature networks and nature-based solutions.' The policy at part a) requires the contribution of biodiversity enhancement from development proposals and at part c) that proposal will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance.
- 6.2 NPF4 Policy 6 'Forestry, woodland and trees' has the Intent 'To protect and expand forests, woodland and trees'. The policy provides support at part a) for development proposals that enhance , expand and improve woodland and tree cover.
- 6.3 FIFEplan Policy 13: Natural Environment and Access is also relevant in terms of providing support for development that enhances natural heritage and requiring an assessment of the potential impact on 'natural heritage, biodiversity, trees and landscape' as detailed in the Making Fife's Places Supplementary Guidance.
- 6.4 The applicant has submitted additional information for the Planning Review Body's consideration that details the biodiversity enhancement and woodland creation that will be associated with the future development
- 6.5 In summary, we contend that natural heritage considerations are a significant matter that have been overlooked in the assessment of the application. We seek the Planning Review Body to take time to consider the benefits associated with the proposal.

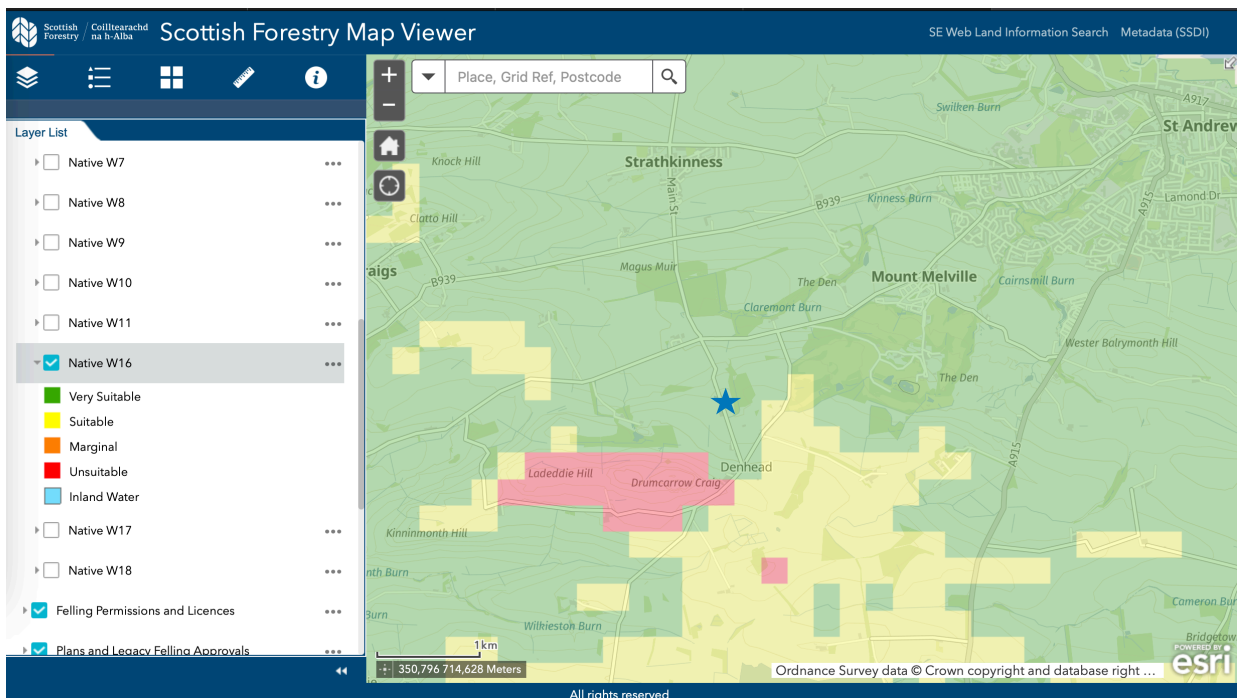
In summary:

- We request that the Planning Review Body take time to give full consideration to the applicant's response to the refusal of the application and to conclude that, taking a balanced view of the various issues, it merits approval.
- The approval of the application will enable the applicant's daughter to return to her home, establish her smallholding and live and work on the land. It will also bring about the positive transformation of an area of grassland to a richly biodiverse area.
- We contend that the proposal can gain support from the range of NPF4 and FIFEplan policies and that the issues of the principle of the development and transport are not reasons to refuse the application.
- With respect, the applicants seeks the Fife Planning Review Body's approval of this application.

Appendix 1
Smallholding Plan and Layout

Smallholding Plan

1. The development will comprise the creation of a woodland, orchard, meadow, and fruit and vegetable production areas, as well as a modest dwellinghouse. Details of these are below.
2. **Dwellinghouse**, will be of an eco-design that is in keeping with the local area and will compliment its surroundings. The house will use materials and technology to ensure that it is of low environmental impact. This will include the use of renewable energy generation as well as a modern low carbon heating system, allowing the house to have low ongoing running costs due to energy conservation. A house with these environmental credentials is rare in Fife and even rarer when combined with the below other self-sufficiency land management measures. Therefore, this type of house with land has to be self-built. The other land management measures will only occur if there is someone living on the plot to manage the land and provide the attention that food production at this scale requires.
3. **Woodland creation** will aim to expand the surrounding woodland to increase resilience to future pests pathogens and diseases as well as impacts from climate change. The tree species will compliment the existing, and will be a combination of sessile oak, hawthorn, blackthorn, rowan, downy and silver birch, hazel and holly. The trees will likely be sourced from Alba Trees or equivalent. There are surrounding ash trees, and while these can't be planted (due to ash dieback), if there is any natural regeneration from the surrounding trees these will be encouraged to grow within this area. The trees, once established, will align with National Vegetation Classification (NVC) community W16, and, in time, the intensive grassland will change to a more natural woodland ground flora.
- 3.1. Below is a screenshot of the Scottish Forestry Map Viewer - Native W16 woodland suitability. This indicates that the area (marked with a blue star) is 'very suitable' for W16 woodland.



4. **Orchard** will be created adjacent to the new woodland area. This will include species of fruit tree such as apple, pear, plum and cherry, all likely sourced from Scottish Fruit Trees. The species chosen will be ones which are known to do well in this part of Scotland and are likely to produce fruit to eat and to cook with.

5. **Meadow creation**, the intention of this is to link the existing trees, new trees and adjoining landholdings trees, hedges and pond. The meadow will take time to create as the field is an improved grassland focusing mainly on producing fast growing palatable grass. The conversion of this to a meadow will take a number of years to establish, but can be done by adding other species to the grassland. Initially this will be yellow rattle which is parasitic of grasses and will reduce its vigour, which will then provide the opportunity for other species to colonise. The yellow rattle and the subsequent seed mix will be sourced from the Scottish experts on this - Scotia Seeds. The species composition will likely be the MG6 mix, which is a known native meadow community which is identified in the National Vegetation Classification.
6. **Polytunnel** for fruit and vegetable growing. This will be of sufficient size to accommodate the produce as well as a potting area. The polytunnel will likely be sourced from Premier Poly tunnels, and will likely be 14ft by 50ft. Outdoor raised beds will add to the produce area for species which do not require the additional protection from the polytunnel.
7. **Biodiversity benefit**, has been calculated using the English Statutory Biodiversity Net Gain (BNG) tool, as there is no Scottish equivalent yet. There is one being developed, which the Scottish Government have commissioned NatureScot to do, however it is not likely to be available until 2026. The aim of BNG is for a development to result in a 10% increase in biodiversity units. Using the BNG tool, the headline results are shown in the below table, which clearly show that there will be a significant benefit to biodiversity as a result of the proposal, well above the recognised requirements.

Biodiversity assessment	Type	Unit	Percentage
Onsite baseline	Habitat	1.00	
	Hedgerow	0.00	
Onsite post-intervention	Habitat	1.42	
	Hedgerow	1.46	
Onsite net change	Habitat	0.42	42.30%
	Hedgerow	1.46	Not possible to calculate as there are no baseline hedges.

Woodland Creation

An area of at least 0.1ha will be planted with native broadleaved trees to support and expand the line of boundary trees. Species will include: Sessile Oak, silver and downy birch, rowan, hawthorn, blackthorn, holly & hazel. This will represent NVC W16 woodland.

Hedges:

Hawthorn, blackthorn, dog rose, field maple

Meadow: aim of achieving
NVC MG5 Cynosurus cristatus – Centaurea nigra grassland

Orchard:
Apples, Plums,
Cherry, Pear

Gardens:
insect, bee,
and bird
friendly

**Dwellinghouse and
garage/workshop**

Bin store

Raised beds to grow:
Potatoes, courgettes, onions,
garlic, carrots & herbs

Polytunnel to grow:
Vegetables: Romanesco, tomatoes,
asparagus, squash, peas, chillies, peppers
Fruit: Strawberries, Kaffir Lime,
blueberries, pineapple

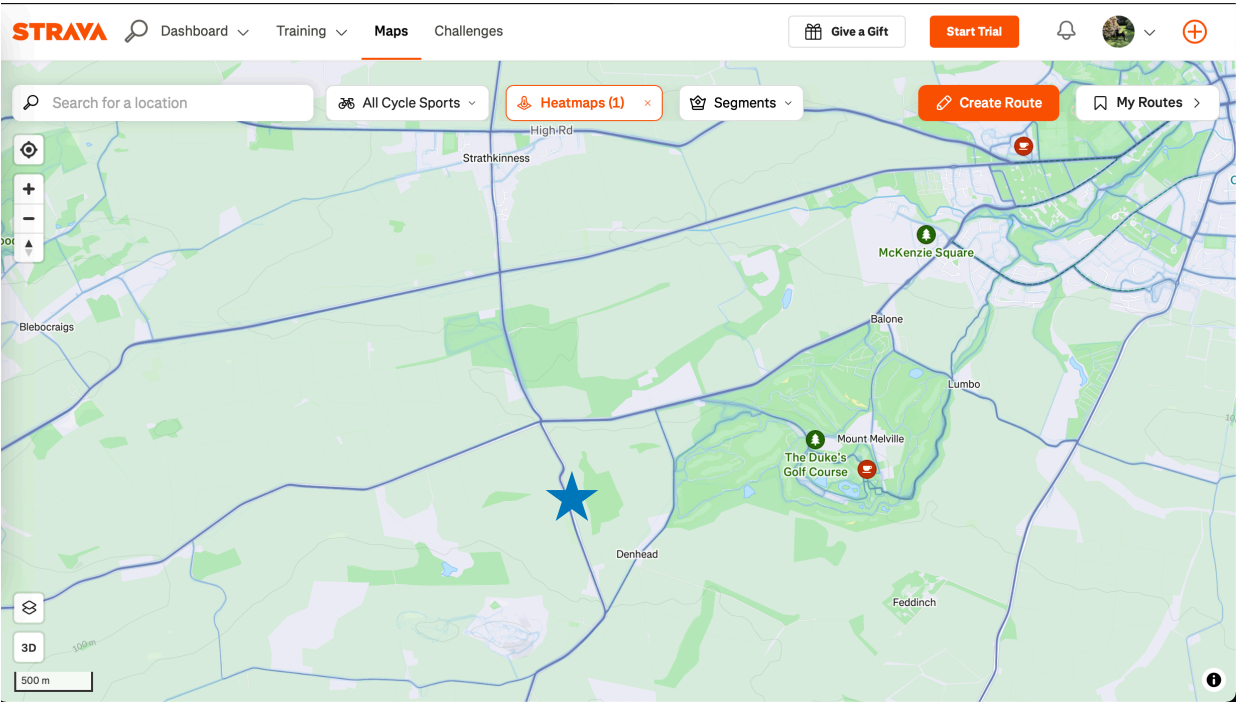
Appendix 2

'Heat map' showing cycling route

Strava

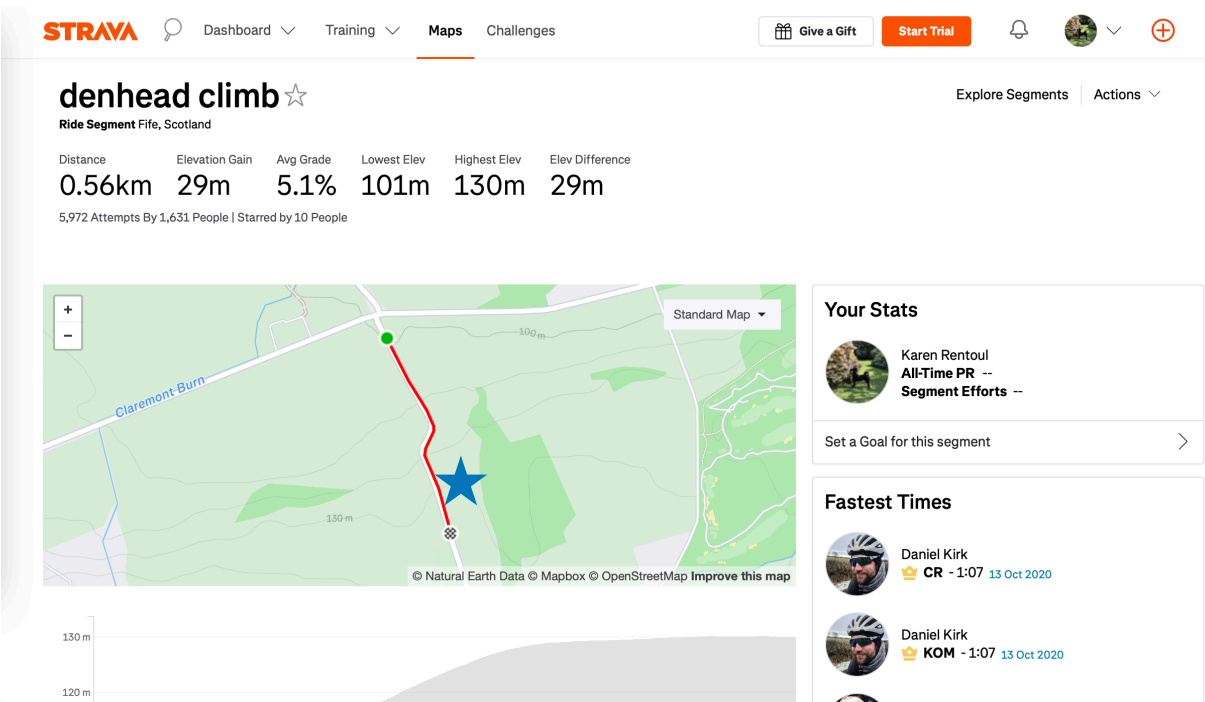
Extracts and screenshots taken on 4 January 2025.

Heat map of all cycling sports with a blue star identifying the location of the proposal, which shows the road is well used as a cycling route.

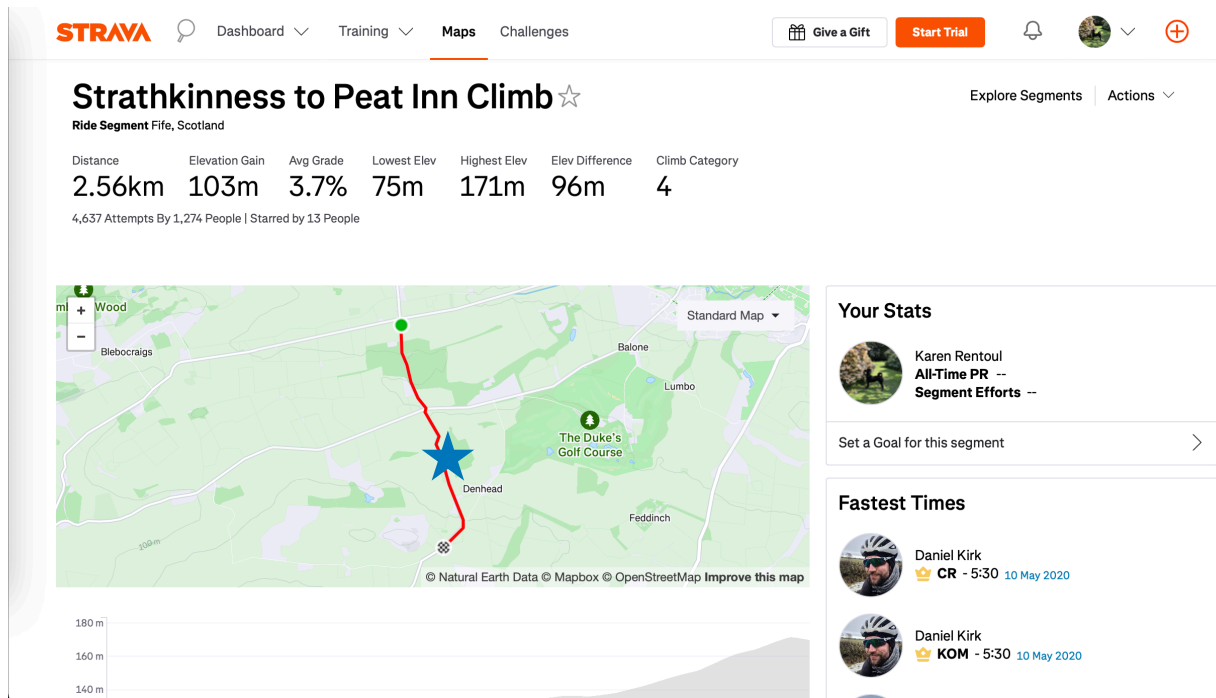


Segments

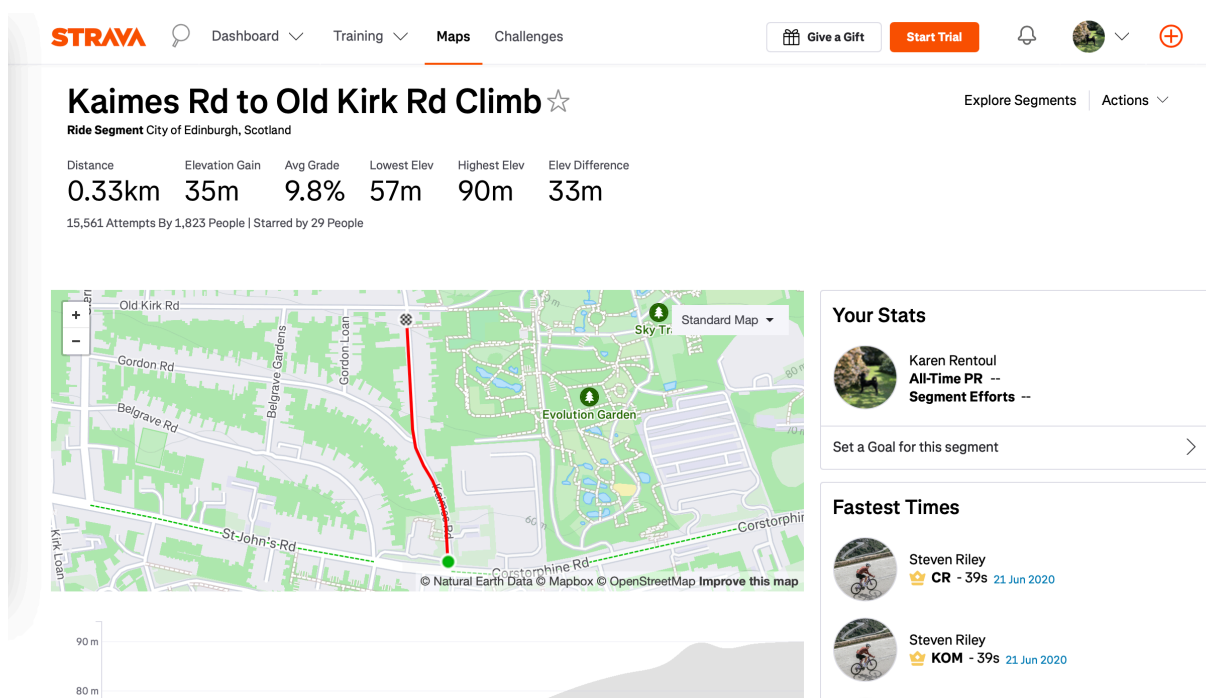
Denhead Climb with blue star identifying the location of the proposal, 5,972 attempts by 1,631 people.

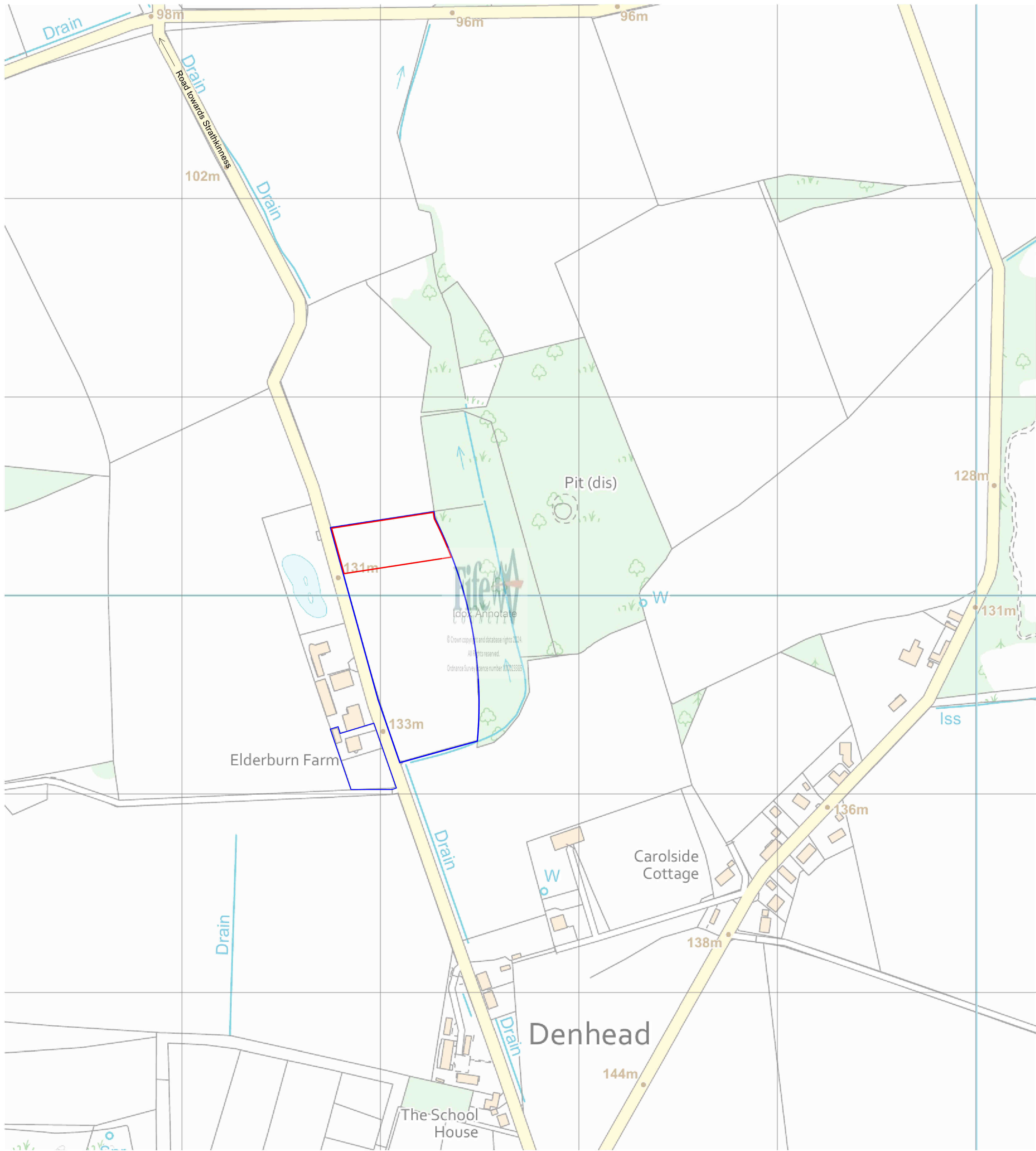


Strathkinness to Peat Inn Climb with blue star identifying the proposal location, 4,637 attempts by 1274 people.



For comparison, a famous cycling climb in Edinburgh (Kaimers Road to Old Kirk Road Climb) has 15,561 attempts by 1,823 people, which is approximately 200 more individuals registering using the segment than the Denhead Climb and approximately 549 individuals less than the Strathkinness to Peat Inn Climb.





ownership boundary

planning boundary

note: site boundary & ownership boundary
lines separated for graphic clarity.

