

Fife Planning Review Body

Due to Scottish Government guidance relating to Covid-19, this meeting will be held remotely



Monday, 28th June, 2021 - 2.00 p.m.

AGENDA

Page Nos.

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 Fife Planning Review Body of 10th May, 2021. 5
4. **APPLICATION FOR REVIEW - WEST MILL FARM, STRATHMIGLO, CUPAR (APPLICATION NO. 20/02466/FULL)** – Conversion and renovation of stables to form guest accommodation.
 1. Notice of Review 6 – 20
 2. Consultee Comments 21 - 30

Members are reminded that should they have queries on the detail of a report they should, where possible, contact the report authors in advance of the meeting to seek clarification.

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

21st June, 2021.

If telephoning, please ask for:
Michelle McDermott, Committee Officer, Fife House
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

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 – REMOTE MEETING

10th May, 2021.

2.00 p.m. – 3.15 p.m.

PRESENT: Councillors David Barratt (Convener), Ian Ferguson, Mino Manekshaw, Ross Paterson and Graham Ritchie.

ATTENDING: William Shand, Strategic Development Manager, Economy, Planning and Employability Services; and June Barrie, Manager (Legal Services), Legal and Democratic Services.

104. DECLARATIONS OF INTEREST

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

105. MINUTE

The minute of the Fife Planning Review Body of 18th January, 2021 was submitted.

Decision

The Review Body approved the minute.

106. APPLICATION FOR REVIEW - VACANT LAND EAST OF BRAEHEAD COTTAGE, PEAT INN, FIFE (APPLICATION NO. 20/00952/PPP)

The Review Body considered the Application for Review submitted by D7 Architecture Limited, on behalf of Mr. Tim Esparon, in respect of the decision to refuse planning permission in principle for the erection of five dwellinghouses with associated access and parking (Application No. 20/00952/PPP).

Decision

The Review Body agreed:-

- (1) sufficient information was before them to proceed to decide the matter; and
- (2) the application be refused (varying 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)

**West Mill Farm, Strathmiglo, Cupar, KY14 7PU
Application No. 20/02466/FULL**

Notice of Review



Fife House North Street Glenrothes KY7 5LT Tel: 03451 55 11 22 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 100318386-002

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:	studioEAST Chartered Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Nicholas	Building Name:	King James VI Business Centre
Last Name: *	Goward	Building Number:	
Telephone Number: *	01738 472090	Address 1 (Street): *	Friarton Rd
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	UK
		Postcode: *	PH2 8DY
Email Address: *	hello@studio-east.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="Ms"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="West Mill Farm"/>
First Name: *	<input type="text" value="D"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Hill"/>	Address 1 (Street): *	<input type="text" value="Strathmiglo"/>
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Cupar"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="KY14 7PU"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

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="WEST MILL FARM"/>
Address 2:	<input type="text" value="STRATHMIGLO"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="CUPAR"/>
Post Code:	<input type="text" value="KY14 7PU"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="710067"/>	Eastings	<input type="text" value="321124"/>
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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)

Conversion & renovation of stables to form guest accommodation.

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.

20/02466/FULL Conversion of stables to form self-contained accommodation including erection of single storey extension West Mill Farm Cupar Fife KY14 7PU The householder application was registered on 18th November 2020 with a target determination date of 18th January 2021. To date no decision has been received. See attached document for further details.

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)

20071 PL-01 20071 PL-02 20071 PL-03 20071 PL-04 20071 L-01 20071 Site Photographs

Application Details

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

20/02466/FULL

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

19/10/2020

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

The site is secured by a gate which requires the applicant to open. Prior notice of date for site visit to be provided to allow access to be provided.

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 Richard Taylor

Declaration Date: 06/04/2021

20071 L-01

6th April 2021

Planning Services
Fife House
North Street
Glenrothes
KY7 5LT

Dear Fife Council,

Application No: 20/02466/FULL
Proposal: Conversion of stables to form self-contained accomodation including erection of single storey extension
Address: West Mill Farm Cupar Fife KY14 7PU

In support of our Notice of Review, for non-determination of the above noted application, we have summarised are reasons below.

The householder application was registered on 18th November 2020 with a target determination date of 18th January 2021. To date no decision has been received.

It was confirmed by the Planning Department via email on 15th December 2020 that Listed Building Consent would not be required.

No further communication to date has been received from the Planning Department.