Revisions & Notes:

A HM 29/08/2024

Client
Mrs R. Rentoul

Project
Elderburn Farm, St.
Andrews, Fife

Brown & Brown

Date
August 2024

Scale
1:2500@A2

Drawn
HM

Checked
RN

Status
Planning

365_p 001 - rA

Ab 01339 352800 / Inv 01463 630640
info@brownandbrown.studio
© Brown&Brown Architects



Brown & Brown
Client
Mrs R. Rentoul

Project
Elderburn Farm, St.
Andrews, Fife

Date	Scale	
August 2024	1:500@A2	
Drawn	Checked	Status
HM	RN	Planning

15 July 2024

Dwellinghouse at Elderburn Farm - Planning Permission in Principle

FAO - Fife Council Planning Department

I am applying for planning permission in principle (PPP) for a portion of a field I own to be considered for a residential dwelling. The remaining portion will be maintained as a seasonal grazing let. The field is currently an improved grassland field with little biodiversity value as it is managed for grass production and grazed by cattle. This plot is the most suitable location for a dwelling within my land ownership boundary.

The proposal is for a one (three bedroom) dwelling, garage with workshop, associated utilities and access at the north end of the field. The plot will also be a small holding consisting of: woodland creation, provision for growing fruit and vegetables with space for wildflower meadow and hedges for the enhancement of biodiversity and extending nature networks and natural capital value. The dwelling will be occupied by the household who builds it, i.e. a self-provided home.

The dwelling house will be designed by a Scottish based architect with experience in rural house design. The design will be to a high energy efficient and sustainable standard utilising renewable energy through photo-voltaic panels, an air-source heat pump and possibly a domestic wind turbine.

The land has been owned by our family for over 34 years and my daughter is looking to return to where she grew up. The reason for her move is to have a better quality of life, with increased wellbeing as the property will be highly energy efficient, and will have the space to allow for the creation of a small holding and woodland creation. There are currently no properties on the market in this part of Fife which meet these criteria with a property of this size, nor the opportunity to expand an existing woodland out of glen into open areas which can then link with other high value habitats.

The new access to the dwelling is proposed to be located opposite Elderburn North. No living roadside trees will be affected by the new access route. The access point will be located allowing for sufficient sight lines to and from the existing road with advice from and in consultation with the Roads Department of Fife Council.

This proposal would deliver the requirements of National Planning Framework 4 (NPF4) policies 1, 2, and 3, by being designed to be energy efficient, reducing emissions, the creation of hedges, wildflower meadow, and woodland providing a nature network with the adjacent woodland and the roadside trees, and increased biodiversity from the existing use.

There are provisions under NPF4 for a development of this type at this location. Detail of the provisions in policy 8ai & ii, 17dii, iii, & iv and 29a & d, for a development of this design in a rural area, can be found in Annex 1.

Yours faithfully
Rosaleen Rentoul

Enc. Annex 1 – How the proposal fits with NPF4

Dwelling at Elderburn - To be read with Justification Letter

ANNEX 1 – HOW THE PROPOSAL FITS WITH NPF4.

National Planning Framework 4 (NPF4)

The following text is extracted from the NPF4 policy, with underlining used to demonstrate where the proposal meets the provisions for a development of this type at this location.

Policy 3 – Biodiversity

a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

c) Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Applications for individual householder development, or which fall within scope of (b) above, are excluded from this requirement.

Policy impact:

- Just Transition
- Conserving and recycling assets
- Rebalanced development
- Rural revitalisation

Policy 8 – Green Belts

a) Development proposals within a green belt designated within the LDP will only be supported if:
i) they are for:

- development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);

and

ii) the following requirements are met:

- reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
- the purpose of the green belt at that location is not undermined;
- the proposal is compatible with the surrounding established countryside and landscape character;
- the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible;
- and
- there will be no significant long-term impacts on the environmental quality of the green belt.

Policy impact:

- Just Transition
- Conserving and recycling assets
- Local living
- Compact urban growth
- Rebalanced development
- Rural revitalisation

Policy 17 – Rural Homes

d) Development proposals for new homes that support the resettlement of previously inhabited areas will be supported where the proposal:

- i. is in an area identified in the LDP as suitable for resettlement;
- ii. is designed to a high standard;
- iii. responds to its rural location; and
- iv. is designed to minimise greenhouse gas emissions as far as possible.

Policy impact:

- Just Transition
- Conserving and recycling assets
- Local living
- Compact urban growth
- Rebalanced development
- Rural revitalisation

Policy 29 – Rural Development

a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:

- i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected;
- ii. diversification of existing businesses;
- iii. production and processing facilities for local produce and materials, for example sawmills, or local food production;
- iv. essential community services;
- v. essential infrastructure;
- vi. reuse of a redundant or unused building;
- vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention;
- ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or
- x. improvement or restoration of the natural environment.

d) Development proposals that support the resettlement of previously inhabited areas will be supported where the proposal:

- i. is in an area identified in the LDP as suitable for resettlement;
- ii. is designed to a high standard;
- iii. responds to their rural location; and
- iv. is designed to minimise greenhouse gas emissions as far as possible.

Policy impact:

- Just Transition
- Conserving and recycling assets
- Local living
- Compact urban growth
- Rebalanced development
- Rural revitalisation

Elderburn Farm - Planning Permission in Principle - Supplementary Justification.

Further to my previous letter dated 15 July 2024 and email correspondence with the case officer, I believe that my proposal does fit within the planning policies for the following reasons.

Policy 17 Rural Homes, has a policy intent *'to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes'*. Policy 17b) provides a provision *'Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs'*.

There is a local living need for additional housing in this area. There is rarely a property on the market and any new development that has been approved is for holiday/short term lets (approved on prime agricultural land) which is directly opposed to providing local living needs. This is prejudiced against people who have lived and been part of this community all their lives. This development would deliver a local living and housing need in this area. In addition, the policy intent of Policy 17 is also met as the proposal for a dwellinghouse with a small holding including woodland creation will be of high quality, affordable and a sustainable rural home, in an appropriate location, taking into account the local setting of housing in this area, where there are small groups of dwellings on either side of the road. This development would relate to other groupings within this setting.

Policy 29 Rural Development, policy intent is *'to encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area and the service function of small towns, natural assets and cultural heritage are safeguarded and enhanced'*. Policy 29a provides a provision for *'development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported'* this includes ix) *'small scale developments that support new ways of working such as remote working, homeworking,'* and x) *'improvement or restoration of the natural environment'*. Policy 29 b) *'development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location'*.

The development will be for the diversification of an agricultural field to allow for vegetable and fruit production, to increase self sufficiency and food sustainable living in a rural area. The development will be of a suitable scale and in keeping with the surrounding setting and will also be used for home working. In addition there will be the creation of a woodland that will improve and restore the natural environment in this location where trees have been restricted to areas which are not cultivated or grazed by livestock. The low carbon checklist provides further information on how the development will fit with policy 29 b).

Policy 5 Soils, has provisions for this development under policy 5 b) *'Development proposals on prime agricultural land..... will only be supported where'* i) *'Essential infrastructure and there is a specific locational need and no other suitable site'* and ii) *small-scale development directly linked to a rural business, farm or croft or for essential workers for the rural business to be able to live onsite'*.

The development is located on land classed as 3.1 on the land capability for agriculture mapping. However the land has not been used for arable crops since a production test was carried out in c.1990, which found that there was a low yield. It has been used for grass production since then and has been let as a result. This proposal is for a dwellinghouse which will support the small holding and woodland creation. The small holding, which is a small agricultural unit (farm), will focus on the production of vegetables and fruit for the owner to be self sufficient. The productivity of the land will therefore be realised through greater output of produce compared with

the current use. The whole land parcel has 10-15 cattle grazing for 6 months, which are also required to be supplementary fed. The proportion of the field which would be lost to infrastructure will be small in proportion of the remaining unaffected area. There will be no net loss of production from this whole parcel as the small loss of grazing will be replaced by vegetables and fruit. In addition this will allow for the farming for the proposed area to be carried out by the land owner, who will need to be onsite to maintain the produce.

NPF4 overarching policies

In addition to the above, the spatial principles of NPF4, which this proposal will directly deliver under are:

- **Just transition** - *'We will empower people to shape their places and ensure the transition to net zero is fair and inclusive'*.
 - See detail in the Low Carbon Checklist which demonstrated that the dwelling will be of high efficiency credentials and therefore contribute to the transition to living a net zero lifestyle.
- **Rural revitalisation** - *'We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together'*.
 - The development will deliver sustainable development where there is a requirement for it in a rural area.

The development will also deliver the national spatial strategy by supporting:

- **Sustainable places** *'where we reduce emissions, restore and better connect biodiversity'*
 - By having a low emissions dwellinghouse and for providing biodiversity net gain.
- **Liveable places** *'where we can all live better healthier lives'* and
 - This development will deliver a healthier lifestyle through the ability to grow produce and to have an efficient home with reduced carbon footprint. In addition the proposed dwellinghouse will improve the health of the owner who suffers from dust allergies and the design of the house will help alleviate this.
- **Productive places** *'where we have greener fairer and more inclusive wellbeing economy'*.
 - The lifestyle associated with this development will be greener living and will improve the wellbeing of the owner and be sustainable. In addition, the development of the woodland and the small holding will result in greater resilience to fluctuating market pricing of food.

FIFEplan Policy 8

The Scottish Government Chief Planner letter - February 2023, states: *'Whether an LDP has been adopted prior to or after the adoption and publication of NPF4, legislation states that in the event of any incompatibility between a provision of NPF and a provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997 ("the 1997 Act"); section 24(3))'*.

The Law Society of Scotland state: *'In the event of incompatibility between a provision of NPF4 and an LDP, whichever is the later in date is to prevail'*.

This proposal would fall under Policy 8 of the FIFEplan - Siting new houses in the countryside. However I believe that this Policy is incompatible with NPF4 and as NPF4 is the later in date, I would suggest that this policy should not apply to this proposal. This development meets the provisions and policy intent of NPF4.

The reason the LDP/FIFEplan is incompatible with NPF4 is that the LDP does not allow for the provisions within NPF4 policies 17 and 29, and therefore cannot prevail as it is inconsistent with NPF4.

Brown

&

Brown

Planning Department
Fife Council
Planning Services
Glenrothes
KY7 5LT

27th August 2024

Elderburn Farm; Erection of new dwelling with new access to proposed site and all associated works.

Dear Sir / Madam,

This Sustainability Statement has been prepared on behalf of the applicant in line with 'Low Carbon Sustainability Checklist for Planning Applications' and the 'Low Carbon Fife Supplementary Guidance'.

The Sustainability Statement has been prepared to ensure the design and delivery of this small development includes high energy efficiency credentials and low environmental impact. All developments have the opportunity to create a successful and attractive place, encourage sustainable lifestyles, reduce energy usage and pollution, provide stewardship of the natural and built environment and help facilitate opportunities for sustainable design.

Yours sincerely,
Daniel Kemp
Associate

South Wing,
Aboyne Castle Centre,
Aboyne,
AB34 5JP

+44(0)1339 352800 — Aberdeenshire
+44(0)1463 630640 — Inverness
brownandbrown.studio

Low Carbon Sustainability StatementEnergy & Climate Change

Reducing the energy requirements of buildings is a key part of reducing carbon emissions associated with development and tackling climate change. This is being driven forward primarily by the Scottish Building Standards and, whilst the priority is the delivery of more energy efficient design, embedded renewable technologies also have a role to play.

The Applicant is proposing the use of solar panels on the dwelling. Energy efficient boilers with ErP efficiency rating of “A”, triple glazed windows and dMEV ventilation systems are also proposed in addition to enhanced fabric efficiency, which means the proposed dwelling will reduce the heating load while retaining more of the heat put in. Enhanced acoustic performance levels are also proposed improving well-being of occupants.

Energy efficient appliances will be installed within the dwelling and water efficient shower heads, WCs, wash hand basins are proposed to provide optimum water consumption. The dwelling is designed, and energy assessed to surpass the Building Standards requirements.

Building orientation and layout has been taken into consideration to maximise the lighting, heating, and cooling of the building that can be provided without using energy. It minimises energy requirements, by maximising natural daylight, solar gain and natural ventilation and designing in shelter. The site layout proposed generally enables the orientation of the dwelling to allow passive solar energy gain as well as reducing glare and overheating to the building interior. Consideration is given to building height and boundary vegetation/treatments to minimise overshadowing of neighbouring properties and spaces.

It is proposed that electricity and water supply will connect to existing services. It is proposed that the dwelling be heated by a air-source heat pump system, although the majority of the heating requirement would come from passive means. Foul water infrastructure will be to a new septic tank and soak-away. Surface water outfall to new private soak-away to drainage engineer's specification.

To meet the policy aspirations of NPF4, the proposed native woodland, landscaping and vegetation will be designed and specified by a qualified Ecologist with membership of the Chartered Institute of Ecology and Environmental Management (CIEEM) to ensure the character of the proposed habitat types are appropriate. The applicant will also ensure that the implementation of these native species is completed within the required planting seasons. It is further proposed that a productive garden i.e. food production, as well as a section for a 'cottage garden' will be included within the cartilage of the application site.

Any revisions to the private garden will be designed in accordance with Fife Council's minimum garden size standards (where possible) which provides the end user the choice of how best to use the space with ample room to accommodate a vegetable patch or similar should they wish to do so.

Materials

The Applicant is aware of their responsibilities for reducing environmental impact. Sourcing of materials is something that will be reviewed and implemented by Brown & Brown Architects from an early stage of the design process to try, where practical, to provide local and sustainable sources. A sensitive palette of materials respectful to the local vernacular would be utilised.

A simple material palette is proposed, with a contemporary and complementary palette. Extensive glazing is proposed to maximise solar gain without a loss of privacy.

Waste

External storage for waste and recycling will be provided for the dwelling on hard stand areas within the driveway close to the access. The exact provision and type of recycling containers will be provided in accordance with Fife Council's Environmental Services Standards.

The drainage strategy for the new dwelling has been developed in accordance with latest SEPA and Scottish Water guidance on sustainable drainage. This has been developed alongside the principles of the design and takes cognisance of the site location and its defining features.

Travel & Transport

The new dwelling will be provided with sufficient parking spaces as per the Building Regulations whilst allowing for Electric Car Charging facilities and provision for secure cycle storage.

Review Decision Notice

Decision by Fife Planning Review Body (the FPRB)

- Site Address: Land 350M North East Of Edenbank Farmhouse, Dron, Dairsie, Fife
- Application for review by R. Todd And Co. against the decision by an appointed officer of Fife Council
- Application 22/03199/PPP for Planning Permission in Principle for Planning Permission in Principle for the erection of dwellinghouse including formation of access.
- Application Drawings:
01 - Location and Site Plans, 02 - Proposed various - elevation, floor etc, 03 - Supporting Statement, 04 - Statement, 05 - Low Carbon Sustainability Checklist, 06 - Statement,
- No Site Inspection took place.

Date of Decision Notice: 19th June 2023

Decision

The FPRB reverses the determination reviewed by them and approves Planning Permission subject to the conditions and reasons outlined below in section 4.0.

1.0 Preliminary

- 1.1 This Notice constitutes the formal decision notice of the Local Review Body as required by the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.
- 1.2 The above application for Planning Permission was considered by the FPRB at its meeting on 12 June 2023. The Review Body was attended by Councillors David Barratt (Convener), Jane Ann Liston, Lynn Mowatt, Fiona Corps and Alycia Hayes.

2.0 Proposal

- 2.1 The application site relates to an elevated site located 350m to the north-east of Edenbank Farmhouse within a countryside location east of Dairsie and would sit to the east of an area of mature woodland. The proposed site would be accessed for the A91.
- 2.2 Planning permission in principle is sought for the erection of a dwellinghouse to provide accommodation for a working partner or manager essential to the future running of this rural business. The applicant currently operates two businesses with the soft fruit crop business providing 95% of the business gross output and require continual supervision.
- 2.3 There is no planning history on the planning site.

3.0 **Reasoning**

- 3.1 Firstly, the FPRB considered whether the proposal was acceptable in principle, assessing the proposal for housing development outwith the settlement boundary to consider whether it was compliant with strategic objectives for rural and countryside land under NPF4 Policy 16 (Quality Homes), NPF4 Policy 17(Rural Homes) and FIFEplan Policies 1 (Development Principles), 7 (Development in the Countryside) and Policy 8 (Houses in the Countryside).
- 3.2 The FPRB considered that the proposal could meet the relevant tests within NPF4 Policy 16 as, despite not being allocated for housing in FIFEplan, it could comply with exemptions within NPF4 Policy 16, including criterion (f) allowing for support where a proposal complies with NPF4 Policy 17 relating to rural homes. In this regard, the FPRB considered that the proposal would comply with NPF4 Policy 17 criteria (a)(v) which supports a house on no-allocated land where it is related to the sustainable management of a viable rural business. In a similar vein, they also considered that the proposal would comply with FIFEplan Policy 1, allowing for approval subject to compliance with other FIFEplan policies, and Policy 8 requiring houses in the countryside to support an existing rural business. To this extent, the LRB agreed with the Appointed Officer that the rural business assessment provided by the appellant suitably justified the specific need for the proposed house as in addressing: operational needs and labour requirements associated with the existing agricultural business; providing farm security; health and safety; and to accommodate succession planning for the existing viable rural business. The FPRB provided this support contingent upon the provision of a building of a scale and nature compatible with the surrounding area and acceptable transportation arrangements (per the discussion below). The FPRB therefore contended that the proposal accorded with NPF4 Policies 16 and 17 and FIFEplan Policies 1, 7 and 8.
- 3.3 The FPRB assessed the design and visual impact of the proposal on the rural setting of the countryside against NPF4 Policy 4 (Natural Places), NPF4 Policy 14 (Design, Quality and Place) and FIFEplan Policies 1 (Development Principles), 7 (Development in the Countryside), 8 (Houses in the Countryside) and 10 (Amenity) and Policy 13 (Natural Environment and Access). They contended that whilst the application did not include specific design details, conditions could require provision of a proposal with an appropriate scale, massing and form within the site, cognisant on the immediate rural context. Moreover, given the future siting of any house and the existing topography, the FPRB considered that any future building would be suitably screened by existing vegetation or sit well within the surrounding context and be in-keeping with the character of the location. The FPRB ultimately concluded that subject to conditions requiring approval of future design details, the proposal would comply with Policies 4 and 14 of NPF4 and Policies 1, 7, 8, 10 and 13 of FIFEplan relating solely to design and visual impact subject.
- 3.4 The FPRB then assessed the residential amenity impacts of the proposal on the surrounding area, cognisant of NPF Policy 14 (Design, Quality and Place), Policy 16 (Quality Homes), Policy 23 (Health and Safety) which seek to protect the amenity of the local area from unacceptable amenity impacts, including noise, and Policies 1 (Development Principles) and 10 (Amenity) of FIFEplan which includes criteria requiring development proposals to demonstrate that there would be no significant detrimental impact on residential amenity. Giving consideration to the extensive distance between the site and third-party residential properties, the FPRB determined that any future design, including the orientation and positioning of windows and the distance to the nearest residential dwelling, would avoid any unreasonable adverse impacts on the

daylight, sunlight or privacy provisions of neighbouring properties. The FPRB also resolved that given the size of the site, any future house would result in a reasonable level of residential amenity for future occupants and would not give rise to any adverse noise concerns. They also considered that there would be sufficient garden ground to accommodate the future needs of residents. The FPRB therefore concluded that the proposal would be acceptable in terms of residential amenity, complying with NPF4 Policies 14, 16 and 23 and Policies 1 and 10 of the Adopted FIFEplan with respect to this matter.

- 3.5 The FPRB assessed the transportation and road safety impacts of the proposal. The FPRB took into consideration the comments provided by the Council's Transportation Development Management Officers (TDM) who objected to the application on road safety grounds associated with the use of sub-standard visibility spays.
- 3.6 The FPRB considered the proposal against NPF4 Policy 13 (Sustainable Transport) and Policies 1 (Development Principles), 3 (Infrastructure Services) of 10 (amenity) the Adopted FIFEplan. This includes a review of Policy 1 which requires individual and cumulative impacts to be addressed, including mitigating against the loss in infrastructure (including road) capacity caused by the development. Moreover, the FPRB noted that Policy 3 required that development must be designed and implemented in a manner that ensures it delivers the required level of infrastructure and functions in a sustainable manner and that proposals must be served by adequate local transport and safe access routes. They also noted the requirements to ensure suitable traffic movements under Policy 10. The FPRB were then directed to Fife Council's Making Fife's Places Supplementary Guidance (2018) Appendix G Transportation Development Guidelines which identified minimum transportation requirements, including visibility spays.
- 3.7 Firstly, the FPRB considered the appropriateness of utilising the existing vehicular access to the A91 for vehicles entering/exiting the site. The FPRB noted that the existing visibility splay (facing east) did not meet the technical requirements within Appendix G above. i.e. 170m x 3m instead of 210m x 3m. They then assessed whether it was appropriate for traffic movements associated with the proposal to use this existing, non-compliant, access. The FPRB noted that the applicant did not have control over land required to form any future compliant visibility splay. In light of this, whilst the FPRB considered imposition of a condition of legal agreement to secure the minimum spays, they agreed that it would not meet the relevant Government Circular tests. The FPRB noted the above infringement on the technical visibility requirements but considered this against the use of the existing access by numerous existing properties (including up to 26 properties and two farm buildings). On this basis, they accepted that the proportional increase in trips against the traffic already using this access would not be significant. They asserted that any increase would not result in an unacceptable intensification of this existing access nor would it result in additional road safety risks, beyond those already experienced by existing users.

Secondly, the FPRB considered the second reason for refusal which suggested that the site's location was in an unsustainable location and would result in a car-dominant development. The FPRB noted the proximity of nearby bus stops (approximately approximately 15 minutes' walk) and the proximity of Dairsie village. They also noted that selected policy provisions require houses in the countryside to be contingent upon an existing agricultural or rural business. Noting this, they suggested that this would conflict with the above requirement given that, by their very nature, such rural business would not be located within an urban, well-connected location. They therefore dismissed this reason for refusal and considered that it would be an acceptable location for the proposal.

Finally, the FPRB noted the third reason for refusal relating to the Council's Transport Development Management Team's position policy against supporting increased intensification on existing sub-standard access outwith established built up areas. The FPRB set aside these concerns in line with the reasons outlined above, suggesting that the level of intensification would be low and would not result in unreasonable road safety concerns to the extent that this would warrant refusal.

Accordingly, cumulatively, the FPRB concluded that proposal would be acceptable and would accord with Policy 13 of NPF4 and Policies 1, 3 and 10 of FIFEplan and that any deviation from Making Fife's Places Supplementary Guidance with respect to minimum visibility splays would be acceptable and would not lead to unacceptable transportation concerns.

- 3.8 The FPRB considered whether the proposal supported the transition to a low carbon economy assessing the proposal against NPF4 Policies 1 (Climate and Nature Crisis) and 2 (Climate Mitigation and Adaption), Policies 1 (Development Principles) 11 (Low Carbon Fife) of FIFEplan and the Low Carbon Fife Supplementary Guidance. For proposals of this nature, the key determining factor in this assessment relates to whether the proposal could include low/zero carbon technologies to create suitable transition towards a reduction in carbon emissions. In this instance, the FPRB considered the Low Carbon Checklist and the applicant's commitment to such low carbon sustainable principles and found this acceptable subject to a condition requiring further detail at the detailed design stage. The FPRB concluded that the proposal would be acceptable in terms of carbon reduction and sustainability, complying with relevant objectives within NPF4 Policies 1 and 2 and Policies 1 and 11 of the Adopted FIFEplan and the above Supplementary Guidance with respect to this matter.
- 3.9 Turning to drainage and flooding, the FPRB the proposal was assessed against NPF4 Policy 22 (Flood Risk and Water Management), Policies 1 (Development Principles), 12 (Flooding and the Water Environment) of FIFEplan (2017) and Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2022). To this extent, the FPRB considered the proposed drainage strategy to include private surface water and private foul drainage arrangements for the proposal. These were considered to be acceptable, particularly as the site was not identified as being at risk of flooding. The FPRB therefore concluded that the proposal would be acceptable and, subject to a condition requiring approval of detailed drainage design, would comply with NPF4 policy 22, Policies 1 and 12 of the Adopted FIFEplan (2017) and Fife Council's guidance on flooding.
- 3.10 The FPRB also considered Policy 2 (houses in multiple occupancy) of the Adopted FIFEplan which advised that the use of a new build house or flat as a house in multiple occupation would not be permitted unless the development is purpose built for that use. The FPRB considered the proposal against this policy and agreed that as the proposal was not intended for HMO use, they had no concerns about potential future HMO use.
- 3.11 Overall, the FPRB concluded that the principle of development would be acceptable, demonstrating a direct operational need to an existing viable rural business and would not have a significant detrimental impact on the countryside, according with NPF4 Policies 16 and 17 and Policies 1, 7 and 8 of FIFEplan. They resolved that there would be significant no detrimental impacts relating to road safety and that the proposal would comply with Policies 1, 3 and 10 of FIFEplan and Making Fife's Places Supplementary Guidance. They therefore reversed the Appointed Officer's decision and considered that the proposal complied with the Development Plan. The FPRB did not consider there to be any other matters for consideration or any material considerations which would outweigh the Development Plan position. The FPRB therefore decided that the

planning permission should be granted, subject to conditions, overturing the Appointed Officer's decision. They also requested that the decision referenced the recently adopted National Planning Policy 4 which had been adopted by the Scottish Government after the Appointed Officer had issued their original decision.

4.0 Decision

- 4.1 The FPRB reverses the determination reviewed by them and approves Planning Permission subject to the conditions and reasons as follows:

APPROVE SUBJECT TO THE FOLLOWING CONDITIONS & REASON(S):

1. Application for any of the matters referred to in Condition 3 below shall be made before:-
 - (i) the expiration of 3 years from the date of the grant of this planning permission in principle;
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval was refused; or
 - (iii) the expiration of 6 months from the date on which an appeal or review against such refusal was dismissed, whichever is the latest.

Reason: In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. The development to which this permission relates must be begun no later than two years from the date of final approval of the further application(s) required under Condition 3 below. For the avoidance of doubt this planning permission in principle shall lapse on the expiration of 2 years from the date of the requisite approval being obtained unless development has begun.

Reason: To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997.
3. Approval of Matters Required by Condition application(s) submitted for the development hereby approved shall include the following, subject to agreement from the Planning Authority (acting reasonably):-
 - a) a location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers;
 - b) a detailed existing site plan to a scale of not less than 1:500 showing the existing site contours, the position and width of all proposed roads and footpaths including public access provision and the position of all buildings;
 - c) a detailed Site Plan to a scale of not less than 1:500 showing the site contours, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;
 - d) detailed plans, sections and elevations of all buildings proposed to be erected on the site;
 - e) details of any proposed external alterations and finishes to boundary walls and openings, as applicable;
 - f) details of the proposed method of surface water drainage and foul drainage;

- g) design details for the internal site access, where it meets the existing access track, and the internal access road including road surfacing specification and verge design,
- h) the colour and type of materials for all external materials;
- i) a detailed plan to a scale of not less than 1:500 demonstrating off-street parking spaces in accordance with the current Fife Council Transportation Development Guidelines.
- j) details of all boundary treatments, landscaping, including road verge planting, cycle racks, drying areas and amenity space.
- k) details of waste and recycling provision of the proposed collection strategy
- l) D details of any tree protection areas, showing any tree falling distances, canopy spread, root protection areas, construction exclusion zones and details of any trees to be retained or removed;
- m) a sustainability statement illustrating the developments' compliance with Fife Council's Low Carbon Fife Supplementary Guidance Document (2019); and
- n) details of ground investigation and any potential contamination and any relevant remediation requirements, as applicable.

No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.

Reason: To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 (as amended by the Planning etc. (Scotland) Act 2006) and to ensure that sufficient information is submitted to assess any detailed proposal.

4. BEFORE ANY WORKS COMMENCE ON SITE, a surface water management and drainage scheme (including all relevant calculations) shall be submitted and agreed in writing with Fife Council as Planning Authority. Following approval, this surface water management and drainage scheme shall be fully implemented before any development hereby approved commences and shall be retained and maintained for the lifetime of the development.

Reason: To ensure that adequate measures are put in place to deal with surface water drainage.

5. The scheme of landscaping required under Condition 2 shall provide details of the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.

Reason: In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

6. PRIOR TO OCCUPATION OF THE DWELLING, off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

Reason: To ensure adequate provision of off-street car parking.

7. PRIOR TO THE OCCUPATION OF THE DWELLING, there shall be provided within the curtilage of the site suitable turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.

Reason: In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.

8. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

Reason: To ensure potential risk arising from previous land uses and any previous mining activity has been investigated and any requirement for remedial actions is suitably addressed.

Advisory notes

1. The length of the permission: This planning permission will lapse on the expiration of a period of five years from the date of this decision notice, unless the development has been started within that period (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
2. Notice of the start of development: The person carrying out the development must give advance notice in writing to the planning authority of the date when it is intended to start. Failure to do so is a breach of planning control. It could result in the planning authority taking enforcement action (See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
3. Notice of the completion of the development: As soon as possible after it is finished, the person who completed the development must write to the planning authority to confirm the position (See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended))

.....
Proper Officer

NOTICE TO ACCOMPANY REFUSAL ETC. TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

*Notification to be sent to applicant on refusal of planning permission or
on the grant of permission subject to conditions*

NOTICE TO ACCOMPANY REFUSAL ETC. TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

*Notification to be sent to applicant on determination by the planning authority of an
application following a review conducted under section 43A(8).*

1. If the applicant is aggrieved by the decision of the planning authority -
 - (a) to refuse permission for the proposed development;
 - (b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission; or
 - (c) to grant permission or approval, consent or agreement subject to conditions,

the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.

Notice under the Town and Country Planning (Scotland) Act 1997 as amended by Sections 27A and 27B of the Planning etc. (Scotland) Act 2006

You are required, prior to the development hereby approved commencing on site, to submit written notification to Fife Council as Planning Authority ("this Council") of the intended date of commencement of the development. The development shall not commence until this notification has been acknowledged in writing by this Council. On completion of the development, you are also required to submit written notification to this Council of this as soon as practicably possible. Any submission on this matter should be addressed to Economy, Planning and Employability Services, Kingdom House, Kingdom Avenue, Glenrothes, KY7 5LT.

Review Decision Notice

Decision by Fife Planning Review Body (the FPRB)

- Site Address: Woodside, Wester Forret, Kilmany, KY15 4PX
- Application for review by Mr Malcolm McIntosh against the decision by an appointed officer of Fife Council
- Application 24/00817/FULL for Full Planning Permission for Erection of dwellinghouse and formation of access
- Application Drawings:
01 - Location Plan, 02 - Proposed Block Plan, 03 - Proposed various - elevation, floor etc, 04 - Proposed various - elevation, floor etc, 05 - Flood Calculations, 06 - Low Carbon Sustainability Checklist, 07 - Statement, 08 - Solar Panel Info
- No Site Inspection took place.

Date of Decision Notice: 11 November 2024.

Decision

The FPRB reverses the determination reviewed by them and approves Planning Permission subject to the conditions and reasons outlined below in section 4.0.

1.0 Preliminary

- 1.1 This Notice constitutes the formal decision notice of the Local Review Body as required by the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.
- 1.2 The above application for Planning Permission was considered by the FPRB at its meeting on 28 October 2024. The Review Body was attended by Councillors David Barratt (Convener), Jane Ann Liston, Altany Craik, Fiona Corps and Lynn Mowatt.

2.0 Proposal

- 2.1 The appeal relates to an area of grassland/paddock to the north of an existing residential dwelling (Woodside) located within the small settlement of Kilmany in a countryside location as defined by the Adopted FIFEplan (2017). There are a further six dwellings located to the south and south-east of the site. The site is access from a single-track road.
- 2.2 This planning application seeks planning permission for the erection of a single dwellinghouse and formation of access.
- 2.3 There is no previous relevant planning history associated with this site.

3.0 **Reasoning**

3.1 Firstly, the FPRB considered whether the proposal was acceptable in principle, assessing the proposal for housing development outwith the settlement boundary to consider whether it was compliant with strategic objectives for rural and countryside land under NPF4 Policy 16 (Quality Homes), NPF4 Policy 17 (Rural Homes) and FIFEplan Policies 1 (Development Principles), 7 (Development in the Countryside) and Policy 8 (Houses in the Countryside). The FPRB found that:

- The FPRB considered that the proposal with respect to relevant policies for houses in the countryside within the Development Plan. They contended that whilst it did not specifically meet the allowable exemptions within NPF4 Policy 16 or NPF4 Policy 17, it did accord with the secondary tests for rural development within NPF4 Policy 17b relating to its contribution towards local-living and transportation needs appropriate to its rural context. They also agreed that, in this instance, there was no conflict between NPF4 Policy 17 and the FIFEplan housing policies.
- The FPRB therefore turned their assessment to FIFEplan Policy 8 (Houses in the Countryside) and, in particular, whether the proposal met the Policy 8 Criteria 2 test that supports housing in the countryside '*within an established and clearly defined cluster of five houses or more*'.
- The FPRB assessed the existing site context, reviewing the proposal against the surrounding housing units, including six dwellings to the south of Woodside. Upon this review, they considered that the site formed part of an existing housing cluster of five or more dwellings per the Guidance within Figure 8.2 of FIFEplan. They considered that the site would be visually connected to this existing housing grouping (cluster) by the tree belt to the west, the scrub hedgerow to the north and the field boundary to the east. They considered that the proposal represented a logical infill and rounded off the existing housing cluster, with strong, defensible boundaries that distinguished this cluster from the rural farmland to the north and east.
- The FPRB also considered that the proposal would result in a similar spatial pattern of development to those within the existing cluster. They contended that the proposed built form would be of a scale and nature compatible with surrounding uses, within an acceptable location in terms of infrastructure and would be designed to protect land use and environmental quality.
- The FPRB therefore concluded that the proposal accorded with FIFEplan Policy 8 and they placed significant weight on this Development Plan policy in determining the appeal. On account of this, the FPRB contended that the proposal would comply with FIFEplan Policy 1 and 8 and that the principle of development for residential development in the countryside should be supported and that these policies should be afforded primacy, and material weight, in their decision making. They therefore agreed that the principle of development was acceptable and warranted support, setting aside the Appointed Officer's position on this matter.

3.2 The FPRB then assessed the Roads and Transportation considerations against NPF4 Policies Policy 13 (Sustainable Transport) and Policy 14 (Liveable Places) and Policies 1 (Development Principles), 3 (Infrastructure Services) and 11 (Low Carbon) of the Adopted FIFEplan and Making Fife's Places Supplementary Guidance (2018) Appendix G Transportation Development Guidelines. The FPRB found that:

- They did not agree with the Appointed Officer and Transportation Development Management on the transportation requirements, in particular, their position not to support the future intensification of an existing unrestricted distributor road outwith the built up area.

- The FPRB noted that the existing access was currently being used by the existing residential property (Woodside) and agreed that the minor increase in potential trips associated with the proposed development would be acceptable. They also acknowledged the crash map data submitted by the appellant outlining that there had been known road safety incidents on this junction or the nearby road network and afforded this due weight in their decision making. On this basis, the FPRB agreed that, on balance, the proposal would not result in unacceptable road safety concerns and that the use of the existing access to the U048 and would be acceptable in this instance.
- Accordingly, the FPRB concluded that the proposed development would be acceptable with respect to road safety and would accord with Policy 13 of NPF4 and Policies 1, 3 and 11 of FIFEplan, overruling the Appointed Officer's position on this matter.

3.3 The FPRB also agreed with the Appointed Officer's position in relation to the other planning considerations that did not form part of the original refusal reasons. They contended that these matters did not have any material impact in changing their position on this application and concluded that relevant conditions should be included on any issued planning permission, where relevant, in line with the Appointed Officer's recommendation.

3.4 Overall, the FPRB concluded the principle of development would be acceptable as the site was located within an existing, defined housing cluster (grouping) of five or more dwellings and would be suitably sited, scaled and designed to complement the character of the surrounding landscape and environmental quality of the area, with acceptable infrastructure provision. In addition, they agreed that the proposal would not result in any unreasonable road safety concerns, particularly as the existing private access was already in use. They therefore reversed the Appointed Officer's decision and considered that, on balance, the proposal complied with the Development Plan. The FPRB did not consider there to be any other matters for consideration or any material considerations which would outweigh the Development Plan position. The FPRB therefore decided that the planning permission should be granted, subject to conditions, overturning the Appointed Officer's decision.

4.0 Decision

4.1 The FPRB reverses the determination reviewed by them and approves Planning Permission subject to the conditions and reasons as follows:

APPROVE SUBJECT TO THE FOLLOWING CONDITIONS & REASON(S):

1. The development to which this permission relates must be commenced no later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

2. BEFORE ANY WORKS START ON SITE, samples of the external construction materials finishes of the dwellings (in particular relating to the roof, windows and walls) and boundary treatments shall be submitted to and agreed in writing with the council as planning authority. Thereafter, the dwellings shall be constructed and finished in full accordance with the agreed samples prior to occupation unless otherwise agreed in writing by the planning authority.

Reason: To define the terms of this permission and ensure that the dwellinghouses are in-keeping with the character of the surrounding area.

3. BEFORE ANY WORKS START ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this planning authority. The scheme, as approved, shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.

Reason: In the interests of visual amenity biodiversity enhancement to ensure a satisfactory standard of local environmental quality.

4. PRIOR TO OCCUPATION OF THE DEVELOPMENT, confirmation that the approved drainage proposals have been constructed in line with current best practice shall be submitted to Fife Council. The required confirmation shall comprise the submission of a completed and signed Appendix 6 of Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements. Thereafter, the development shall be carried out in accordance with the details approved unless otherwise agreed in writing by the planning authority.

Reason: To ensure the approved drainage and/or SUDS infrastructure has been constructed in accordance with the approved plans and in accordance with best practice.

5. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works surrounding the contaminated area (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within two working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority or (b) the planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter, remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

Reason: To ensure all contamination within the site is dealt with.

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Proper Officer

Advisory notes

1. Notice of the start of development: The person carrying out the development must give advance notice in writing to the planning authority of the date when it is intended to start. Failure to do so is a breach of planning control. It could result in the planning authority taking enforcement action (See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
2. Notice of the completion of the development: As soon as possible after it is finished, the person who completed the development must write to the planning authority to confirm the position (See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended))

NOTICE TO ACCOMPANY REFUSAL ETC.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions

NOTICE TO ACCOMPANY REFUSAL ETC. TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notification to be sent to applicant on determination by the planning authority of an application following a review conducted under section 43A(8).

1. If the applicant is aggrieved by the decision of the planning authority -
 - (a) to refuse permission for the proposed development;
 - (b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission; or
 - (c) to grant permission or approval, consent or agreement subject to conditions,the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.

Planning Services

Scott McInroy

development.central@fife.gov.uk

Your Ref:

Our Ref: 24/01845/PPP

Date 18th October 2024

Mrs Rosaleen Rentoul
Elderburn Farm
Elderburn Farm
St Andrews
United Kingdom
KY16 8PA

Dear Sir/Madam

Application No: 24/01845/PPP
Proposal: Planning permission in principle for the erection of dwellinghouse and garage and formation of access

Address: Elderburn Farm Denhead St Andrews Fife KY16 8PA

Please find enclosed a copy of Fife Council's decision notice. indicating refusal of your application. Reasons for this decision are given, and the accompanying notes explain how to begin the appeal or local review procedure should you wish to follow that course.

Should you require clarification of any matters in connection with this decision please get in touch with me.

Yours faithfully,

Scott McInroy, Planner, Development Management

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DECISION NOTICE

PLANNING PERMISSION IN PRINCIPLE

Fife Council, in exercise of its powers under the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 **REFUSES PLANNING PERMISSION IN PRINCIPLE** for the particulars specified below

Application No: 24/01845/PPP
Proposal: Planning permission in principle for the erection of dwellinghouse and garage and formation of access

Address: Elderburn Farm Denhead St Andrews Fife KY16 8PA

The plans and any other submissions which form part of this Decision notice are as shown as 'Refused' for application reference 24/01845/PPP on Fife Council's Planning Applications Online

REFUSE FOR THE FOLLOWING REASON(S):

1. In the interests of safeguarding the countryside and greenbelt from unplanned, sporadic and unjustified residential development; the need for a residential development in this location is not considered justified as the application site lies outwith any defined settlement boundary in terms of the Adopted FIFEplan - Fife Local Development Plan (2017) and therefore the proposal does not meet any of the criteria set out in Policies 1 (Development Principles), 8 (Houses in the Countryside), and 9 (Greenbelt); and does not comply with National Planning Framework 4 (2023) Policies 8 (Greenbelts) and 17 (Rural Homes).
2. In the interests of securing adequate road safety levels, the proposed private unadopted access is unsuitable for serving this development of the type as the visibility splays required to provide adequate sightlines required for this proposed access cannot be provided in this location. This would be detrimental to the safety and convenience of pedestrians and road users. It is therefore considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policy 13 of National Planning Framework 4; Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017); and, Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).

Dated: 18th October 2024

Chris Smith

For Head of Planning Services

PLANS

The plan(s) and other submissions which form part of this decision are: -

Reference	Plan Description
01	Location Plan
02	Site Plan
03	Statement
04	Statement
05	Statement
06	Low Carbon Sustainability Statement
07	Mine Risk Assessment
08	Photographs

Dated:18th October 2024

Chris Smith

For Head of Planning Services

IMPORTANT NOTES ABOUT THIS DECISION

LOCAL REVIEW

If you are not satisfied with this decision by the Council you may request a review of the decision by the Council's Local Review Body. The local review should be made in accordance with section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 by notice sent within three months of the date specified on this notice. Please note that this date cannot be extended. The appropriate forms can be found following the links at www.fife.gov.uk/planning. Completed forms should be sent to:

Fife Council, Committee Services, Corporate Services Directorate

Fife House

North Street

Glenrothes, Fife

KY7 5LT

or emailed to local.review@fife.gov.uk

LAND NOT CAPABLE OF BENEFICIAL USE

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Minister, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Planning Authority a purchase notice requiring the purchase of his/her interest in the land in accordance with Part V Town and Country Planning (Scotland) Act, 1997.

REPORT OF HANDLING

APPLICATION DETAILS

ADDRESS	Elderburn Farm, Denhead, St Andrews		
PROPOSAL	Planning permission in principle for the erection of dwellinghouse and garage and formation of access		
DATE VALID	09/09/2024	PUBLICITY EXPIRY DATE	10/10/2024
CASE OFFICER	Scott McInroy	SITE VISIT	None
WARD	East Neuk And Landward	REPORT DATE	17/10/2024

SUMMARY RECOMMENDATION

The application is recommended for:

Refusal

ASSESSMENT

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Framework 4 was formally adopted on the 13th of February 2023 and is now part of the statutory Development Plan. NPF4 provides the national planning policy context for the assessment of all planning applications. The Chief Planner has issued a formal letter providing further guidance on the interim arrangements relating to the application and interpretation of NPF4, prior to the issuing of further guidance by Scottish Ministers.

The adopted FIFEplan LDP (2017) and associated Supplementary Guidance continue to be part of the Development Plan. The SESplan and TAYplan Strategic Development Plans and any

supplementary guidance issued in connection with them cease to have effect and no longer form part of the Development Plan.

In the context of the material considerations relevant to this application there are no areas of conflict between the overarching policy provisions of the now adopted NPF4 and the adopted FIFEplan LDP 2017.

1.0 BACKGROUND

1.1 The application site is a fenced off paddock located 3km to the south west of the built up limits of St Andrews and 0.6km to the north of the hamlet of Denhead. To the south of the application site on the opposite side of the C4 road is a row of houses and agricultural buildings. There are no buildings on the same side of the road as the application site. According to the James Hutton Institute Land Capability for Agriculture in Scotland survey, the site is classed as 3.1 and is therefore prime agricultural land. The application site lies within the St Andrews green belt, as defined in the Adopted FIFEplan (2017).

1.2 The proposal is for Planning permission in principle for the erection of dwellinghouse and garage and formation of access.

1.3 There is no previous planning history associated with this site.

1.4 Application Process

1.4.1 The application, due to the size of the site and the overall scale of proposals, constitutes a "Local" application as defined by the Hierarchy of Developments Regulations and as such did not require to be subject of a Proposal of Application Notice.

1.5 A physical site visit has not been undertaken in relation to the assessment of this application. All necessary information has been collated digitally to allow the full consideration and assessment of the application, and it is considered, given the evidence and information available to the case officer, that this is sufficient to determine the proposal.

2.0 ASSESSMENT

2.1 The issues to be assessed against the Development Plan and other guidance are as follows:

- Principle of Development
- Design/Visual Impact on the Countryside/Greenbelt
- Residential Amenity
- Garden Ground
- Transportation
- Drainage/Flood Risk
- Land Stability/Contamination
- Low Carbon

2.2 Principle of Development

2.2.1 National Planning Framework 4 (2023) (NPF4) Policies 8, 17 and 29 and Policies 1 and 7, 8 and 9 of the Adopted FIFEplan - Fife Local Development Plan (2017), apply with regards to the principle of development for this proposal. Policy 1, Part A, of the Adopted FIFEplan (2017)

stipulates that the principle of development will be supported if it is either (a) within a defined settlement boundary and compliant with the policies for this location; or (b) is in a location where the proposed use is supported by the Local Development Plan Team.

2.2.2. NPF4 Policy 17(a) applies and states that development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:

- i. is on a site allocated for housing within the LDP;
- ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
- iii. reuses a redundant or unused building;
- iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
- vi. is for a single home for the retirement succession of a viable farm holding;
- vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
- viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.

b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.

c) Development proposals for new homes in remote rural areas will be supported where the proposal:

- i. supports and sustains existing fragile communities;
 - ii. supports identified local housing outcomes; and
 - iii. is suitable in terms of location, access, and environmental impact.
- d) Development proposals for new homes that support the resettlement of previously inhabited areas will be supported where the proposal:
- i. is in an area identified in the LDP as suitable for resettlement;
 - ii. is designed to a high standard;
 - iii. responds to its rural location; and
 - iv. is designed to minimise greenhouse gas emissions as far as possible.

2.2.3 NPF4 Policy 8 states:

a) Development proposals within a green belt designated within the LDP will only be supported if:

i) they are for:

- development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);
- residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;

- horticulture, including market gardening and directly connected retailing, as well as community growing;
- outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);
- flood risk management (such as development of blue and green infrastructure within a "drainage catchment" to manage/mitigate flood risk and/or drainage issues);
- essential infrastructure or new cemetery provision;
- minerals operations and renewable energy developments;
- intensification of established uses, including extensions to an existing building where that is ancillary to the main use;
- the reuse, rehabilitation and conversion of historic environment assets; or
- one-for-one replacements of existing permanent homes.

and

ii) the following requirements are met:

- reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
- the purpose of the green belt at that location is not undermined;
- the proposal is compatible with the surrounding established countryside and landscape character;
- the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and
- there will be no significant long-term impacts on the environmental quality of the green belt.

2.2.4 Policy 1: Development Principles of FIFEplan states that the principle of development will be supported if it is either: a) within a defined settlement boundary and compliant with the policies for the location; or b) in a location where the proposed use is supported by the plan. In the case of development in the countryside, such as here, development will only be supported where it is, amongst other things, for housing in line with Policy 8: Houses in the Countryside. Policy 8 states that development of housing in the countryside will only be supported where:

1. It is essential to support an existing rural business;
2. It is for a site within an established and clearly defined cluster of five houses or more;
3. It is for a new housing cluster that involves imaginative and sensitive re-use of previously used land and buildings, achieving significant visual and environmental benefits;
4. It is for the demolition and subsequent replacement of an existing house provided the following all apply:
 - a) the existing house is not listed or of architectural merit;
 - b) the existing house is not temporary and has a lawful use; or
 - c) the new house replaces one which is structurally unsound and the replacement is a better quality design, similar in size and scale as the existing building, and within the curtilage of the existing building;
5. It is for the rehabilitation and/or conversion of a complete or substantially complete existing building;
6. It is for small-scale affordable housing adjacent to a settlement boundary and is required to address a shortfall in local provision, all consistent with Policy 2 (Homes);

7. A shortfall in the 5 year effective housing land supply is shown to exist and the proposal meets the terms of Policy 2 (Homes);
8. It is a site for Gypsy/Travellers or Travelling Showpeople and complies with Policy 2 (Homes); or
9. It is for an eco-demonstration project proposal that meets the strict requirements of size, scale, and operation set out in Figure 8.1 of the plan.

In all cases, development must be: of a scale and nature compatible with surrounding uses; well-located in respect of available infrastructure and contribute to the need for any improved infrastructure; and located and designed to protect the overall landscape and environmental quality of the area.

2.2.5 Policy 9 of FIFEplan aims to manage and protect the respective character, landscape settings and identity of towns which are surrounded by a greenbelt. The policy sets out strict requirements for when development in a greenbelt would be considered to be acceptable. With regard to housing developments on greenbelt land, the policy states that the development must involve either; the rehabilitation and/or conversion of complete or substantially complete existing buildings; or the demolition and subsequent replacement of an existing house. Additionally, it must be demonstrated that the development would improve the landscape and environmental quality of the green belt and be of a high-quality design.