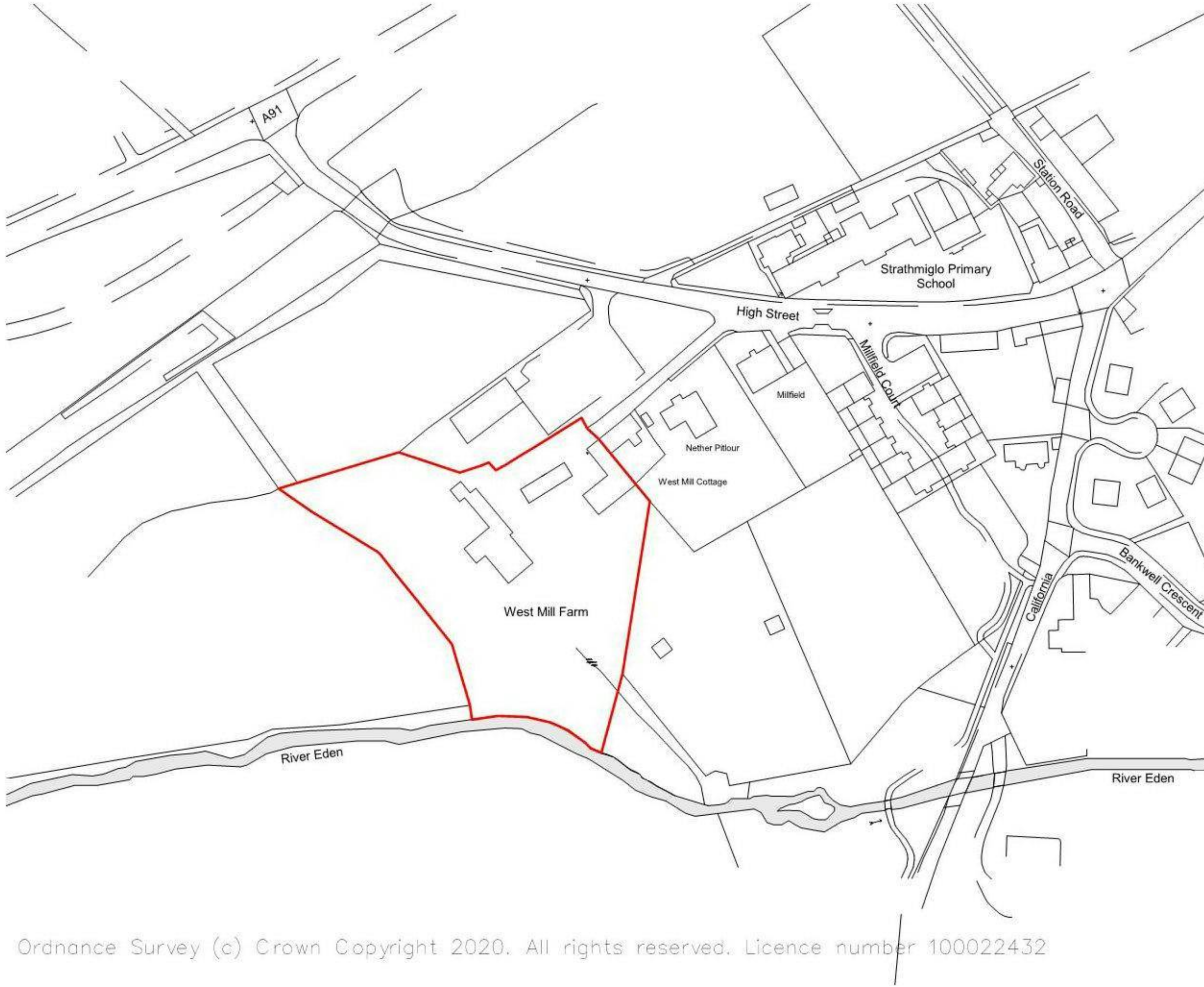
11th January:	Agent email to Case officer requesting update	- No response
21st January:	Agent email to Case officer requesting update	- No response
21st January:	Agent email to Planning Department requesting update	- No response
25th January:	Agent email to Planning Department requesting update	- No response
3rd February:	Agent email to Planning Department requesting update	- No response
2nd March:	Agent email to Planning Department requesting update	- No response
25th March:	Agent email to Planning Department requesting update and stating an appeal for non-determination would be required if no response is received	- No response

I trust the above and enclosed will allow you to determine the application. If you have any queries, please feel free to contact our office.

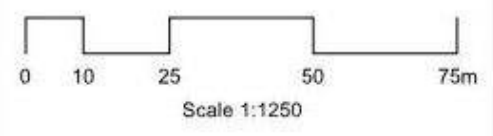
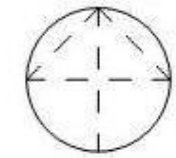
Yours faithfully,



Nicholas Goward
for studioEAST
Enc



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No.	Description	Date
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Client	Ms. Hill
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PL-01	
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Project	Conversion & Renovation of Stables West Mill Farm, Strathmiglo
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Sheet	LOCATION PLAN
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Scale (@ A3)	1 : 1250
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Project number	20071
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Date	Sep 20
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Purpose of Issue	Planning
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Drawn by	NG
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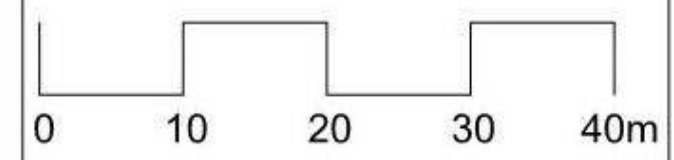
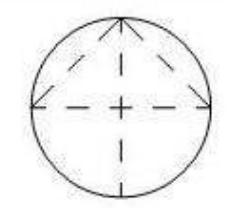
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 t: 01738 472090 e: hello@studio-east.co.uk