2.2.6 The proposed dwelling would not be sited within a defined settlement envelope and is thus deemed to be situated in the countryside. Within the applicant's supporting statement, the applicant has stated that the proposal would comply with NPF4. The applicant has stated that this proposal would help meet an identified local need and would relate to dwellings nearby. No information has been provided to show what the local housing need is in this locale. The application site doesn't relate to the existing dwellings in this location which are located on the other side of the road to the south west. There are no dwellings on the eastern side of the road. The proposal would be located on an isolated field that has not previously been inhabited and would not involve the reuse of existing building or is required for rural business, therefore the proposal does not comply with any of the criterion of policy 17 as set out in paragraph 2.2.2.

2.2.7 The applicant's supporting statement has stated that the proposal complies with NPF4 policy 8 given that the proposal would involve woodland creation. However, there is no justification has been provided for a house to be located in greenbelt other than ownership. No detailed design drawings have been submitted as part of this application. Given that the proposal does not comply with NPF4 policy 17, it therefore does not comply with policy 8.

2.2.8 The applicant's supporting statement has stated that the proposal complies with policy 29 of NPF4 as the proposal would contribute towards local living and would be designed to be in keeping with the character of the area. As stated above the application site is in an isolated greenbelt location and is not in keeping with the character of development in this area, therefore the proposal does not comply with policy 29.

2.2.9 With regards to the adopted FIFEplan no justification has been provided with the relevant policies (Policies 8 and 9). The proposal does not comply with any of the criterion of Policy 8: Housing in the countryside or Policy 9: Greenbelt as set out in paragraphs 2.2.4 and 2.2.5.

2.2.10 In the absence of any other criterion applying in this case, the proposal must be considered to represent sporadic and unplanned development in the countryside, failing to

accord with the above provisions of policy relating to the principle of development and therefore cannot be supported in principle.

2.3 Design/Visual Impact on the Countryside/Greenbelt

2.3.1 NPF4 (2023), FIFEplan Local Development Plan (2017) Policies 1, 7, 8, 9 and 10, the Making Fife's Places Supplementary Guidance (2018) apply with regard to the design and visual impact of the proposal.

2.3.2 Policy 14 of NPF 4 states development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Policy 14 also stipulates development proposals will be supported where they are consistent with the six qualities of successful places: healthy, pleasant, connected, distinctive, sustainable, and adaptable. Policies 1 and 10 of FIFEplan (2017) aim to protect the visual amenity of the local community and state that development proposals must demonstrate that they will not lead to a significant detrimental impact in relation to the visual impact of the development on the surrounding area.

2.3.3 As defined previously, Policies 7, 8 and 9 of FIFEplan (2017) advises that development proposals on greenbelt land must be of scale and nature that is compatible with the rural surroundings; be located and designed to protect the overall landscape and environmental quality of the area; and improve the landscape and environmental quality of the greenbelt.

2.3.4 Policy 10 states that development will only be supported if it does not have a significant impact on the amenity of existing or proposed land uses; development proposals must demonstrate that they will not lead to a significant detrimental impact on amenity in relation to, amongst other things, the visual impact of development on the surrounding area. Policy 13 states that development proposals will only be supported where they protect or enhance natural heritage assets, including landscape character and views. Policy 14 of FIFEplan also reiterates the need for proposals to protect and enhance the characteristics of their environment; proposals should not lead to a significant visual detrimental impact on their surrounds; and new developments must meet the 6 qualities of successful places - distinctive; welcoming; adaptable; resource efficient; safe and pleasant; and, easy to move around and beyond.

2.3.5 Making Fife's Places Supplementary Guidance (2018) is Fife Council's Guidance on expectations for the design of development in Fife. This sets out guidance on how to apply the six qualities of successful places as set out in the above policy documents. In respect of this application, for example, key principles include reflecting the pattern of the local settlement form - including street widths, building setback etc; creating streets and spaces with particular character and a sense of identity to create visual interest; integrate green networks with the built development; creating developments that are not dominated by cars. This Supplementary Guidance document also illustrates how development proposals can be evaluated to ensure compliance with the six qualities of successful places, alongside advice for developers on the process of design and the information required to allow the planning authority to fully assess any design proposals.

2.3.6 As this is an application for Planning Permission in Principle, detailed design aspects do not form a key part of the current application assessment. However, the applicant has submitted an indicative layout to demonstrate how the site could be developed. The acceptability of this layout and its assessment against the principles within Making Fife's Places would depend largely on the final building design, proposed materials, and layout - i.e., how the buildings would

relate to the immediate environment and its setting, the use of landscaping and other internal features such as trees, and the wider site's context.

2.3.7 The applicant has submitted an indicative layout but no indicative elevations with this application, however given that the size of the application site, it is considered that a suitably designed dwellinghouse could be acceptably accommodated within the site.

2.3.8 The proposal therefore meets the terms of the development plan with respect to the principle of design and visual impact pending the submission of further details at the later detailed Approval Required by Conditions planning stage. However, this is not a determining issue in this case given the principle of the dwelling is not considered supportable.

2.4 Residential Amenity

2.4.1 NPF 4 Policy 16 Part (g) whilst predominantly for householder development proposals advises that support will generally be given where proposals - (i) do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and (ii) do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking. In this instance whilst the policy criteria relate to householder developments, these requirements are also considered materially relevant to new residential units and the need to protect amenity standards for both existing as well as new occupants.

2.4.2 Policy 1: Development Principles of FIFEplan states that development proposals will only be supported if they conform to relevant development plan policies. Development proposals must address their individual and cumulative impact by complying with relevant criteria and supporting policies, including protecting the amenity of the local community and complying with Policy 10: Amenity. Policy 10 states that development will only be supported if it does not have a significant impact on the amenity of existing or proposed land uses; development proposals must demonstrate that they will not lead to a significant detrimental impact on amenity.

2.4.3 Given the nearest third-party property is some 100m to the south west of the proposed site there will be no materially detrimental impacts on other residential property. However, this is not a determining issue in this case.

2.4.4 As such, it is considered that the development accords with the above provisions of policy and guidance as they relate to residential amenity. However, this is not a determining issue in this case given the proposal does not meet the policy requirements in principle.

2.5 Garden Ground

2.5.1 Policy 1: Development Principles of FIFEplan states that development proposals will only be supported if they conform to relevant development plan policies. Development proposals must address their individual and cumulative impact by complying with relevant criteria and supporting policies, including protecting the amenity of the local community and complying with Policy 10: Amenity. Policy 10 states that development will only be supported if it does not have a significant impact on the amenity of existing or proposed land uses. Fife Council's non-statutory Garden Ground customer guidelines are also relevant here.

2.5.2 The Garden Ground customer guidelines state that all new detached dwellings should be served by a minimum of 100 square metres of private useable garden space and that a building footprint to garden space ratio of 1:3 should be achieved.

2.5.3 The building to garden ratio and over 100m² garden area can also clearly be met. As such, it is considered that the development accords with the above provisions of policy and guidance as they relate to garden ground. However, this is not a determining issue in this case given the proposal does not meet the policy requirements in principle.

2.6 Transportation

2.6.1 Policy 13 of NPF4 states that development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and where appropriate they will be accessible by public transport. Policies 1, 3 and 10 of the Adopted FIFEplan (2017) and Fife Council's Transportation Development Guidelines apply in this respect. Policy 3 states where necessary and appropriate as a direct consequence of the development or as a consequence of cumulative impact of development in the area, development proposals must incorporate measures to ensure that they will be served by adequate infrastructure and services. Such infrastructure and services may include local transport and safe access routes which link with existing networks, including for walking and cycling, utilising the guidance in Making Fife's Places Supplementary Guidance. Policy 10 states development proposals must demonstrate that they will not lead to a significant detrimental impact on amenity in relation to traffic movements.

2.6.2 Fife Council's Transportation Development Management (TDM) were consulted on this application and have recommended refusal of this application. Policy 13 of NPF4 addresses sustainable transport and states that development proposals will be supported where it can be demonstrated that they provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks and will be accessible by public transport ideally supporting the use of existing services. The remote location of the site means that trips by private cars would represent nearly all the person trips by prospective residents and their visitors. There are no surfaced and lit pedestrian routes between the site and the surrounding area. In addition, the C4 is not a road that would be attractive for use by recreational cyclists and is unsuitable for children to cycle on. Given the rural location there is a lack of sustainable travel options for the prospective occupants and their visitors, therefore, the proposal does not comply with Policy 13 of NPF4. TDM have a policy against the formation of new vehicular accesses or the increase in use of existing vehicular accesses and junctions on unrestricted distributor roads that are outwith established built up areas (the built-up area is defined as the area within a 30 or 40mph speed limit). The C4 public road has a 60mph speed limit and the junction of the access to the site with the public road must have the provision of 3m x 210m. All obstructions within the splays must be maintained at a height not exceeding 600mm above the adjoining public road channel level, in accordance with the current Fife Council Making Fife's Appendix G. The application site has visibility splays of approximately 3m x 3m visibility splays in either direction due to a combination of the geometry of the public road and trees/vegetation obscuring visibility beyond this point. Due to the extremely substandard visibility splays being achievable, the new access proposal is unsuitable to serve any development.

2.6.3 In view of the above, the proposed dwelling would not comply with relevant policies and guidelines in terms of road safety.

2.7 Drainage/Flood Risk

2.7.1 Policy 22 of NPF4 states that development proposals will not increase the risk of surface water flooding to others, or itself be at risk. Furthermore, developments should manage all rain and surface water through sustainable urban drainage systems and proposals should assumed no surface water connection to the combined sewer. Policy 3 of the FIFEplan states that development must be designed and implemented in a manner that ensures it delivers the required level of infrastructure and functions in a sustainable manner. Where necessary and appropriate as a direct consequence of the development or as a consequence of cumulative impact of development in the area, development proposals must incorporate measures to ensure that they will be served by adequate infrastructure and services. Such measures will include foul and surface water drainage, including Sustainable Urban Drainage Systems (SUDS). Policies 1, 3 and 12 of FIFEplan Local Development Plan (2017), the Council's 'Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note' and the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) (CAR) are taken into consideration with regard to drainage and infrastructure of development proposals.

2.7.2 Policy 3 of the FIFEplan (2017) states that development proposals must incorporate measures to ensure that they would be served by adequate infrastructure and services; including foul and surface water drainage, and SuDS. Policy 12 of FIFEplan states that development proposals will only be supported where they can demonstrate compliance with a number of criteria, including that they will not individually or cumulatively increase flooding or flood risk from all sources (including surface water drainage measures) on the site or elsewhere. The Council's 'Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note' sets out the Council's requirements for information to be submitted for full planning permission to ensure compliance. Finally, CAR requires that SuDS are installed for all new development, with the exception of runoff from a single dwellinghouse or discharge to coastal waters.

2.7.3 A small element of the site is shown to be at medium risk from surface water flooding. However, as this application is for planning permission in principle no drainage information has been provided and this could be dealt with at ARC stage. However, this is not the determining factor in this instance given the principle of the proposal is not supported.

2.8 Land Stability/Contamination

2.8.1 Policy 1 and 10 of the Adopted FIFEplan (2017) apply with regards to land stability in this instance.

2.8.2 Fife Council's Land and Air Quality Team and The Coal Authority were also consulted on the application given the location of the application site falling within a high-risk coal mining area. The Coal Authority agreed with the findings of the Coal Mining Risk assessment report while the Land and Air Quality Team have recommended that given the existing use that a condition be added that the in the event of unexpected materials being found on site then a suitable Site-Specific Risk Assessment may be required.

2.8.3 In conclusion, it is deemed that the proposal would be compliant with the above policy, subject to meeting the requirement of appropriate conditions as recommended by Fife Council's Land and Air Quality Team. However, this is not a determining issue in this case.

2.9 Low Carbon

2.9.1 NPF 4 Policies 1 (Climate and Nature Crises) and 2 (Climate Mitigation and Adaptation) advise that when considering proposals, significant weight to encourage, promote and facilitate development in sustainable locations and those that address the global climate and nature crises through zero carbon and nature positive places will be encouraged. As such proposals will be sited and designed to minimise lifecycle greenhouse gas emissions and adapt to current and future risks for climate change as far as possible.

2.9.2 NPF4 Policy 11 (Energy) also provides support for all forms of renewable, low-carbon and zero emissions technologies provided associated detrimental impacts are addressed whilst Policy 12 (Zero Waste) also aims to encourage, promote and facilitate development that is consistent with the waste hierarchy and as such development proposals should seek to reduce, reuse or recycle materials and amongst others reuse existing buildings; reduce/minimise waste; use materials with the lowest forms of embodied emissions such as recycled and natural construction materials. Policy 19 (Heat and Cooling) part (f) advises that development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

2.8.3 Collectively, Policies 1:Development Principles (Part B), 3: Infrastructure and Services and 11: Low Carbon Fife of FIFEplan state that planning permission will only be granted for new development where it has been demonstrated, amongst other things, that: low and zero carbon generating technologies will contribute to meeting the current carbon dioxide emissions reduction target (as set out by Scottish Building Standards); construction materials come from local or sustainable sources; and water conservation measures are in place. The Council's Low Carbon Fife Supplementary Guidance (2019) notes that small and local applications will be expected to provide information on the energy efficiency measures and energy generating technologies which will be incorporated into their proposal. Applicants are expected to submit a Low Carbon Sustainability Checklist in support.

2.8.4 A Low Carbon Sustainability Checklist has been submitted alongside this application. However, this is not a determining issue in this case.

CONSULTATION RESPONSES

The Coal Authority	No objection
TDM, Planning Services	Object
Transportation And Environmental Services - Operations Team	
Land And Air Quality, Protective Services	No objection subject to condition
Scottish Water	

REPRESENTATIONS

None

CONCLUSION

The development constitutes unplanned, sporadic and unjustified residential development in the countryside & greenbelt; contrary to Policies 8, 17 and 29 of NPF4 and Policies 1: Development Principles, 7: Development in the Countryside, 8: Houses in the Countryside and 9: Greenbelt of the adopted FIFEplan Fife Local Development Plan (2017). For that reason, the development would also fail to protect the overall landscape and environmental quality of the area, contrary to Policy 14 of NPF4 and Policies 1: Development Principles, 7: Development in the Countryside, 8: Homes in the Countryside,, 9: Greenbelt, 10: Amenity and 13: Natural Environment and Access of FIFEplan and Making Fife's Places Supplementary Guidance (2018). In addition, it is considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policy 13 of NPF4 and Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017) and Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018). Overall, the development is considered to be contrary to the development plan, there being no relevant material considerations of sufficient weight to justify departing therefrom.

DETAILED RECOMMENDATION

The application be refused for the following reason(s)

1. In the interests of safeguarding the countryside and greenbelt from unplanned, sporadic and unjustified residential development; the need for a residential development in this location is not considered justified as the application site lies outwith any defined settlement boundary in terms of the Adopted FIFEplan - Fife Local Development Plan (2017) and therefore the proposal does not meet any of the criteria set out in Policies 1 (Development Principles), 8 (Houses in the Countryside), and 9 (Greenbelt); and does not comply with National Planning Framework 4 (2023) Policies 8 (Greenbelts) and 17 (Rural Homes).
2. In the interests of securing adequate road safety levels, the proposed private unadopted access is unsuitable for serving this development of the type as the visibility splays required to provide adequate sightlines required for this proposed access cannot be provided in this location. This would be detrimental to the safety and convenience of pedestrians and road users. It is therefore considered that the proposal would have a significant detrimental impact on road safety and would therefore be contrary to Policy 13 of National Planning Framework 4; Policies 1, 3 and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017); and, Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).

STATUTORY POLICIES, GUIDANCE & BACKGROUND PAPERS

Development Plan

NPF4 (2023)

Adopted FIFEplan Fife Local Development Plan (2017)

Making Fife's Places Supplementary Guidance (2018)

Low Carbon Fife Supplementary Guidance (2019)

Other

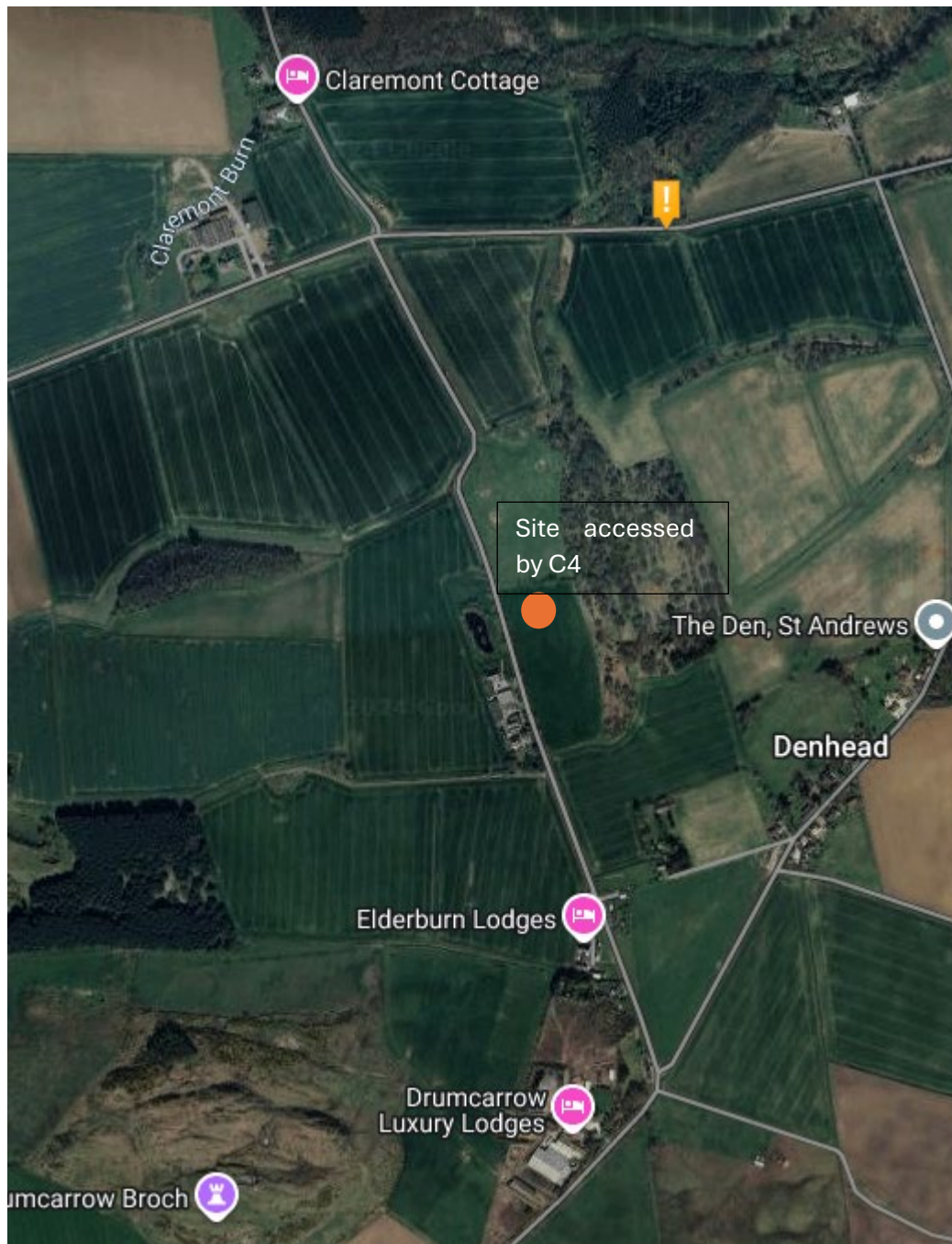
Fife Council non-statutory Garden Ground customer guidelines (2016)

Fife Council non statutory Minimum Distance Between Window Openings customer guidelines

Fife Council non-statutory Daylight and Sunlight customer guidelines

Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020)

Fife Council Transportation Development Guidelines



Google mapping

Extract from crashmap.co.uk website shown that there have been no recorded incidents on the C4 or at its junctions to the north or south (data for last 10 years of information available 2012 - 2022).

Proposal Details

Proposal Name	100698324
Proposal Description	3485_Rentoul_Elderburn Farm_PRB
Address	ELDERBURN FARM, DENHEAD, ST
ANDREWS,	KY16 8PA
Local Authority	Fife Council
Application Online Reference	100698324-001

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Notice of Review	System	A4
24_01845_PPP Report of Handling	Attached	Not Applicable
24_01845_PPP Decision Notice	Attached	Not Applicable
24_01845_FULL Justification Statement	Attached	Not Applicable
24_01845_PPP Justification Statement Annex	Attached	Not Applicable
24_01845_PPP Supplementary Jusitification	Attached	Not Applicable
24_01845_PPP Low Carbon Statement	Attached	Not Applicable
24_01845_PPP Location Plan	Attached	A2
24_01845_PPP Site Plan	Attached	A2
24_00817_FULL PRB Decision	Attached	Not Applicable
22_03199_PPP PRB Decision	Attached	Not Applicable
Statement of Reasons for Seeking Review	Attached	Not Applicable
Crashmap records screenshot	Attached	Not Applicable
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-001.xml	Attached	A0

Agenda Item 5(4)

**Elderburn Farm, Denhead, St. Andrews,
KY16 8PA**

Application No. 24/01845/PPP

Consultee Comments

Friday, 13 September 2024



Local Planner
Fife House
North Street
Glenrothes
KY7 5LT

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk



Dear Customer,

Elderburn Farm, Denhead St Andrews, Fife, KY16 8PA
Planning Ref: 24/01845/PPP
Our Ref: DSCAS-0117586-YJJ
Proposal: Erection of dwellinghouse and garage and formation of access

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. The applicant should be aware that this does not confirm that the proposed development can currently be serviced.

Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

- There is currently sufficient capacity in the Glenfarg Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- According to our records there is no public waste water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

Please Note

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works. When planning permission has been granted and a formal connection application has been submitted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should refer to our guides which can be found at <https://www.scottishwater.co.uk/Help-and-Resources/Document-Hub/Business-and-Developers/Connecting-to-Our-Network> which detail our policy and processes to support the application process, evidence to support the intended drainage plan should be submitted at the technical application stage where we will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

Next Steps:

Single house developments; unless utilising private water or drainage sources, are required to submit a Water Connection Application and Waste Water Application via our Customer Portal to allow us to fully appraise the proposals. Please note that Single House developments are not required to submit a Pre-Development Enquiry form (PDE) however local network capacity will be assessed on receipt of application forms.

Further information on our application and connection process for Single Household development can be found on our website <https://www.scottishwater.co.uk/Business-and-Developers/NEW-Connecting-to-Our-Network/Single-Household-Customers>

I trust the above is acceptable however if you require any further information regarding this matter, please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Ruth Kerr

Development Services Analyst

PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Supplementary Guidance

- Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - Site Investigation Services (UK) Ltd
 - Tel: 0333 123 1223
 - Email: sw@sisplan.co.uk
 - www.sisplan.co.uk
- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Development Operations department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or a Sustainable Drainage System (SUDS) proposed to vest in Scottish Water is constructed.
- Please find information on how to submit application to Scottish Water at our Customer Portal



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119 (Planning Enquiries)
E: planningconsultation@coal.gov.uk
W: www.gov.uk/coalauthority

For the attention of: Case Officer

Fife Council

[By email: development.central@fife.gov.uk]

17 September 2024

Dear Sir / Madam

Re: 24/01845/PPP

Planning permission in principle for the erection of dwellinghouse and garage and formation of access; ELDERBURN FARM, DENHEAD, ST ANDREWS, FIFE, KY16 8PA

Thank you for your notification of 11 September 2024 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority response: **Material Consideration**

I have reviewed the proposals and confirm that the application site falls within the Coal Authority's defined Development High Risk Area. Therefore, within the application site and surrounding area there are recorded coal mining features present at surface or shallow

depths. The risk these features may pose should be considered as part of the planning process.

The Coal Authority records indicate that the site lies within an area of historic unrecorded shallow coal mining. This could affect public safety and surface stability for the proposed development.

The planning application is accompanied by a Coal Mining Risk Assessment Report (MM13352.CMRA.SDM.KR, 2nd September 2024) prepared for the proposed development by MM-EC Geoenvironmental Ltd. The Report has been informed by an appropriate range of sources of historical, geological and coal mining information.

Having carried out a review of the available confirmation, the report author states that based on historic borehole logs *“the shallowest workable coal was encountered at a depth of 48m with over 45m of intact sedimentary bedrock cover. In consideration of the above the thickness of intact bedrock significantly exceeds the 10 times thickness of the shallowest economically workable coal seam”*. Therefore, it is concluded that the site is minerally stable.

Mine Gas

Wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

Sustainable Drainage

It should be noted that where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of Coal Mining Risk Assessment Report (MM13352.CMRA.SDM.KR, 2nd September 2024) are sufficient for the purposes of the planning system in demonstrating (based on the professional opinion of MM-EC Geoenvironmental Ltd) that the application site is safe and stable for the proposed development. The Coal Authority has **no objection** to the proposed development.

We consider it prudent that the LPA add the following wording as an Informative Note to the Decision Notice should the LPA grant planning permission:

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0800 288 4242. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

If you would like to discuss this matter further, please contact me on the above number.

Yours faithfully

D Roberts

Deb Roberts M.Sc. MRTPI

Planning & Development Manager

Disclaimer

The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposed in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by the Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the applicant for consultation purposes.

In formulating this response the Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development the Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisors for this development in relation to ground conditions and the acceptability of development.

MEMORANDUM

TO: Scott McInroy, Planner, Development Management.

DATE: 24th September 2024

OUR REF: PC240100.C1-JR-BF-COAL-SUSP

CONTACT: Jim Robb, Technical Officer – Environmental Health (Public Protection) – Land & Air Quality.

TEL (VOIP) : 440 458 - **EMAIL:** Jim.Robb@fife.gov.uk

SUBJECT: [24/01845/PPP](#) |Planning permission in principle for the erection of dwellinghouse and garage and formation of access|Elderburn Farm Denhead St Andrews Fife KY16 8PA

This Document Is Double Sided

I thank you for your recent correspondence in which you requested comments regarding the above planning permission in principle application and associated plans and documents. I would comment on these as follows...

This response has been sent directly from the Land & Air Quality Team, our colleagues in other sections of Public Protection will provide their own comments including for noise & construction dusts, etc where requested.

Air Quality – No Obvious Air Quality Concerns

Land Quality – Suspensive Condition

Land Quality

Our records and mapping indicate that the proposed development is on a site previously utilised for agricultural use (field/seasonal grazing). While the site does not appear to have utilised for an industrial/intensive use, it appears to be in an area which may have been the subject of historical mining (Denoak Colliery & associated Pits & shafts). Given the above it is advised that where ground works are required for any future development works and in the event any unexpected conditions are encountered, e.g. made ground / gassing / odours / asbestos or hydrocarbon staining, the Planning Authority should be informed, as a Site Specific Risk Assessment may be required.

Coal Mining

Our records indicate that the site is in a former coal mining area, designated as high risk by the Coal Authority. We note that the Coal Authority has been consulted regarding this application, and for their views on potential coal mining hazards and ground stability and requirement for a Coal Mining Risk Assessment. We note that the

Coal Authority have a not requested a ground assessment, or assessment of mine gas potential.

Suspensive Condition

If Development Management are minded to approve the application for this site, it is advised that a land quality suspensive condition **LQC3**, such as the model condition attached or similar, be utilised to ensure any unforeseen contamination issues associated with the above site are suitably addressed.

Should you or the applicant require any further information or clarification regarding the above comments, please do not hesitate to contact this office.

Kind regards,

JR Jim Robb

LQC3

IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

Reason: To ensure all contamination within the site is dealt with.

Planning Portfolio Internal Assessment Sheet

EPES Team	Transportation Development Management
Application Ref Number:	24/01845/PPP
Application Description:	Planning permission in principle for the erection of dwellinghouse and garage and formation of access at Elderburn Farm, Denhead, St Andrews.
Date:	16th October 2024
Reason for assessment request/consultation	<input type="checkbox"/> Statutory <input checked="" type="checkbox"/> Non-statutory
Consultation Summary	FILE:

Important Note

This is an internal planning assessment response provided from within Planning Services. It forms part of the overall assessment to be carried out by staff on behalf of Fife Council as Planning Authority. The internal assessment is a material consideration in the determination of the application but it requires to be read in conjunction with all the other relevant policies and strategies set out in the development plan, together with any other relevant and related material considerations. It should not be read in isolation or quoted out of this context. The complete assessment on the proposal will be made by the Planning Case officer in due course. The assessment will not be made publicly available until the case officer has completed the overall planning assessment.

Assessment Summary

1.0 OVERALL ASSESSMENT

- 1.1 This PPP application is for the erection of dwellinghouse and garage and formation of access at Elderburn Farm, Denhead, St Andrews.
- 1.2 Policy 13 of NPF4 addresses sustainable transport and states that development proposals will be supported where it can be demonstrated that they provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks and will be accessible by public transport ideally supporting the use of existing services.

- 1.3 The remote location of the site means that trips by private cars would represent nearly all the person trips by prospective residents and their visitors. There are no surfaced and lit pedestrian routes between the site and the surrounding area. In addition, the C4 is not a road that would be attractive for use by recreational cyclists and is unsuitable for children to cycle on.

TDM have significant concerns regarding the lack of sustainable travel options for the prospective occupants and their visitors, therefore, the proposal does not comply with Policy 13 of NPF4.

- 1.4 Transportation Development Management has a presumption against the formation of new vehicular accesses or the intensification in use of existing accesses on unrestricted distributor roads outwith established built-up areas. For clarification purposes, the built-up area, from a transportation point of view, is defined as the area within a 20, 30 or 40mph speed limit. The reason for this policy is that such vehicular accesses introduce, or increase, traffic turning manoeuvres which conflict with through traffic movements and so increase the probability of accidents occurring, to the detriment of road safety.

The above policy can be relaxed if a proposed rural development has agricultural justification; promotes tourism or saves a building, such as a steading, deemed worthy of retention by Planning Services. This relaxation is only possible when either the junction of the access to the site and the public road has acceptable visibility splays or if the proposals include acceptable improvements being undertaken to existing sub-standard visibility splays.

- 1.5 The C4 public road has a 60mph speed limit and the junction of the access to the site with the public road must have the provision of 3m x 210m. All obstructions within the splays must be maintained at a height not exceeding 600mm above the adjoining public road channel level, in accordance with the current Fife Council Making Fife's Appendix G.

In addition, 210 metre forward visibility must be available for drivers turning right into the access from the C4 public road.

- 1.6 I recently visited the site and noted that approximately 3m x 3m visibility splays in either direction are available due to a combination of the geometry of the public road and trees/vegetation obscuring visibility beyond this point.

Due to the extremely substandard visibility splays being achievable, the new access proposal is unsuitable to serve any development.

2.0 CONCLUSIONS

- 2.1 The proposals are unacceptable to TDM, as they would result in the creation of an unsustainable development which would have no viable opportunities for person trips via walking, cycling and public transport. This is not compliant with Policy 13 of NPF4.
- 2.2 In addition, the proposal would result in turning manoeuvres at a new junction which would have extremely substandard visibility splays in both directions. This would introduce, or increase, traffic turning manoeuvres which conflict with through traffic movements increasing the probability of accidents occurring all to the detriment of road safety.

3.0 RECOMMENDATIONS

- 3.1 Refusal for the reasons detailed above.

Important note

The above internal planning assessment response has been prepared at officer level within the Planning Service team responsible for the specific topic area. It is an assessment of the specific issue being consulted upon but it is important to remember that the response cannot be considered in isolation and outwith the overall assessment of the proposal under consideration. Fife Council as Planning Authority, in considering all the material considerations in an individual application can legitimately give a different weighting to the individual strands of the assessment, including consultation responses and the final assessment is based on a comprehensive and balanced consideration of all the aspects under consideration.

Author: Caroline Low, Technician Engineer, Transportation Development Management

Date: 16/10/2024

Agenda Item 6(1)

**1 Allan Robertson Drive, St. Andrews, KY16 8EX
Application No. 24/01899/FULL**

Decision Notice

AFH consulting & engineering Ltd
ALASTAIR HOOD
20 Braeside park
mid calder
livingston
scotland
eh53 0sn

Planning Services

Kirsten Morsley

development.central@fife.gov.uk

Your Ref:

Our Ref: 24/01899/FULL

Date 25th October 2024

Dear Sir/Madam

Application No: 24/01899/FULL
Proposal: Installation of dormer extension to the front and rear of dwellinghouse and installation of replacement doors
Address: 1 Allan Robertson Drive St Andrews Fife KY16 8EX

Please find enclosed a copy of Fife Council's decision notice made on behalf of **Ms Petra Ivan**. indicating refusal of your application. Reasons for this decision are given, and the accompanying notes explain how to begin the appeal or local review procedure should you wish to follow that course.

Should you require clarification of any matters in connection with this decision please get in touch with me.

Yours faithfully,

Kirsten Morsley, Planning Assistant, Development Management

Enc



DECISION NOTICE FULL PLANNING PERMISSION

Fife Council, in exercise of its powers under the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 **REFUSES PLANNING PERMISSION** for the particulars specified below

Application No: 24/01899/FULL
Proposal: Installation of dormer extension to the front and rear of dwellinghouse and installation of replacement doors
Address: 1 Allan Robertson Drive St Andrews Fife KY16 8EX

The plans and any other submissions which form part of this Decision notice are as shown as 'Refused' for application reference 24/01899/FULL on Fife Council's Planning Applications Online

REFUSE FOR THE FOLLOWING REASON(S):

1. The proposed dormers due to their large excessive size and lack of suitably proportioned glazing would visually over dominate the roof and would therefore have an adverse visual impact on the character of this dwellinghouse and would set an undesirable design precedent for any future dormers that may be proposed at a future date on this street. As such, the dormer proposals are considered contrary to National Planning Framework 4 (2023) Policies 14, 16 and Annex D - Six Qualities of Successful Places; Adopted FIFEplan Fife Local Development Plan (2017) Policies 1 and 10, and Fife Council's Planning Customer Guidelines on Dormer Extensions (2016).

Dated: 25th October 2024

Chris Smith

For Head of Planning Services

PLANS

The plan(s) and other submissions which form part of this decision are: -

Reference	Plan Description
01	Location and Site Plans
02	Existing various eg elevation, floor etc
03	Proposed various - elevation, floor etc

Dated:25th October 2024

Chris Smith

For Head of Planning Services

IMPORTANT NOTES ABOUT THIS DECISION

LOCAL REVIEW

If you are not satisfied with this decision by the Council you may request a review of the decision by the Council's Local Review Body. The local review should be made in accordance with section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 by notice sent within three months of the date specified on this notice. Please note that this date cannot be extended. The appropriate forms can be found following the links at www.fife.gov.uk/planning. Completed forms should be sent to:

Fife Council, Committee Services, Corporate Services Directorate

Fife House

North Street

Glenrothes, Fife

KY7 5LT

or emailed to local.review@fife.gov.uk

LAND NOT CAPABLE OF BENEFICIAL USE

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Minister, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Planning Authority a purchase notice requiring the purchase of his/her interest in the land in accordance with Part V Town and Country Planning (Scotland) Act, 1997.

Agenda Item 6(2)

**1 Allan Robertson Drive, St. Andrews, KY16 8EX
Application No. 24/01899/FULL**

Report of Handling



APPLICATION DETAILS

ADDRESS	1 Allan Robertson Drive, St Andrews, Fife		
PROPOSAL	Installation of dormer extension to the front and rear of dwellinghouse and installation of replacement doors		
DATE VALID	23/07/2024	PUBLICITY EXPIRY DATE	22/08/2024
CASE OFFICER	Kirsten Morsley	SITE VISIT	None
WARD	St. Andrews	REPORT DATE	24/10/2024

ASSESSMENT

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Framework 4 was formally adopted on the 13th of February 2023 and is now part of the statutory Development Plan. NPF4 provides the national planning policy context for the assessment of all planning applications. The Chief Planner has issued a formal letter providing further guidance on the interim arrangements relating to the application and interpretation of NPF4, prior to the issuing of further guidance by Scottish Ministers.

The adopted FIFEplan LDP (2017) and associated Supplementary Guidance continue to be part of the Development Plan. The SESplan and TAYplan Strategic Development Plans and any supplementary guidance issued in connection with them cease to have effect and no longer form part of the Development Plan.

In the context of the material considerations relevant to this application there are no areas of conflict between the overarching policy provisions of the adopted NPF4 and the adopted FIFEplan LDP 2017.

1.0 BACKGROUND

1.1 This application relates to a modern 2 bedroomed semi-detached 2-storey dwellinghouse located within an established residential area of St. Andrews. External finishes comprise of a natural slate roof, white painted render and facing brick to walls and white framed casement windows. The dwellinghouse is located on a corner site and has no off-street parking. Nearby dwellings match in age and architectural style and have no dormers.

1.2 This application seeks planning permission to add two boxed dormer extensions onto the dwelling's front and rear elevations. The dormers would convert the dwelling into a 4 bedroomed house. External finishes would include grey coloured GRP roofs (glass reinforced plastic), horizontal timber cladding to face and haffits with windows described as matching the 'existing theme of street'.

1.3 There is no relevant planning history associated with the dwellinghouse.

1.4 A physical site visit has not been undertaken. The front and rear of the dwellinghouse and street are fully visible from Google Street View. All necessary information has been collated digitally to allow the full consideration and assessment of the application and given the evidence and information available to the case officer, that this is sufficient to determine this proposal.

2.0 PLANNING ASSESSMENT

2.1 The issues to be assessed against the Development Plan and other guidance and material considerations are as follows:

- Design and Visual Impact
- Residential Amenity
- Road and Pedestrian Safety

2.2 Design and Visual Impact

2.2.1 National Planning Framework 4 (NPF4) policies 14, 16, and Annex D - Six Qualities of Successful Places, the FIFEplan Local Development Plan (2017) policies 1, and 10, and Fife Council's Planning Customer Guidelines on Dormer Extensions (2016) apply to this application.

2.2.2 NPF4 policies 14 and 16 support development where it is consistent with, where relevant, the six qualities of successful place, i.e., Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable, and where proposals do not have a detrimental impact on the character of a home. FIFEplan policies 1 and 10 will support development where it is in a location where the proposed use is supported by the Local Development Plan, and where it is well located and is of a scale and nature to ensure that it will protect the overall landscape and environmental quality of the surrounding area. Fife Council's Planning Customer Guidelines expands on those policies highlighted above and outline in greater detail what the design expectations would be.

2.2.3 Fife Council's Dormer guidance recommends that dormers should ideally be located at the back of a dwellinghouse where they are less conspicuous. The guidance also highlights that dormers should ensure that the following design issues are satisfactorily addressed,

- that there are reasonable set-back distances from other property, including a minimum of 9.0 metres from a mutual boundary where there is a potential to look into a neighbour's rear garden
- that new window positions comply with the minimum requirements as set out in the guidance in terms window set-back distances and angles in relation to neighbour's windows

- that the recommended minimum set-back distances from the ridge, wall head and gable ends of 500 mm, 750 mm and 1000 mm respectively are satisfied, but notes that if a dormer is not readily visible to the public street, that these setbacks may be relaxed, provided the proposed dormer does not completely over dominate the house, look top-heavy or harm the character of the house.
- that finishing materials should match the materials, detailing, age and style of the property
- that the dormer windows should open in the same way and be in the same style, proportion and alignment of the door and window openings as the rest of the property; and,
- dormers should normally have mainly glass at the front face.

2.2.4 Five letters of support and one letter of objection have been received on this application. Comments received in relation to design and visual impact are summarised as follows,

Support Comments

- impressive, would be a great asset to the area and add value to the area
- is a well thought out conversion with a good choice of materials and appears sympathetic to original design and in keeping with other properties

Objection Comments

- a front dormer would look out of character to the street and the use of roof windows would be considered a better approach

2.2.5 The dormer setbacks from the ridge, wall head and gable ends on both proposed dormers would be significantly less than those stipulated in Fife Council's guidance on Dormer Extensions as set out above in paragraph 2.2.3 and their faces of the dormers would not be significantly glazed. Both dormers would also sit on the wall heads and have no set-back from the wallheads. The agent was verbally advised that there could be some limited relaxation on some of the set-back distances on the rear dormer but those on the front dormer would require to be revised to be in line with Fife Council's set-back design recommendations. The agent has stated that there are other similar dormers nearby to what is proposed here and to illustrate, submitted a photograph of the front dormer at 34 Roundhill Road, St. Andrews.

2.2.6 The dormers at 34 Roundhill Road were approved under application 22/03889/FULL. Both the front and rear dormers at this address were substantially reduced in size before approval following comments received from this service. Approved drawings (including the photograph received from the agent) show that all the dormers set-back distances from ridge, gable wall and eaves are compliant with Fife Council's Dormer Guidance.

2.2.7 Whilst the external finishes to the dormers could be further clarified, the proposed dormers are not considered to be sympathetic to the existing dwellinghouse. They are considered to be too large, would make the house roof appear visually top-heavy, could benefit from a greater proportion of the front dormer face being glazed to reduce the massing and as such would not be in keeping with the character of the dwellinghouse or with other nearby properties. The street currently has no dormers, and those dormers which do exist nearby, e.g. on Scooniehill Road are much smaller. Whilst the dwellinghouse is not a listed building and is not situated within a Conservation Area the dwellinghouse is situated on a street where no precedent has been set for a dormer design which has departed from Fife Council's guidelines on Dormer Design. It is therefore considered that the front dormer should be set down from the ridge, the wallhead and the gables by 500 mm, 750 mm and 1000 gables respectively and increase the glazing on the

face, and that the rear dormer is reduced in size and set back from the adjoining gable wall and the wallhead so that it does not visually over-dominate the roof.

2.2.8 In light of the above the proposed dormer designs are not considered acceptable, would have an adverse impact on the character of this dwellinghouse and would set an undesirable design precedent for any future dormers that may be proposed at a future date on this street. As such, the dormer proposals are considered contrary to NPF4 (2023) policies 14, 16, and Annex D - Six Qualities of Successful Places, FIFEplan Local Development Plan (2017) policies 1, and 10, and Fife Council's Planning Customer Guidelines on Dormer Extensions (2016).

2.3 Residential Amenity

2.3.1 National Planning Framework 4 (NPF4) policies 14, 16, and Annex D - Six Qualities of Successful Places, FIFEplan Local Development Plan (2017) policies 1, 10, and Fife Council's Planning Customer Guidelines on Dormer Extensions and Daylight and Sunlight apply to this application.

2.3.2 NPF4 policy 14 and Appendix D - Adaptable and Pleasant places will support the changing needs of a building over time and allow for flexibility provided proposals are environmentally positive and are not detrimental to the amenity of surrounding areas. NPF4 policy 16 advises that householder development proposals will be supported where they do not have an adverse impact upon neighbouring property in terms of physical impact, overshadowing or overlooking. Policy 1 of the Adopted FIFEplan (2017) advise that a development proposal will be supported if it is set in a location where the proposed use is supported by the Local Development Plan, and proposals address their individual and cumulative impacts. Policy 10 advises that development is required to be implemented in a manner that ensures that existing uses and the quality of life of those in the immediate area are not adversely affected by factors such as, (but not limited to) noise, potential losses of privacy, overlooking, sunlight, or daylight, overshadowing etc. Fife Council's Planning Customer Guidelines expands on those policies highlighted above and outline in more detail what the design expectations should be.

2.3.3 One letter of objection has been received stating that the front dormer would look directly into the bedroom window of 2 Allan Robertson Drive and that this would impact on the owner's privacy.

2.3.4 The minimum standard for window-to-window separation distances for direct facing windows both nationally and as per Fife Council guidance is 18 metres between existing and proposed window units. The distance between however does diminish the greater the oblique angle between them lessens. In this instance, the proposed front dormer would be angled away from the objector's windows and have a setback of more than 25 metres. For these reasons the front dormer would be considered compliant with Fife Council guidance in respect of privacy. Similarly, given the angle of the rear dormer in relation to those properties situated south of the site and with a separation distance of at least 16 metres and with a rear garden depth of 9.0 metres the rear dormer would be considered compliant with Fife Council guidance in respect of privacy to windows and gardens. The dormers would also be complaint in terms of daylight and sunlight, and overshadowing,

2.3.5 In light of the above the dormers are considered fully compliant with NPF4 (2023), the FIFEplan Local Development Plan (2017) policies and Fife Council's Planning Customer Guidelines in respect of residential amenity requirements.

2.4 Road and Pedestrian Safety

2.4.1 National Planning Framework 4 (NPF4) policies 18 and Annex D - Six Qualities of Successful Places, policies 1, 3 and 10 of the Fifeplan Local Development Plan (2017) and Making Fife's Places - Supplementary Guidance (2018) - Appendix G: Fife Council Transportation Development Guidelines apply to this application.

2.4.2 NPF4 policy 18 highlights that development will only be supported where it can be demonstrated that where there would be any material impact on infrastructure that this would be appropriately mitigated. Policies 1, 3 and 10 of the Adopted FIFEplan advise that development must be designed in a manner that ensures that the capacity and safety of infrastructure is not compromised. Support shall be given where development will not have a significant detrimental impact on the amenity of existing or proposed land uses in relation to traffic movements and which do not exacerbate road safety. Making Fife's Places associated transportation guidelines provide further advice in this regard.

2.4.3 The existing dwellinghouse has 2 bedrooms with no parking. The proposals would increase the number of bedrooms from 2 to 4. Fife Council's Appendix G (Transportation Development Guidelines) requires a dwelling that consists of 4 bedrooms to have 3 No. off street parking spaces. Whilst the agent has advised verbally that it would be possible to introduce two parking spaces to address the parking shortfall the proposed site plan has not been updated to show this. Allan Robertson Drive is a minor unclassified road. Google Street View shows that there is already a drop kerb in place and that the junction visibility splays would not be unduly compromised should a section of the boundary wall be removed, and for two parking spaces to be introduced into the garden.

2.4.4 In light of the above, and with the inclusion of an appropriate condition in respect of providing 2 off-street parking spaces in accordance with Fife Council's Transportation Development Guidelines, the proposals would be considered compliant with NPF4 (2023), the FIFEplan Local Development Plan (2017) policies and Making Fife's Places - Supplementary Guidance (2018) - Appendix G: Fife Council Transportation Development Guidelines in respect of Road and Pedestrian Safety; however, this is not a determining factor in this instance given the dormer design is not supportable in this case.

CONSULTATION RESPONSES

Scottish Water

No Objections

REPRESENTATIONS

5 letters of support and 1 letter of objection have been received.

The letters of support highlight the following,

- would be a great asset to the area and add value to the area

- well thought out conversion using a good choice of materials, sympathetic to original design and in keeping with other properties
- would not overlook
- maintains garden space which is good for wildlife and drainage/carbon capture
- will boost local economy/builders
- helps boost the current dwelling's occupancy capacity within a 20min neighbourhood as recommended by NPF4 which will prevent expansion into green areas.

The issues of concern are summarised below,

- the front dormer would look directly into the bedroom of 2 Allan Robertson Drive and would impact on the owner's privacy
- a front dormer would look out of character to the street and the use of roof windows would be considered a better approach

The issues in respect of design and visual impact and privacy are addressed within the main body of the report. The comments given in respect of maintaining garden space, boosting occupancy within a 20 minute neighbourhood and the local economy/builders are not material to the assessment of these dormer proposals.

CONCLUSION

Whilst the development proposals would comply with residential amenity requirements and could be conditioned to comply with parking standards, the proposed dormer designs are not considered acceptable. The dormers are too large, poorly executed, would over dominate the roof, would have an adverse impact on the character of this dwellinghouse and would set an undesirable design precedent for any future dormers that may be proposed at a future date on this street. As such, the dormer proposals are considered contrary to NPF4 (2023) policies 14, 16, and Annex D - Six Qualities of Successful Places, FIFEplan Local Development Plan (2017) policies 1, and 10, and Fife Council's Planning Customer Guidelines on Dormer Extensions (2016).

DETAILED RECOMMENDATION

The application be refused for the following reason(s)

1. The proposed dormers due to their large excessive size and lack of suitably proportioned glazing would visually over dominate the roof and would therefore have an adverse visual impact on the character of this dwellinghouse and would set an undesirable design precedent for any future dormers that may be proposed at a future date on this street. As such, the dormer proposals are considered contrary to National Planning Framework 4 (2023) Policies 14, 16 and Annex D - Six Qualities of Successful Places; Adopted FIFEplan Fife Local Development Plan

(2017) Policies 1 and 10, and Fife Council's Planning Customer Guidelines on Dormer Extensions (2016).