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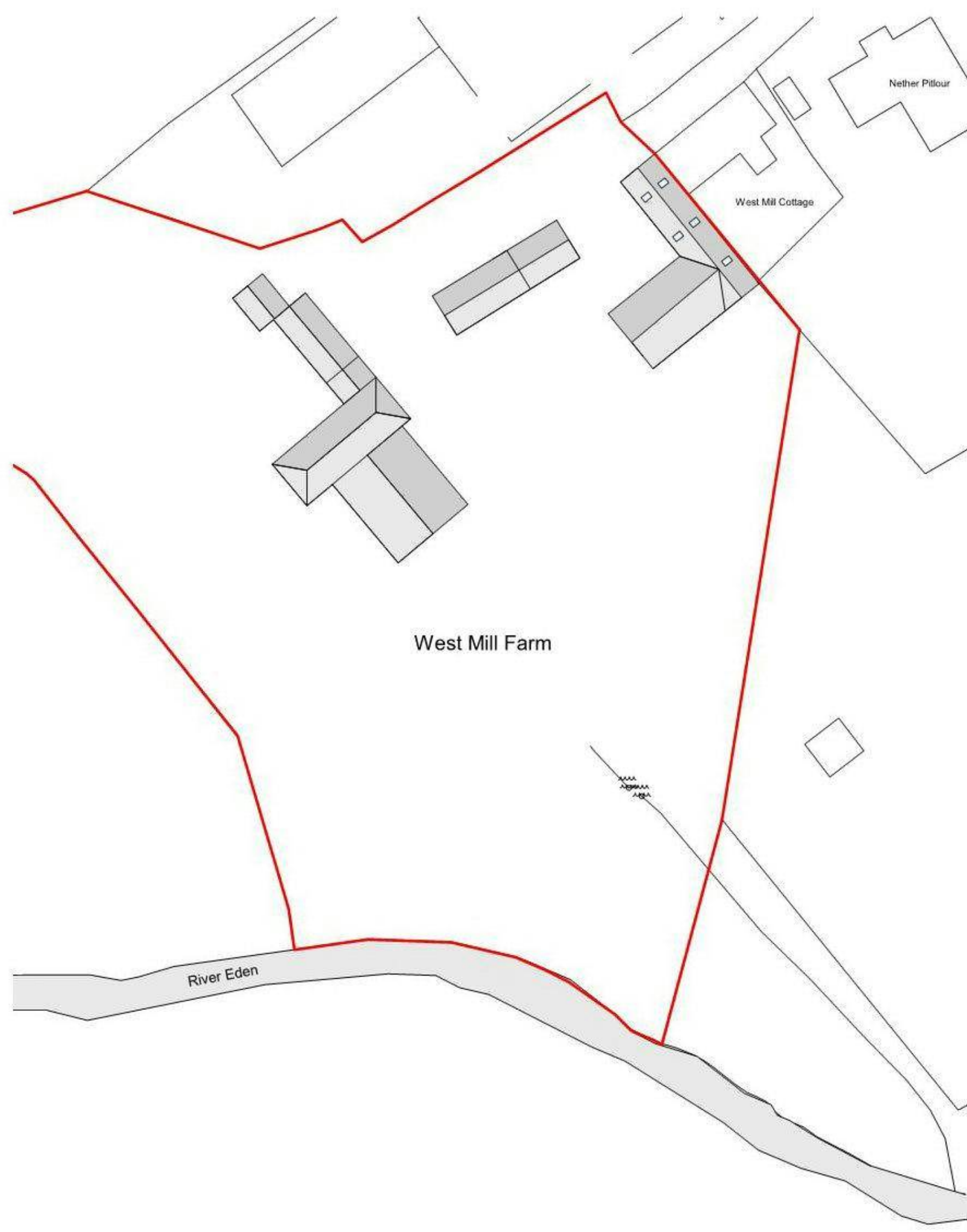
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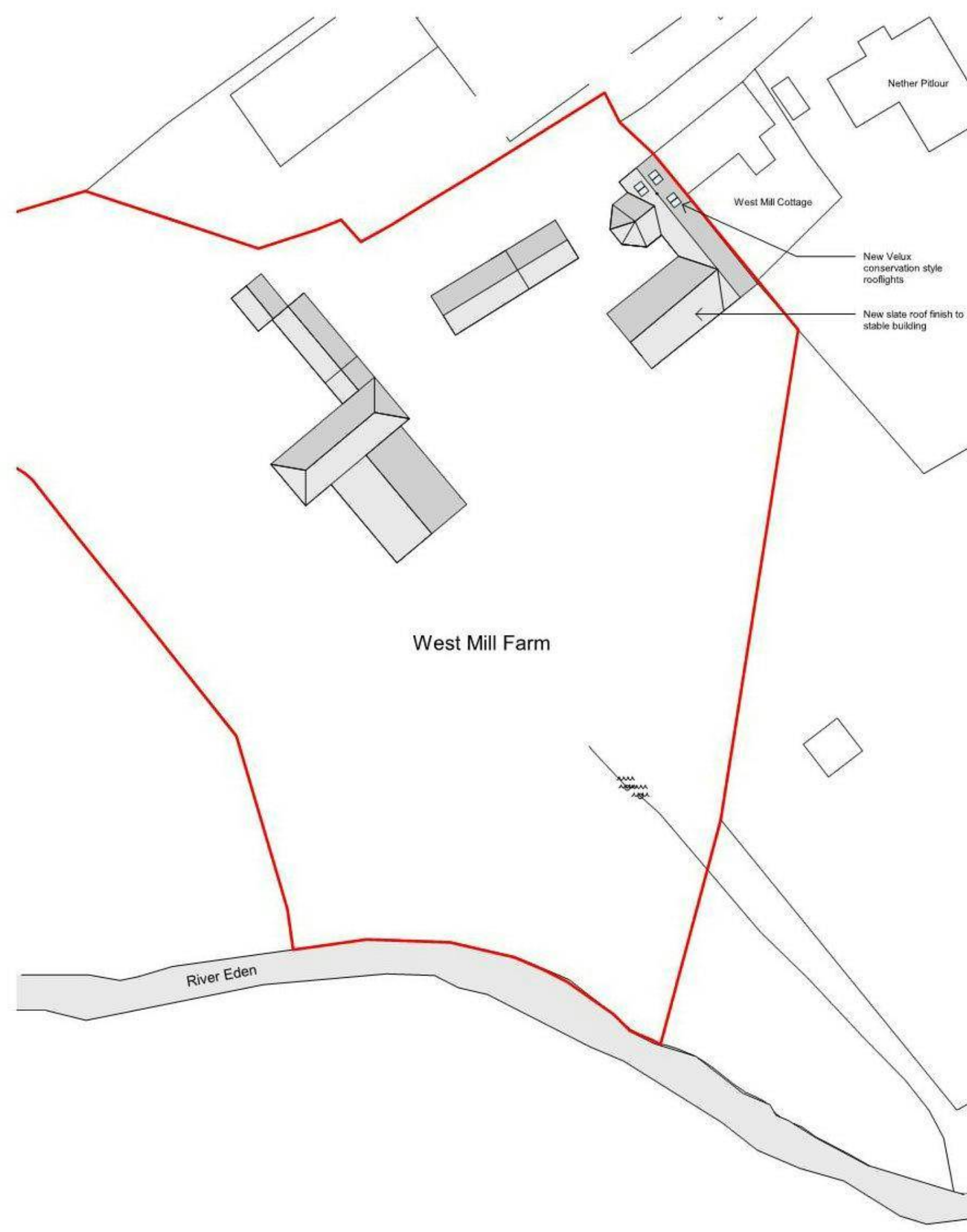
IF IN DOUBT... ASK!