STATUTORY POLICIES, GUIDANCE & BACKGROUND PAPERS

Development Plan

National Planning Framework 4 (NPF4) (2023)

FIFEplan Local Development Plan (2017)

Making Fife's Places - Supplementary Guidance (2018) - Appendix G: Fife Council
Transportation Development Guidelines

Other Guidance

Fife Council's Planning Customer Guidelines on Dormer Extensions (2016)

Agenda Item 6(3)

**1 Allan Robertson Drive, St. Andrews, KY16 8EX
Application No. 24/01899/FULL**

Notice of Review



Fife House North Street Glenrothes KY7 5LT Email: development.central@fife.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100679213-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	AFH consulting & engineering Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	ALASTAIR	Building Name:	
Last Name: *	HOOD	Building Number:	20
Telephone Number: *	07703397437	Address 1 (Street): *	Braeside park
Extension Number:		Address 2:	mid calder
Mobile Number:		Town/City: *	livingston
Fax Number:		Country: *	scotland
		Postcode: *	eh530sn
Email Address: *	alastairhood20@btinternet.com		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	petra	Building Number:	1
Last Name: *	Ivan	Address 1 (Street): *	allan robertson drive
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	st andrews
Extension Number:		Country: *	scotland
Mobile Number:		Postcode: *	KY16 8EX
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:	Fife Council
Full postal address of the site (including postcode where available):	
Address 1:	1 ALLAN ROBERTSON DRIVE
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	ST ANDREWS
Post Code:	KY16 8EX

Please identify/describe the location of the site or sites

Northing	715450
Easting	351003

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Installation of dormer extension to the front and rear of dwellinghouse and installation of replacement doors

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see appeal report

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

appeal report

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/01899/FULL

What date was the application submitted to the planning authority? *

22/07/2024

What date was the decision issued by the planning authority? *

25/10/2024

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr ALASTAIR HOOD

Declaration Date: 16/01/2025

24/01899/FULL - [OFFICIAL]

SUMMARY REPORT:-



The proposal is to convert a 2bed family home for Ivan family to a comfortable 4 bed property more suited for their family. As can be seen in the photo there is already an existing drop kerb for access and enough space to park up to 3 motor vehicles.

The application was refused on the 25.10.2024 by Fife Planning Department.

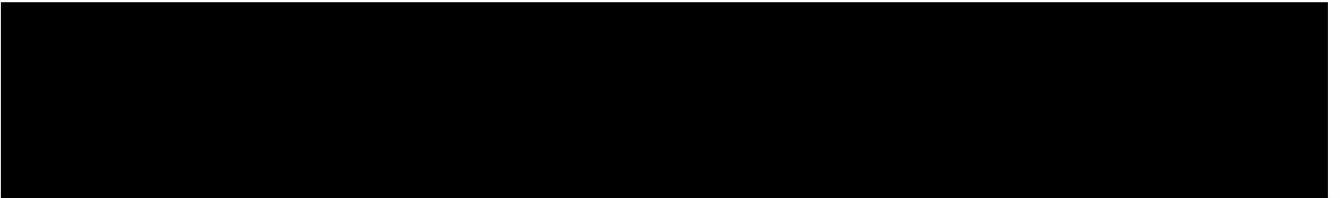
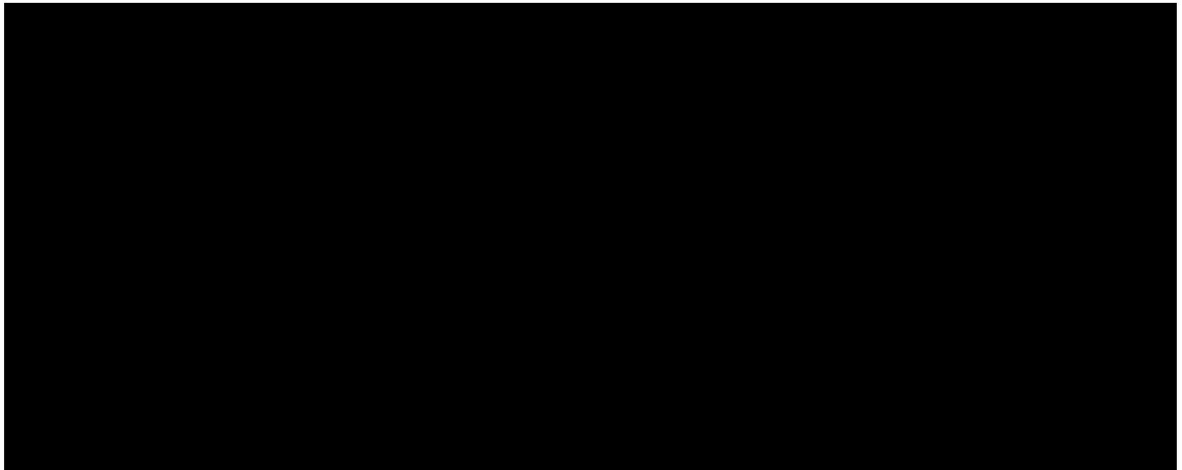
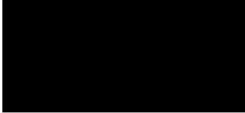
In this summary we will note the reasons for refusal and touch on our disputes on key facts (farther depth is provided in the APPEAL REPORT provided and subsequent appendix's).

REFUSE FOR THE FOLLOWING REASON(S):

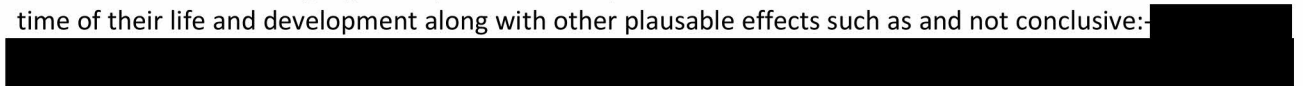
1. The proposed dormers due to their large excessive size and lack of suitably proportioned glazing would visually over dominate the roof and would therefore have an adverse visual impact on the character of this dwellinghouse and would set an undesirable design precedent for any future dormers that may be proposed at a future date on this street. As such, the dormer proposals are considered contrary to National Planning Framework 4 (2023) Policies 14, 16 and Annex D - Six Qualities of Successful Places; Adopted FIFEplan Fife Local Development Plan (2017) Policies 1 and 10, and Fife Council's Planning Customer Guidelines on Dormer Extensions (2016).

1. We dispute the fact that the dormers would negatively impact the street on a visual basis. Dormers are common place in St Andrews and are no new invention having being used for centuries to best utilise available living space within existing properties whilst offering a cost effective method of construction.

The Ivan family consists of single mother Ms Petra Ivan (registered local nurse) and her 3 sons:-



The current living arrangements are frankly too tight but with the ever rising property prices it is not possible for Ms Ivan to consider moving as a home in the local area of suitable bedrooms is well outwith the affordability of a single person. The option of moving is one that does not exist due to the stark fact that in order to find an affordable suitably sized home would result in the family having to move far outwith the vicinity of St Andrews which in essence would result in the children being required to move school. I would like to highlight the profound disruption this would cause to their education at such a crucial time of their life and development along with other plausible effects such as and not conclusive:-



We would also like to add that as the children reach adulthood the likelihood of them being able to afford a place of their own is incredibly slim as it is for many youngsters of this generation and the ability for them to be able to stay within the family home whilst working allows them the best chance in life to be able to gather enough savings to be able to afford a deposit for a home of their own.

2. We are of the opinion that the proposal meets the policy intent of NPF4 'to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis' by way of encouraging local living in an already urban area ticking the boxes of 'compact urban growth', 'local living', 'conserving and recycling assets' and is the principle essence of 20 Min neighbourhoods'

We believe that the proposal also aligns with several government policies & reforms of the last 4years to relax planning in order to allow more extensions to be given permission in order to combat the current housing crisis with great emphasis on extending upwards.

3. The proposal was supported by 5No. letters of support from local residents and general public stating its 'well thought out design', the fact it was 'impressive and would be a great asset to the area and would also add value to the area' and only one objection stating that it would be overlooking her property and encroach on her privacy' whereas the proposed development is a corner plot that is constructed at an angle to the street and would not overlook or cause any loss of privacy anymore than the existing 2nd floor windows currently there since the street was constructed.



4. There is significant precedence in St Andrews all ready for dormer construction on front facades that do not comply with fife councils guidance in regards to set backs from the ridge, wall head and gable ends of which we shall demonstrate below:-
- A. 34 Roundhill road –Front facing dormer built of existing wall heads and gable ends, flush with existing ridge line. Cladding in contrast with existing roof colouring, window frames non matching colour of existing.



B. No. 56 Pipeland road –Front facing, built of existing front wall head, built of existing gable and built exceeding line of existing ridge line, colour of cladding non sympathetic to existing roof or neighbouring properties.



C. No. 14 Kinnessburn road –dormer built directly of existing front facade wall head with absolutely zero gable set back but actually constructed into existing property wall.



D. No.4 Langlands road –side dormer built directly off hipped gable wall head and dormer cheeks constructed directly from existing roof hip, Ridge of new dormer level/flush with line of existing roof ridge.



E. No.59 Ruthven place –Dormer front facing and tight to gable of neighbouring building flank wall, ridge slightly subservient to existing ridge line however still significantly out with the criteria of five dormer guidance.



F. No. 8 Forgan place –front facing dormer built of gable no set back.



5. We would also like to raise the fact that there are many more shall we say extreme designs nearby our clients property all with approved planning, examples are as follows:-

A. No. 61 Ruthven place



B. Tom Morris drive



C. Learmonth place



D. Ruthen place



SUMMARY CONCLUSION

As we believe we have demonstrated the client's proposal is vastly subservient to other approved applications within St Andrews and certainly less impactful than many gone before it. We would like to add that our client is simply an ordinary person trying to progress in life whilst providing the best situation possible for her family and not some large corporate entity snapping up the countryside building over priced homes en mass solely for profit.

We appeal to the LRB to vote in favour of our clients project

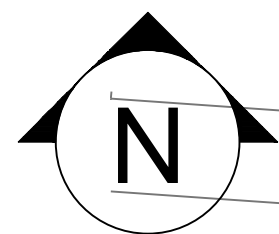
I trust this reaches you all well.

Kind regards

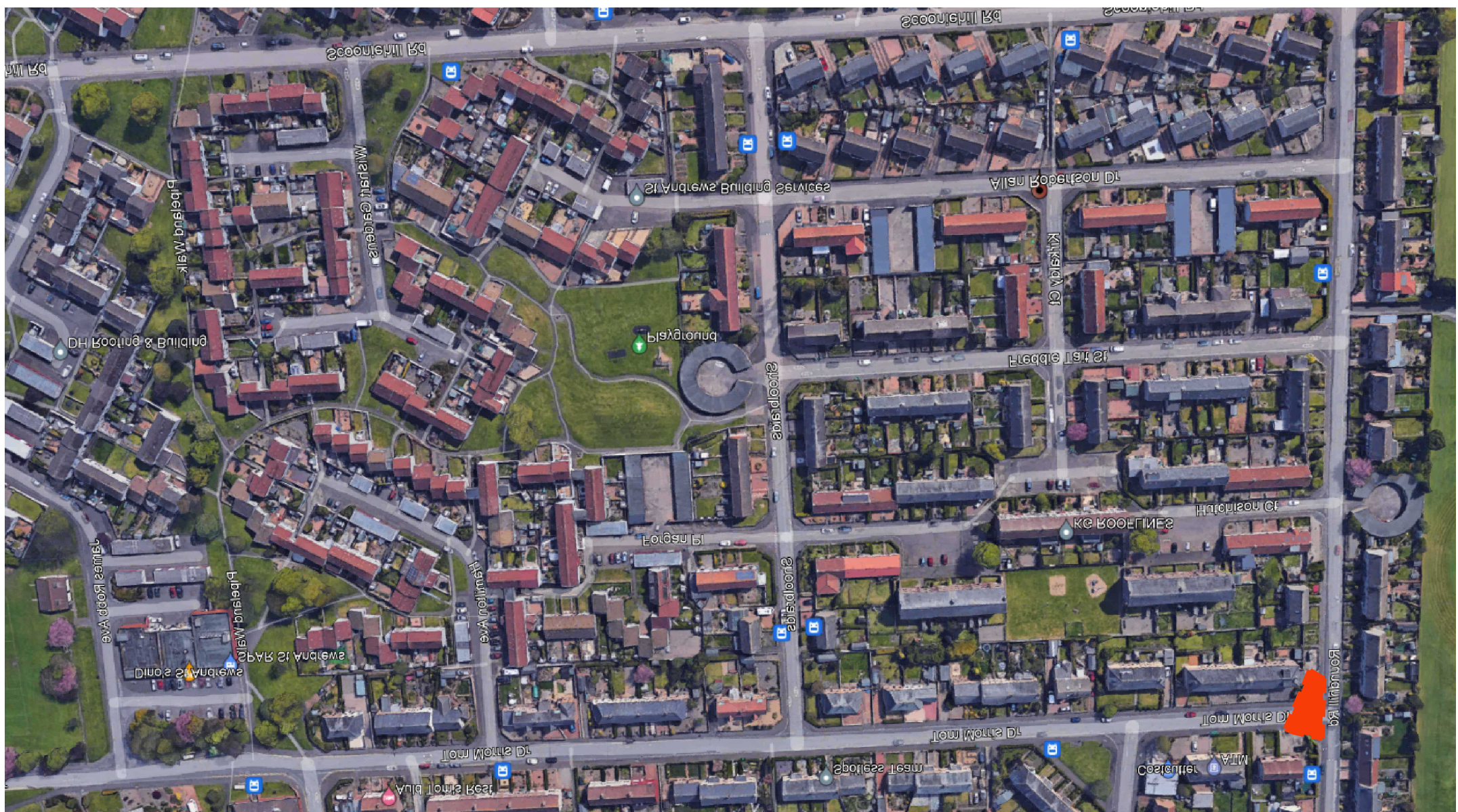
Alastair Hood

AFH Consulting & Engineering Ltd.

07703397437



EXISTING SITE LOCATION LAYOUT
1:200



EXISTING SITE LOCATION BLOCK LAYOUT
NTS



PROPOSED SITE LAYOUT
1:200

NOTES:-

REV	DATE	DISCRPTION	BY	CHKD
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Status: PLANNING IN PRINCIPLE

CONSULTING & ENGINEERING Ltd.
SC517945
No. 20 Broeside Park, Mid Calder
EH53 0SN

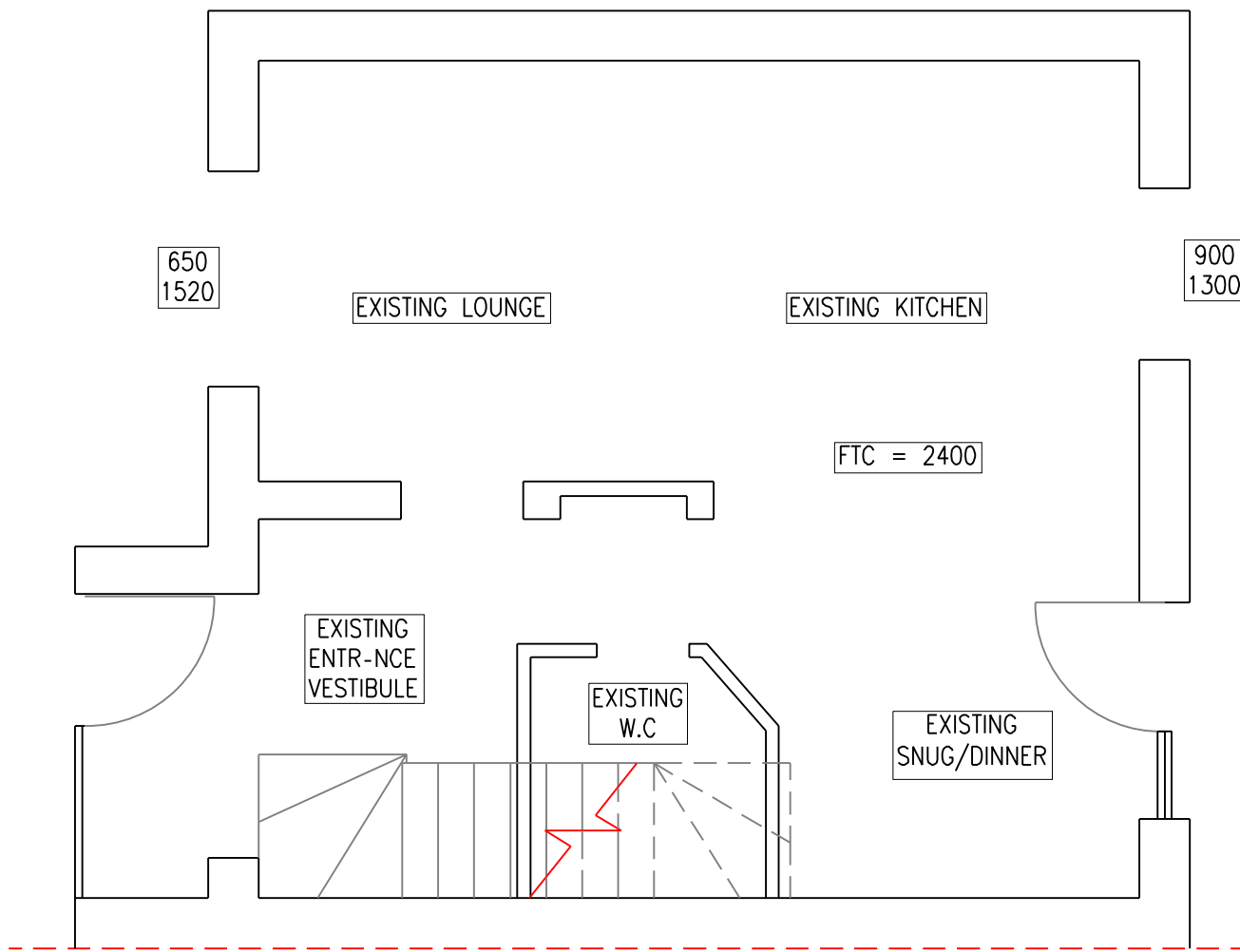
Ms Petra Ivan

Project: PROPOSED -TTC CONVERSION
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No.1 -LL-N ROBERTSON DRIVE
SI -NOREWS
KY16 BEX

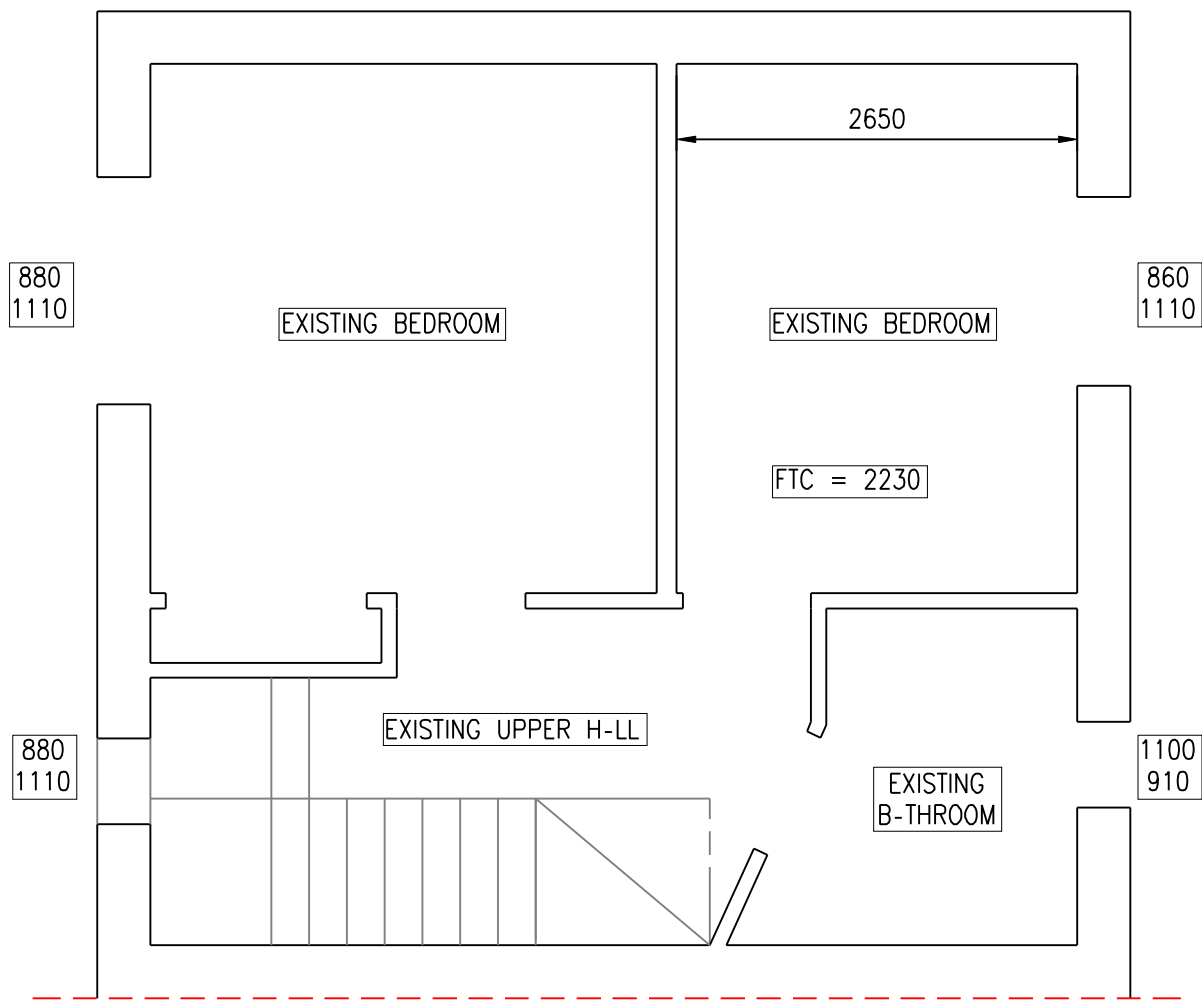
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TEL - 07703397437 SC-LE:-
Email - elisasthorpe20@btinternet.co.uk 1:200
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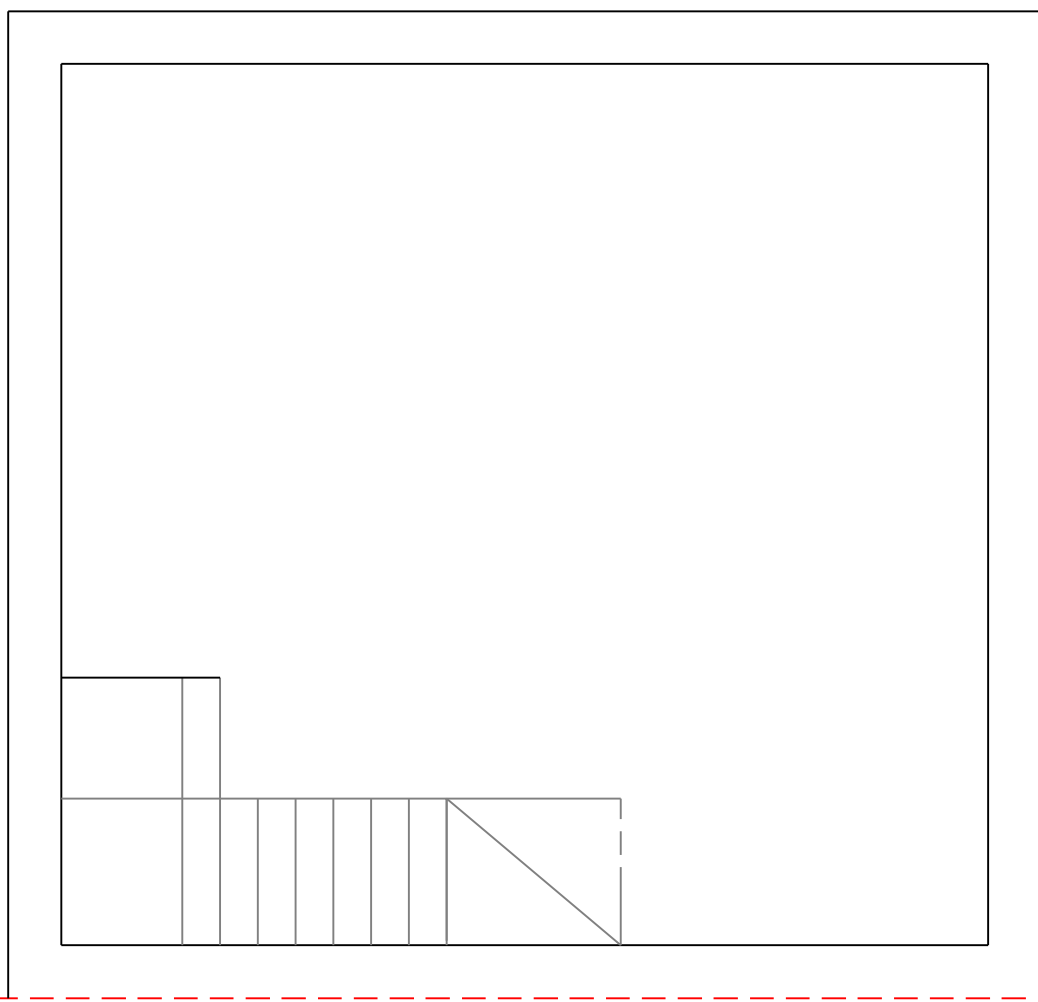
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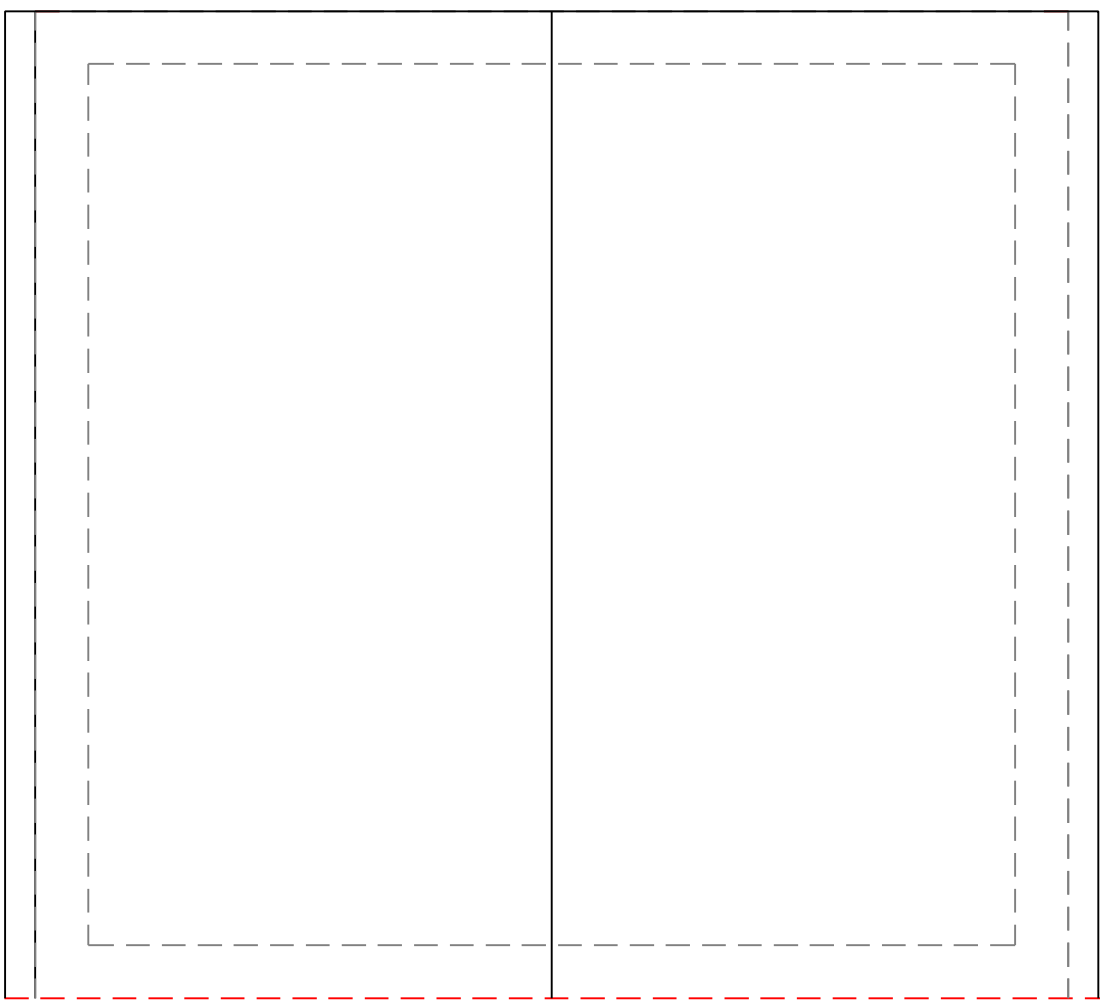
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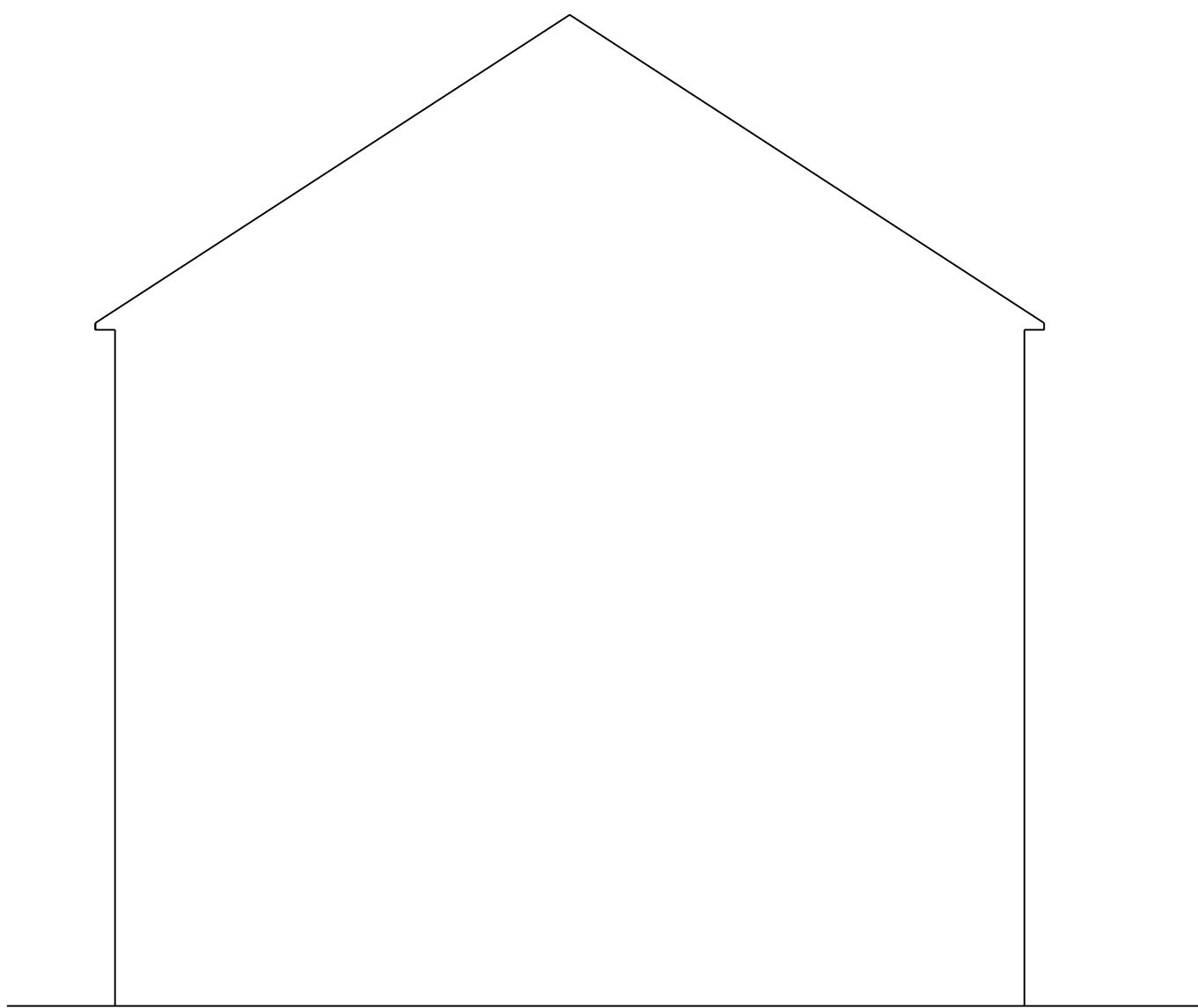
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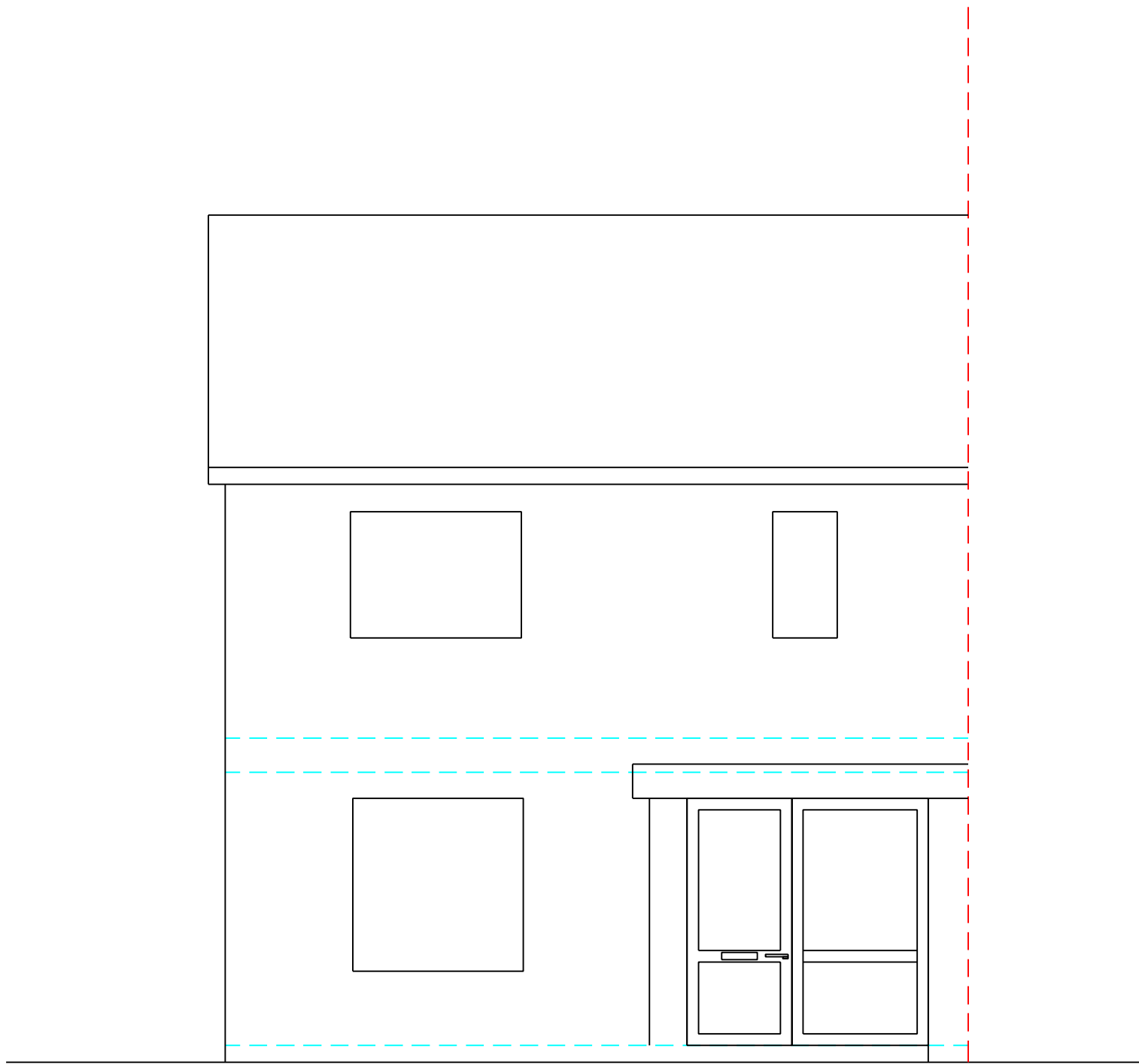
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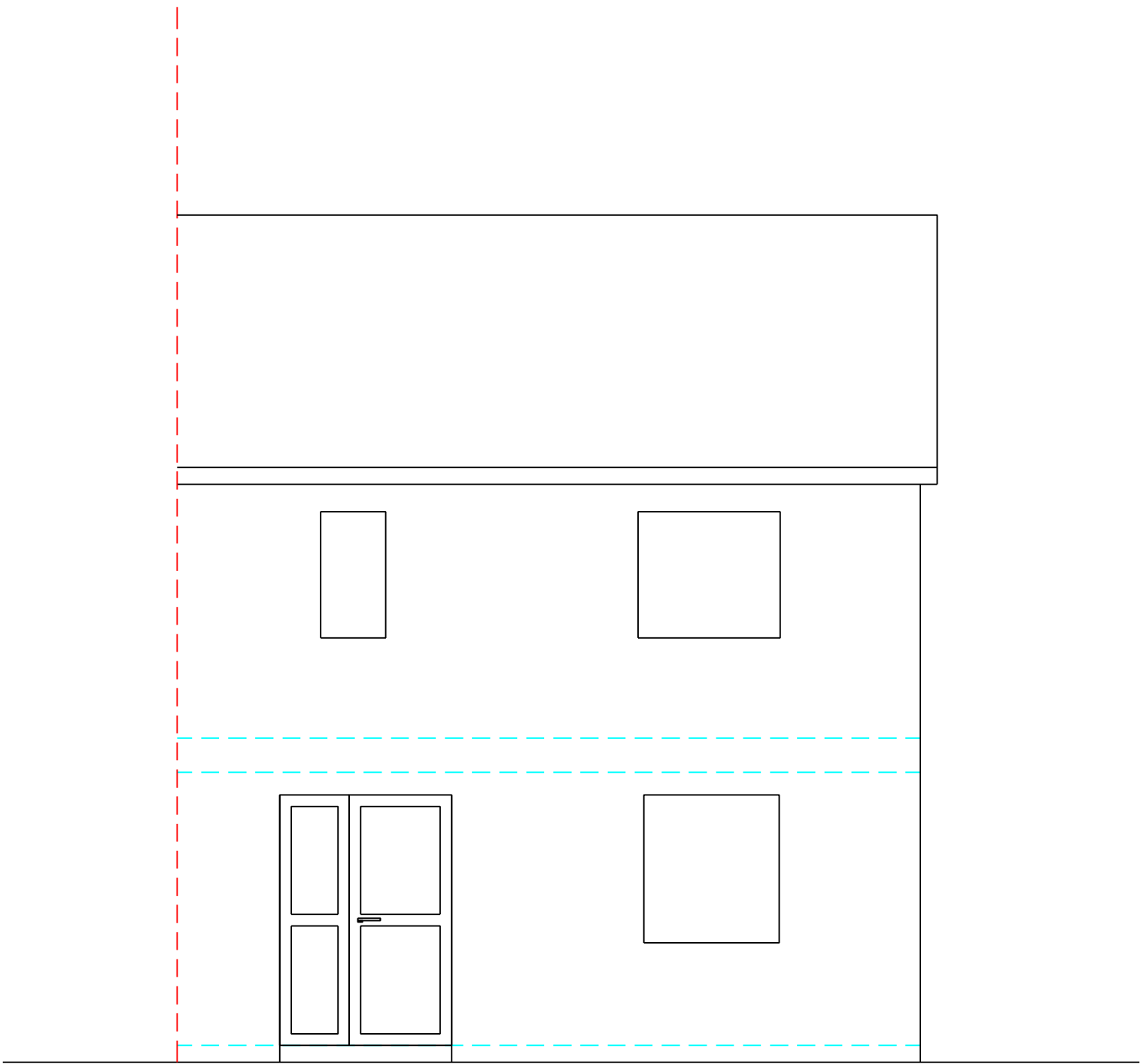
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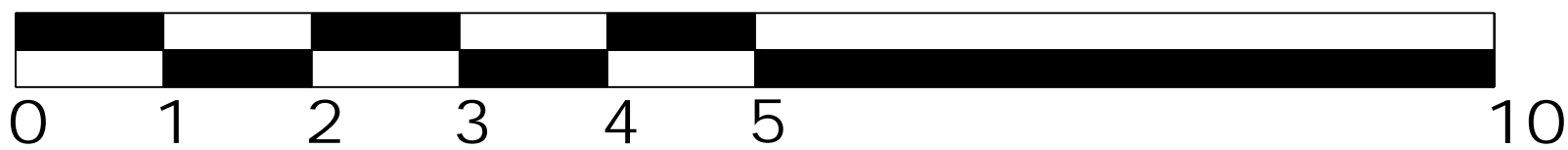
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EXISTING FRONT ELEVATION
1:50



EXISTING REAR ELEVATION
1:50



SCALE BAR 1:50

NOTES:-

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Status: PLANNING IN PRINCIPLE

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CONSULTING & ENGINEERING Ltd.
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No. 20 Broeside Park, Mid Calder
EH53 0SN