Scale 1:500



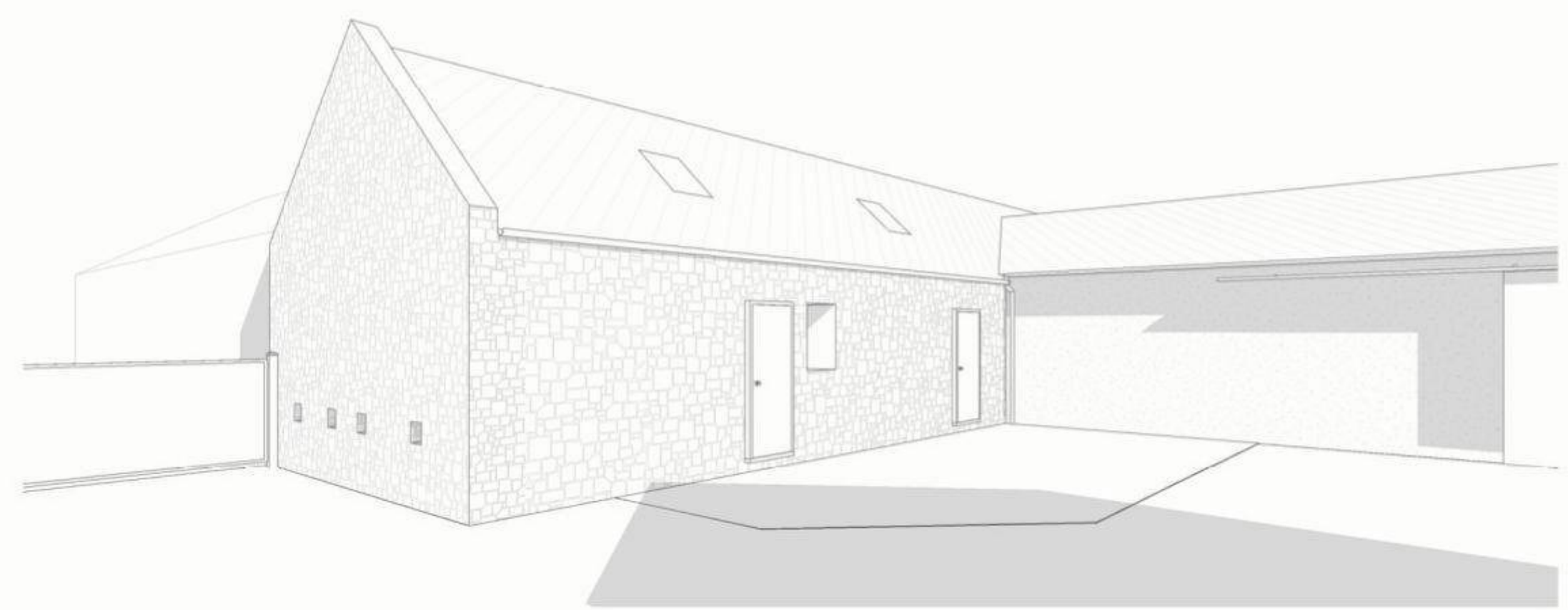
Existing Block Plan
1 : 500



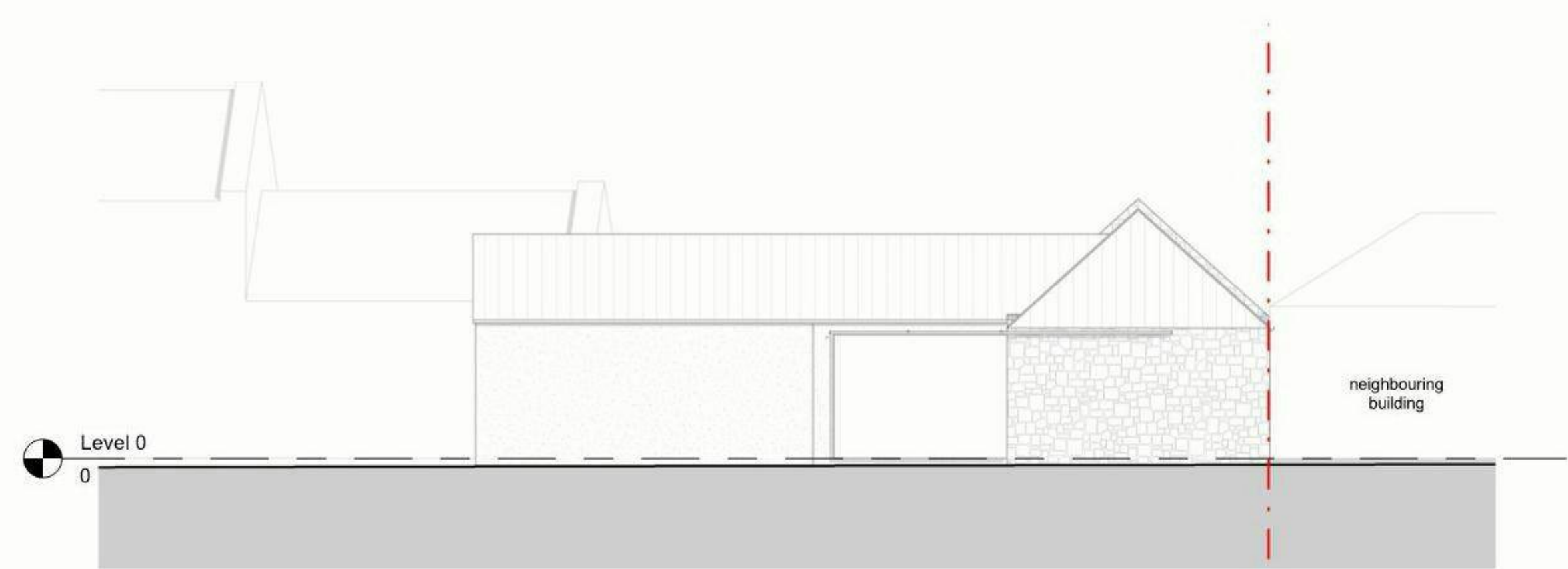
Proposed Block Plan
1 : 500

No.	Description	Date
studio EAST		
CLIENT	Ms. Hill	
PROJECT	PL-02	
TITLE	Conversion & Renovation of Stables West Mill Farm, Strathmiglo	
SCALE (@A2)	1 : 500	
PROJECT NUMBER	20071	
DATE	Scp 20	
PURPOSE OF ISSUE	Planning	
DRAWN BY	NG	
King James VI Business Centre, Friarton Rd, Perth, PH2 8DY t: 01738 472090 e: hello@studio-east.co.uk		