Ms Petra Ivan

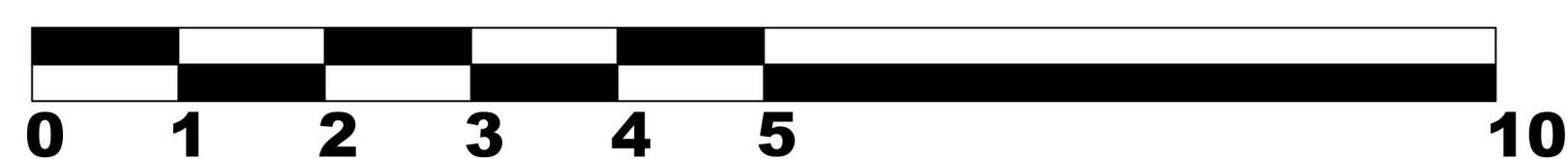
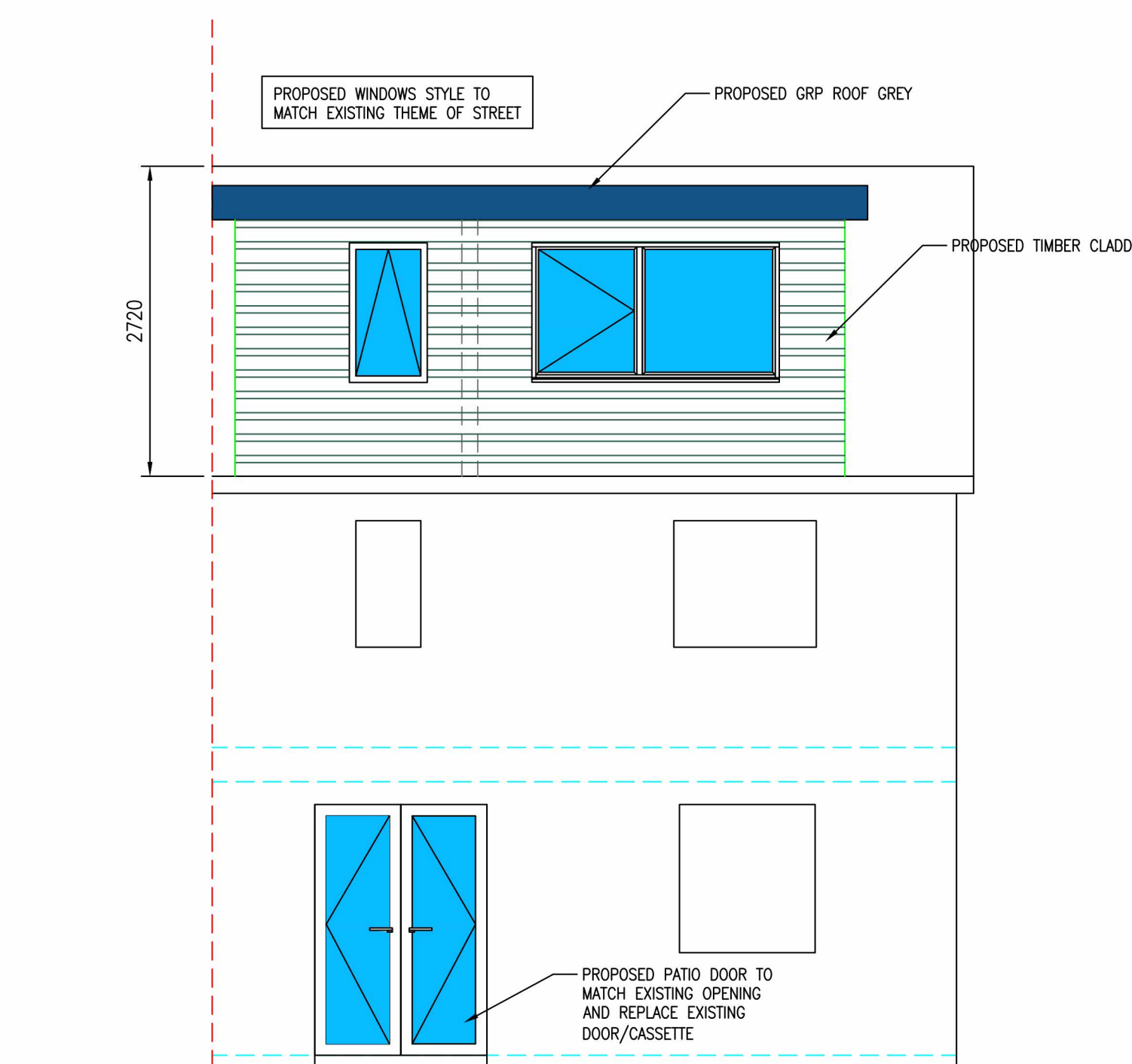
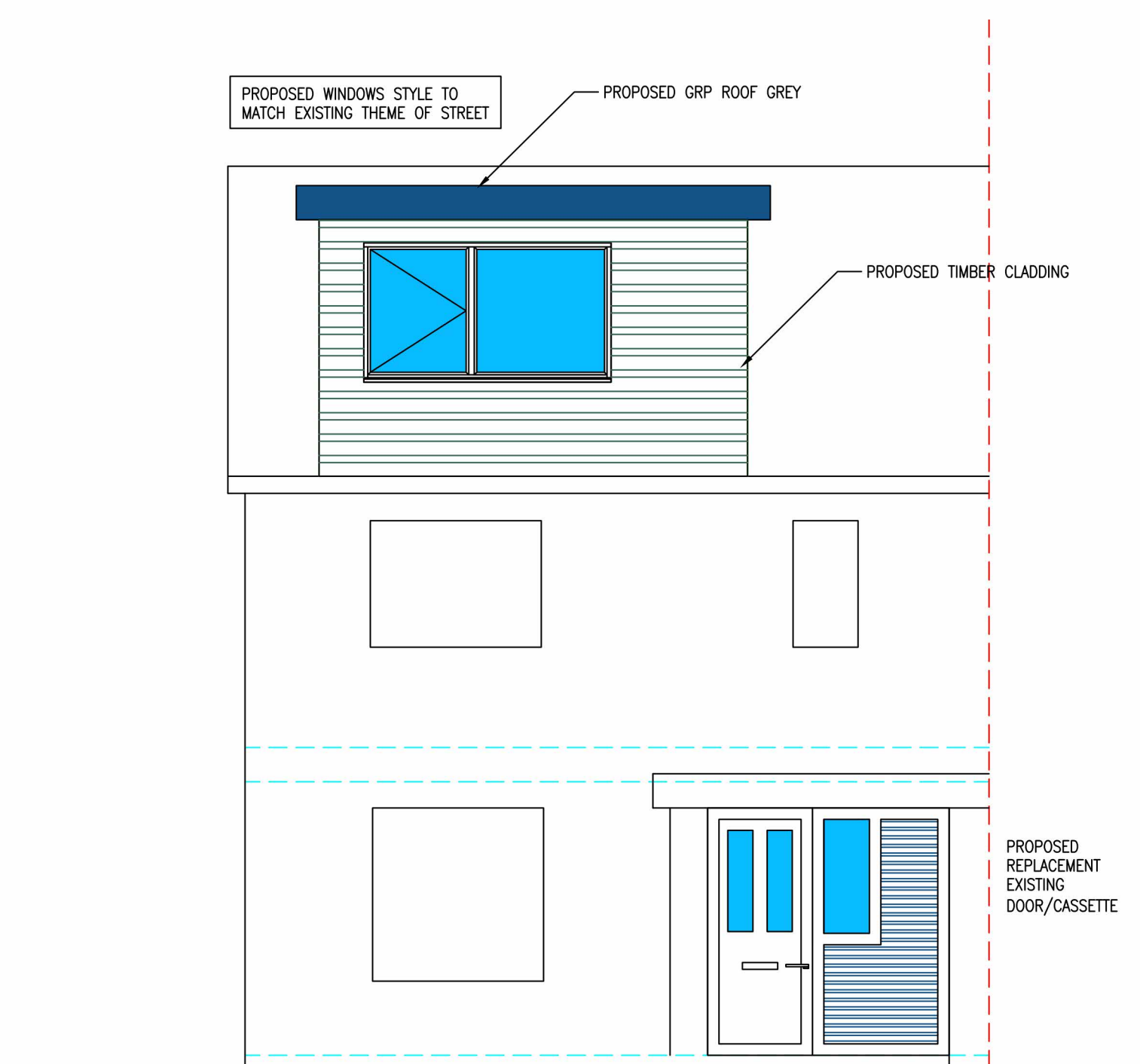
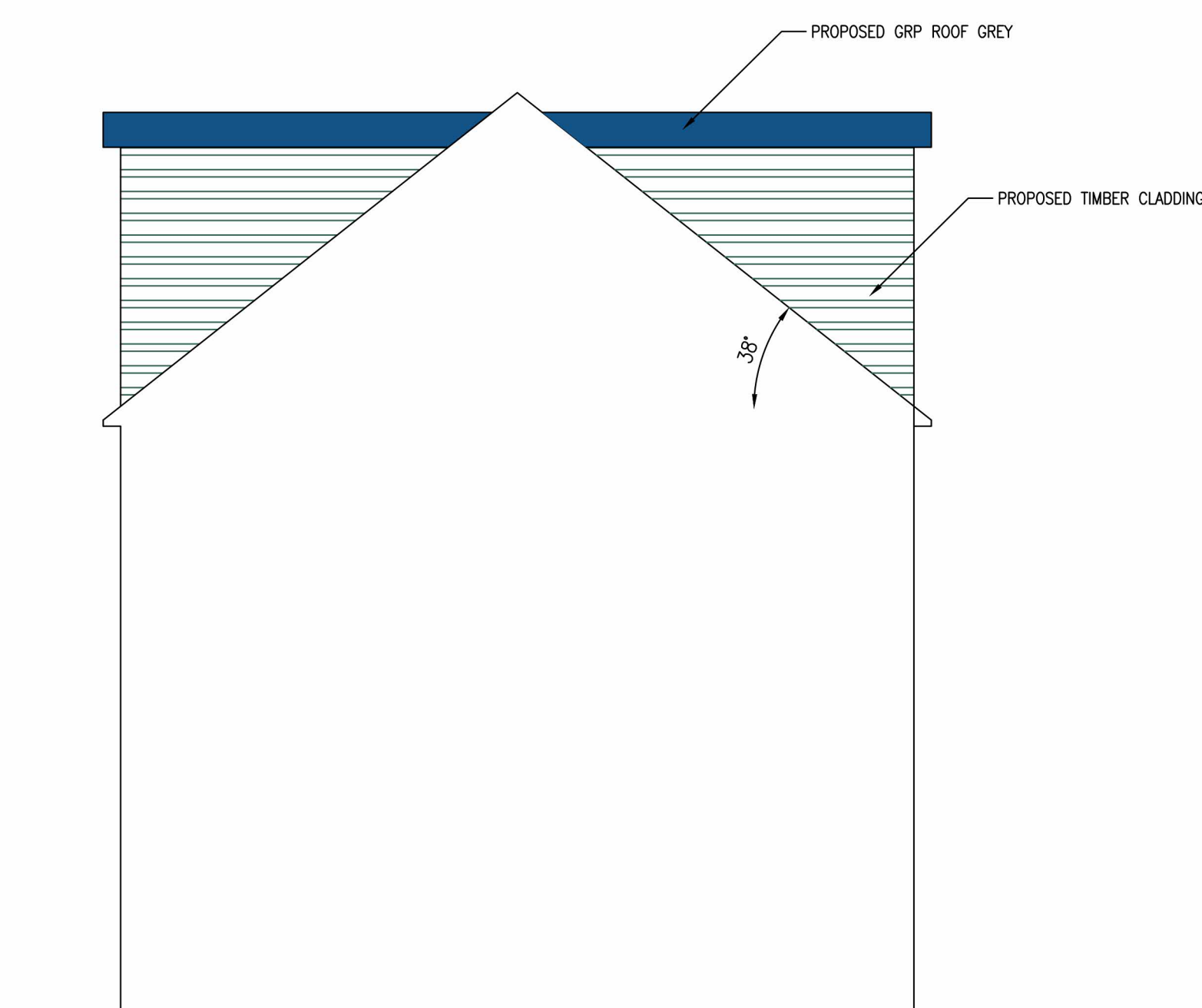
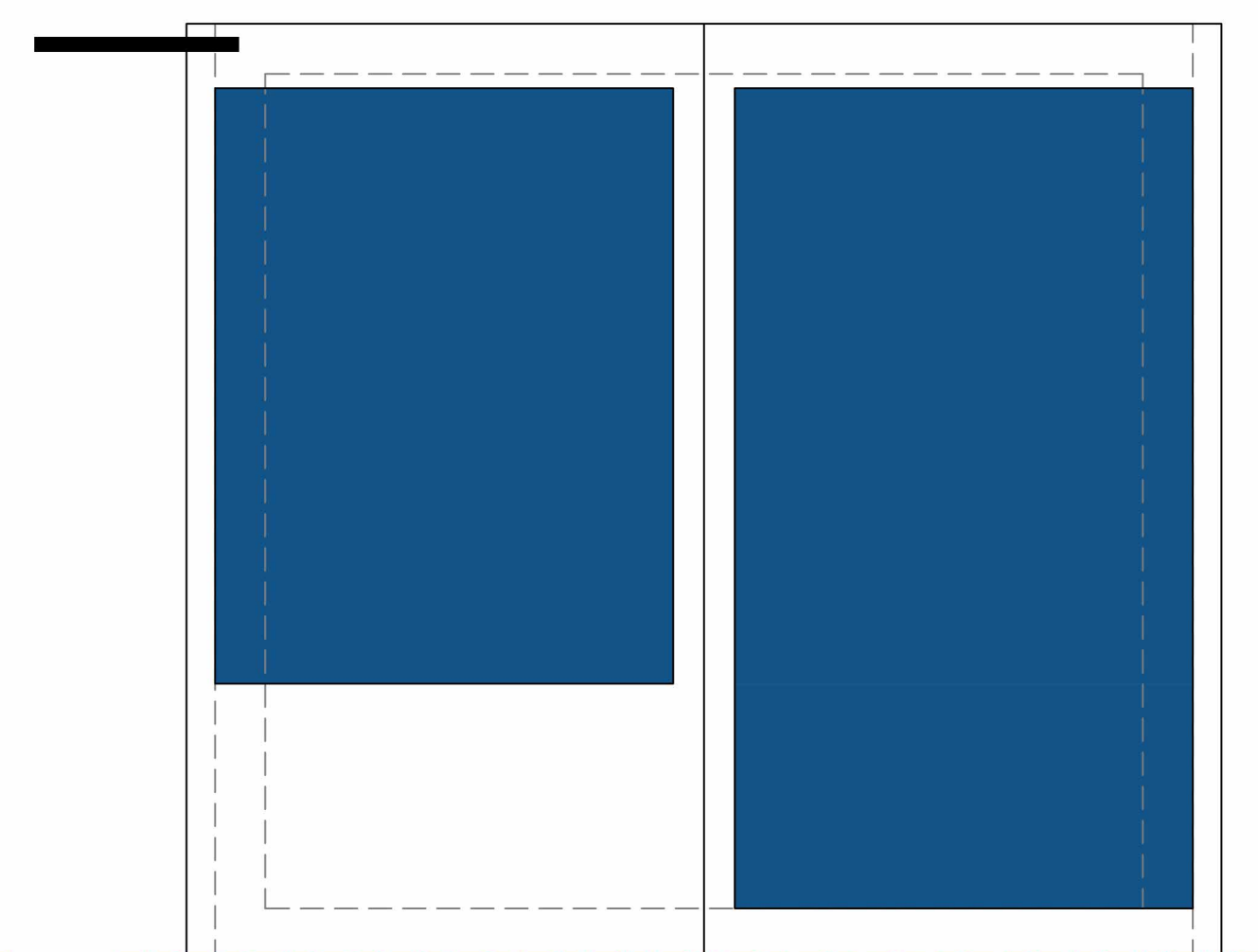
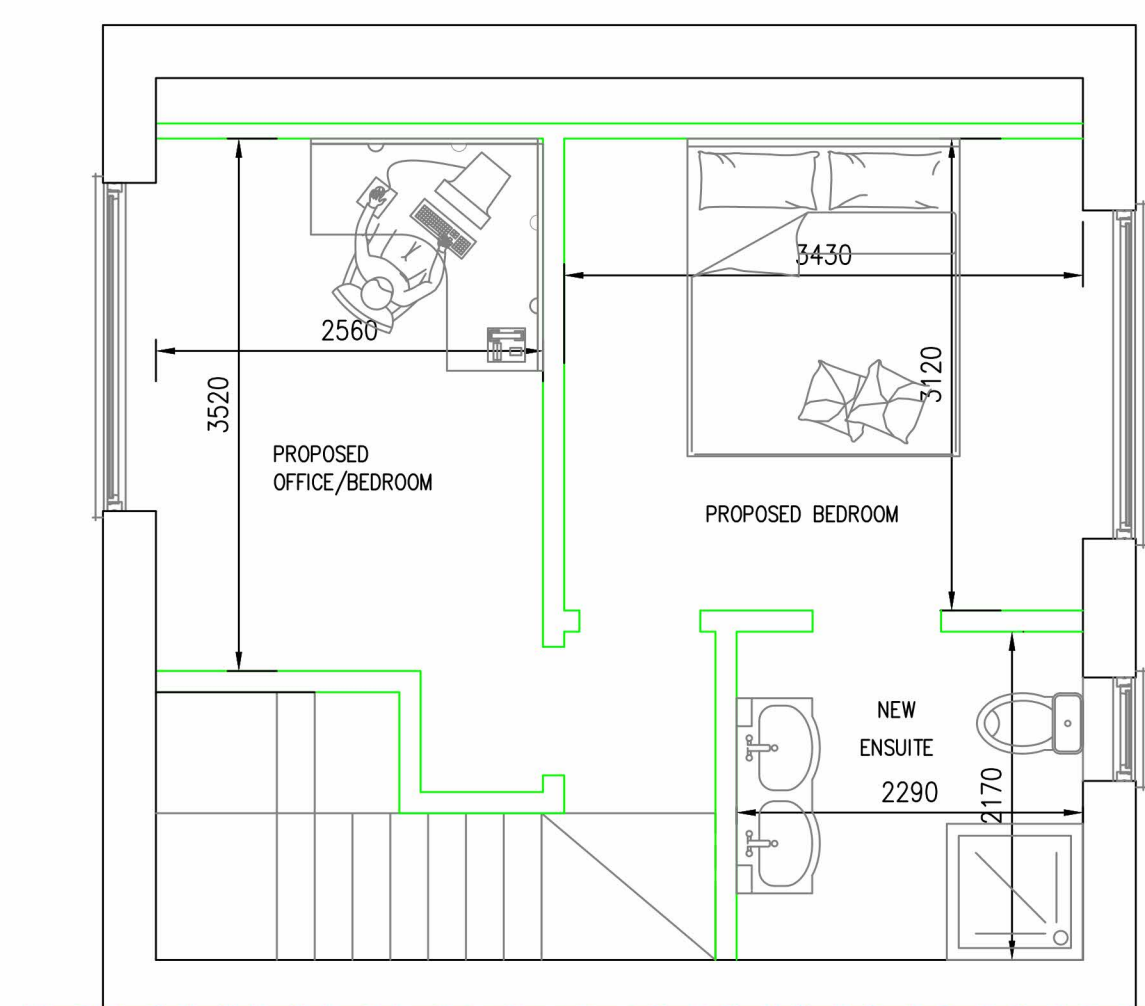
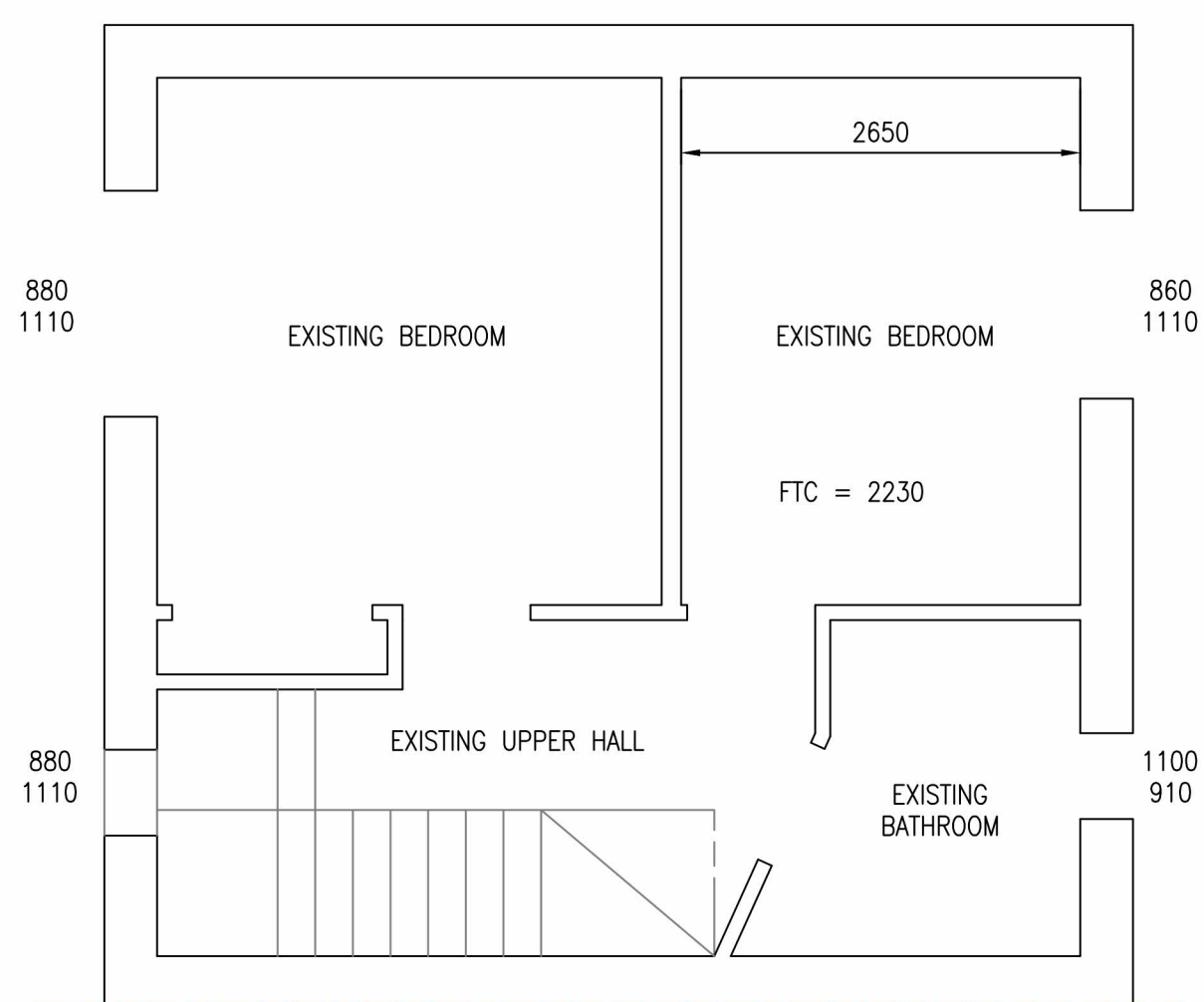
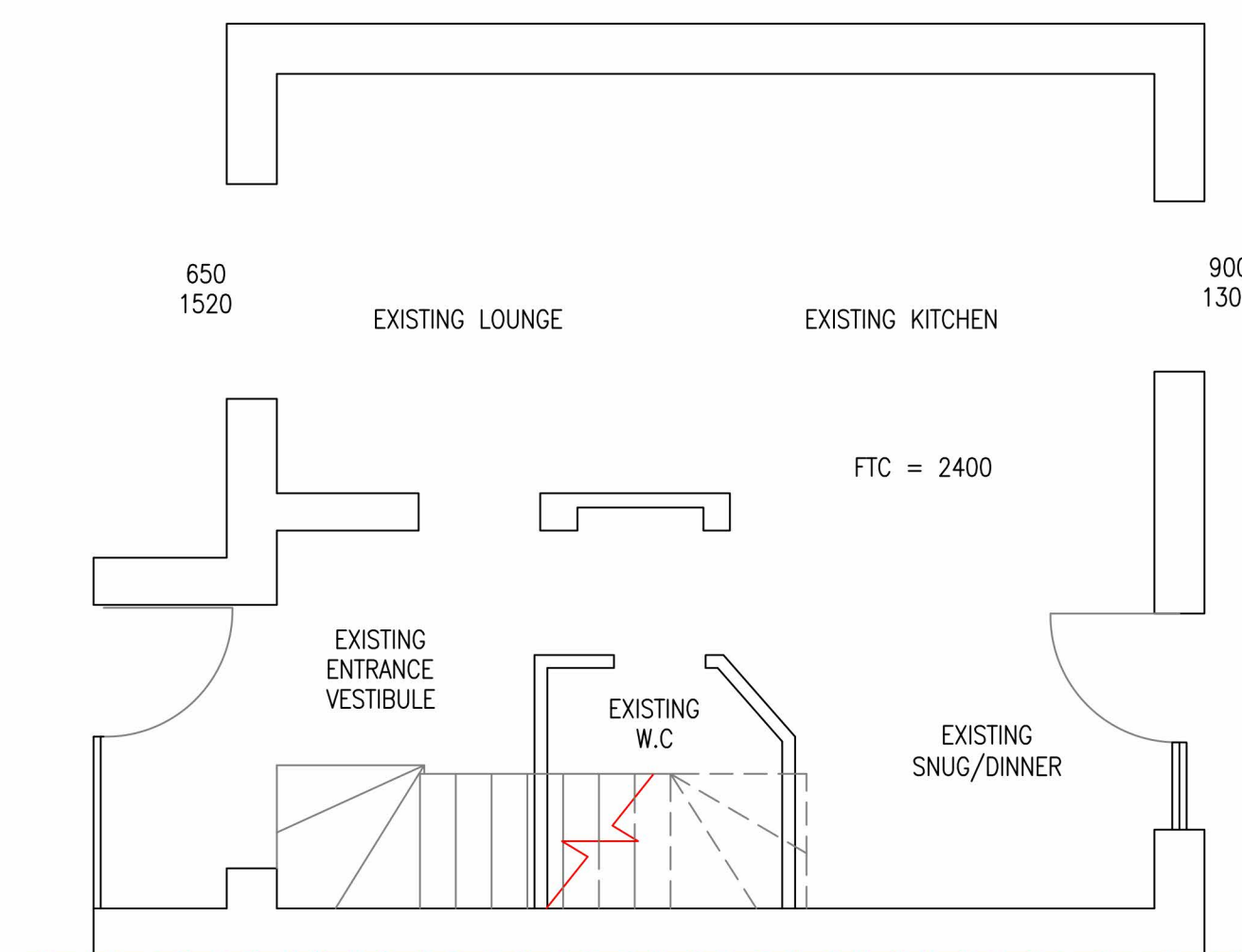
Project: PROPOSED -TTC CONVERSION
-T
No.1 -LL-N ROBERTSON DRIVE
St -NDREWS
KY16 8EX

TITLE: EXISTING FLOOR L-YOUTS & ELEVATIONS

TEL - 07703397437
Email - elstonhous20@btinternet.co.uk
D-TE FEB 2024 BY J.F.H.

SC-LE:-
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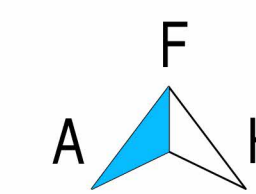
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NOTES:-

REV	DATE	DISCRIPTION	BY	CHKD
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Status:	PLANNING IN PRINCIPLE
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CONSULTING & ENGINEERING Ltd.
SC517945
No. 20 Braeside Park, Mid Calder
EH53 0SN

Ms Petra Ivan

Project: PROPOSED ATTIC CONVERSION
AT
No.1 ALLAN ROBERTSON DRIVE
St ANDREWS
KY16 8EX

TITLE:

PROPOSED FLOOR LAYOUTS & ELEVATIONS

TEL - 07703397437		SCALE:- 1:50	
Email - alastairhood2000@btinternet.co.uk			
DATE	FEB 2024		BY

2024.009-PP-0200 rev. -

Agenda Item 6(4)

**1 Allan Robertson Drive, St. Andrews, KY16 8EX
Application No. 24/01899/FULL**

Representation(s)

Laura Robertson

From: chick mitchell <[REDACTED]>
Sent: 07 August 2024 13:48
To: Development Central
Subject: Front Dormer Extension at 1 Allan Robertson Drive St Andrews. Re Application No 24/01899/FULL.

Categories: LR

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I live at 2 Allan Robertson Drive, St Andrews and I own the property. I wish to make it known that a front dormer extension at 1 Allan Robertson Drive, would look directly into my bedroom and I would be uncomfortable with this and would have my privacy taken away. This would also look out of character for the street and velux windows would in my opinion be better.

Trust you will consider my objection carefully .

Mrs Wilma Mitchell.

This email was scanned by Fife Council

Comments for Planning Application 24/01899/FULL

Application Summary

Application Number: 24/01899/FULL

Address: 1 Allan Robertson Drive St Andrews Fife KY16 8EX

Proposal: Installation of dormer extension to the front and rear of dwellinghouse and installation of replacement doors

Case Officer: Kirsten Morsley

Customer Details

Name: Mr Ben Bissett

Address: 11 Harrow hill Wick Kw1 5bw

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having looked through all the drawings and plans, the application seems to be a great asset to the area. I have a holiday home in the area and this is the kind of thing I would like to add to mine. Can only add to the areas value.

Comments for Planning Application 24/01899/FULL

Application Summary

Application Number: 24/01899/FULL

Address: 1 Allan Robertson Drive St Andrews Fife KY16 8EX

Proposal: Installation of dormer extension to the front and rear of dwellinghouse and installation of replacement doors

Case Officer: Kirsten Morsley

Customer Details

Name: Mr thomas Shaw

Address: 52 newbigging drive arbroath DD11 2HY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Whilst initially wary about the proposed plans close to my parents house i see its is in fact a well thought out conversion, its on corner so not overlooking, good choice of materials and seems sympathetic to original design, maintains garden space which is good for local wildlife and drainage/carbon capture and in current economic climate the work would be a welcome boost to the local economy/builders.

Comments for Planning Application 24/01899/FULL

Application Summary

Application Number: 24/01899/FULL

Address: 1 Allan Robertson Drive St Andrews Fife KY16 8EX

Proposal: Installation of dormer extension to the front and rear of dwellinghouse and installation of replacement doors

Case Officer: Kirsten Morsley

Customer Details

Name: Mrs Judith Herd

Address: 10 Danskin Place Strathkinness St Andrews Fife KY16 9XN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Looks very impressive

Comments for Planning Application 24/01899/FULL

Application Summary

Application Number: 24/01899/FULL

Address: 1 Allan Robertson Drive St Andrews Fife KY16 8EX

Proposal: Installation of dormer extension to the front and rear of dwellinghouse and installation of replacement doors

Case Officer: Kirsten Morsley

Customer Details

Name: Ms Nicola Moorhouse

Address: 24 Osnaburgh Court Dairsie Cupar Fife KY15 4SU

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application as I feel that it is in keeping with many other properties in the area, a good choice of materials and sympathetic to the visual amenity.

It also helps boost the current dwelling occupancy capacity of an existing property within the locality of a 20min neighbourhood as recommended by NPF4 which in turn helps to negate the need for further expansion into green areas.

It also augments the local economy on many fronts but the most simplistic example is that of local builders, joiners and builders merchants

Comments for Planning Application 24/01899/FULL

Application Summary

Application Number: 24/01899/FULL

Address: 1 Allan Robertson Drive St Andrews Fife KY16 8EX

Proposal: Installation of dormer extension to the front and rear of dwellinghouse and installation of replacement doors

Case Officer: Kirsten Morsley

Customer Details

Name: Mr Henry Whyte

Address: 2 Scooniehill Road St Andrews Fife KY16 8HA

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: No objection.

Agenda Item 6(5)

**1 Allan Robertson Drive, St. Andrews, KY16 8EX
Application No. 24/01899/FULL**

Consultee Comments

Louise Morrison

From: Planning Consultations <PlanningConsultations@scottishwater.co.uk>
Sent: 30 July 2024 15:28
To: Development Central
Subject: RE: Scottish Water – Application Response -24/01899/FULL- 1 Allan Robertson
Drive St Andrews Fife KY16 8EX

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Colin.

My Sincere apologies for the confusion.

Ref no 24/01899/FULL- 1 Allan Robertson Drive St Andrews Fife KY16 8EX

I can confirm the response is as below , please disregard the attachment as this is for another case

Audit of Proposal

Good Afternoon

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

For all extensions that increase the hard-standing area within the property boundary, you must look to limit an increase to your existing discharge rate and volume. Where possible we recommend that you consider alternative rainwater options. All reasonable attempts should be made to limit the flow.

No new connections will be permitted to the public infrastructure. The additional surface water will discharge to the existing private pipework within the site boundary.

I trust the above is acceptable however if you require any further information regarding this matter please contact us on 0800 389 0379 or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Kind regards,

Ruth Kerr

Technical Analyst
North Regional Team

Strategic Development
Development Services
Dedicated Freephone Helpline: 0800 389 0379

DevelopmentOperations@scottishwater.co.uk

Scottish Water.

Trusted to serve Scotland.