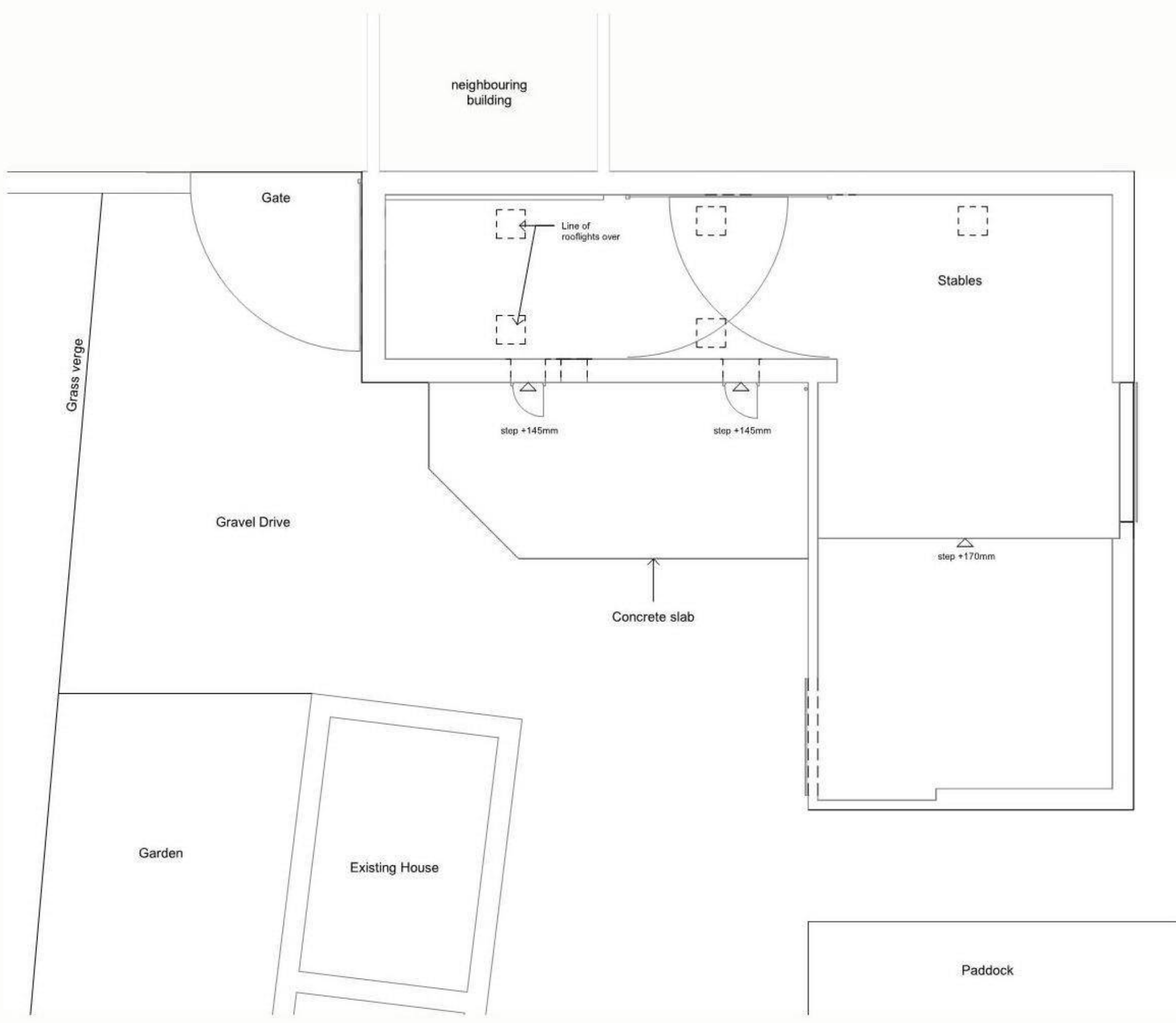
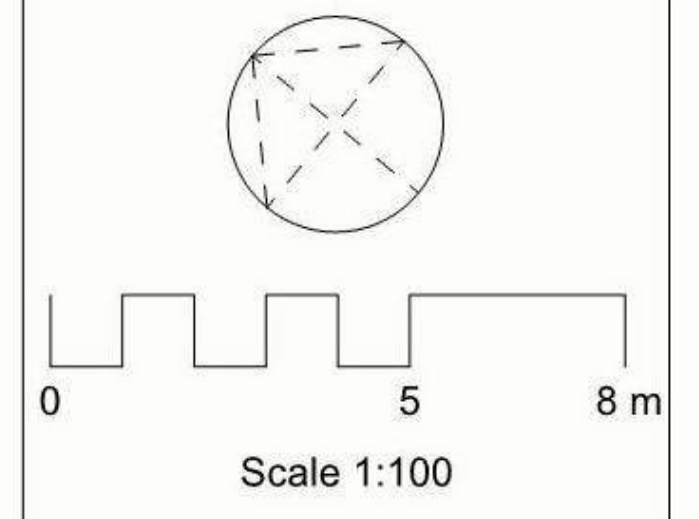
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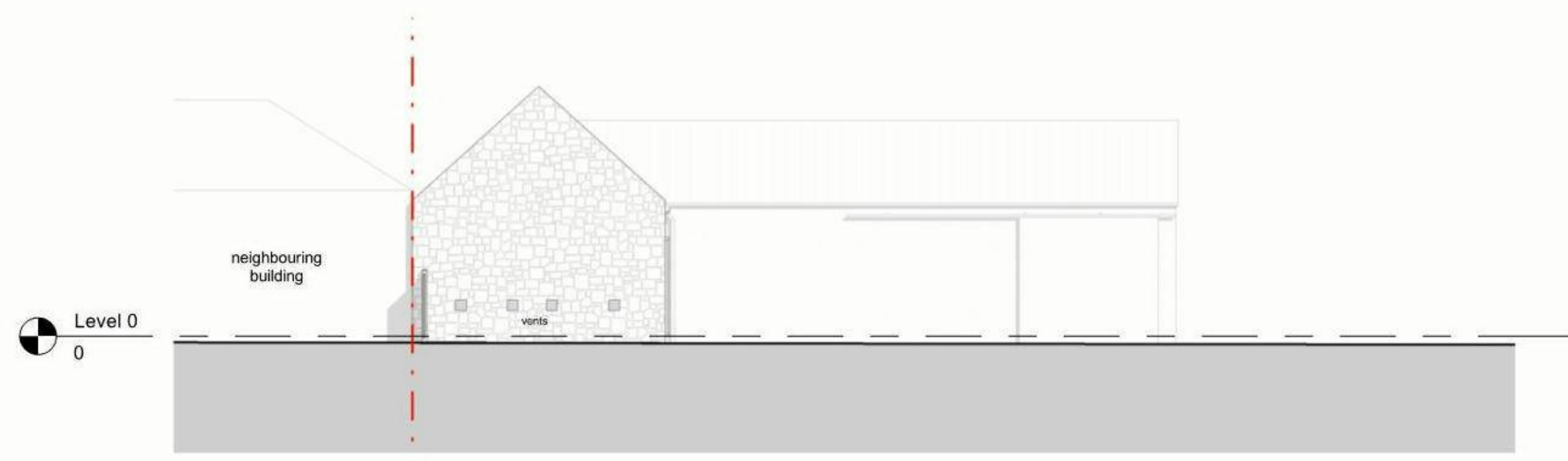
South West Perspective



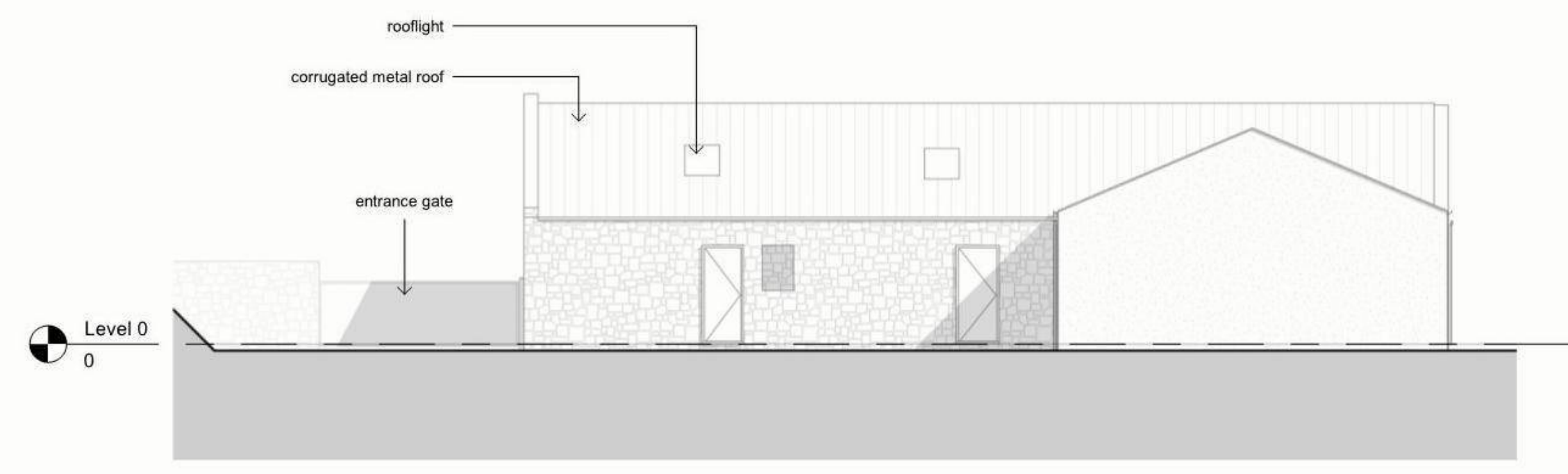
East Elevation
1 : 100



Ground Floor Plan
1 : 100



West Elevation
1 : 100



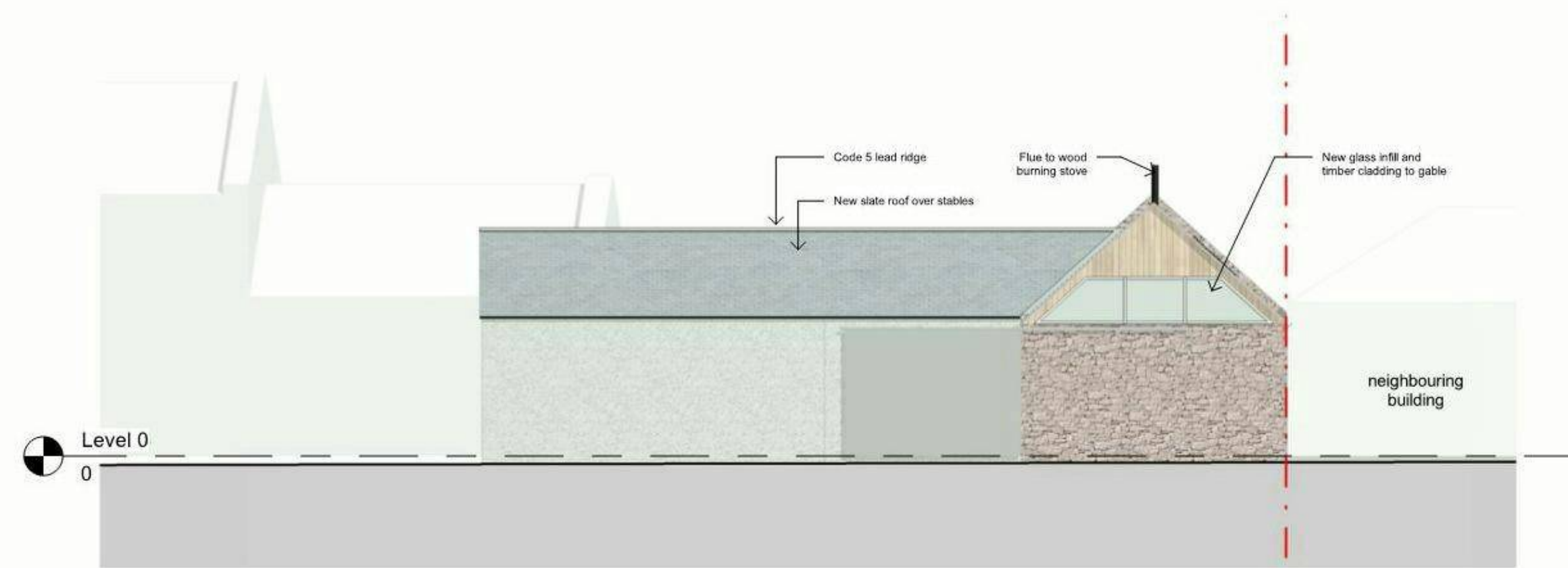
South Elevation
1 : 100

No.	Description	Date
studio EAST		
Client	Ms. Hill	
PL-03		
Project:	Conversion & Renovation of Stables West Mill Farm, Strathmiglo	
Sheet:	EXISTING DRAWINGS	
Scale	1 : 100	
Project number	20071	
Date	Sep 20	
Purpose of Issue	Planning	
Drawn by	NG	
King James VI Business Centre, Friarton Rd, Perth, PH2 8DY t: 01738 472090 e: hello@studio-east.co.uk		

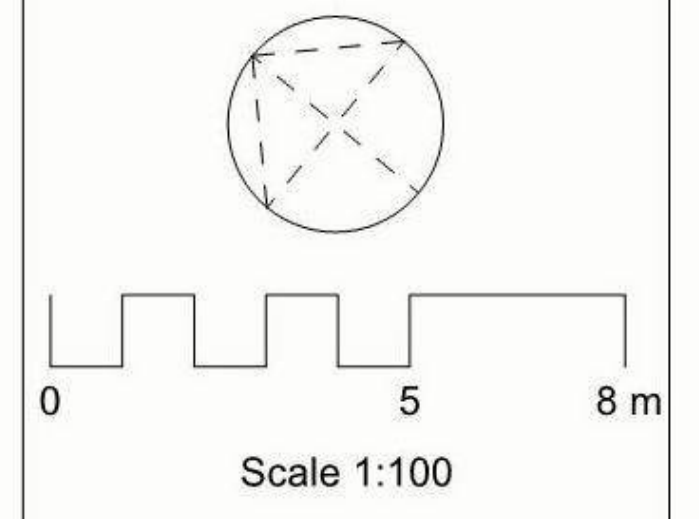
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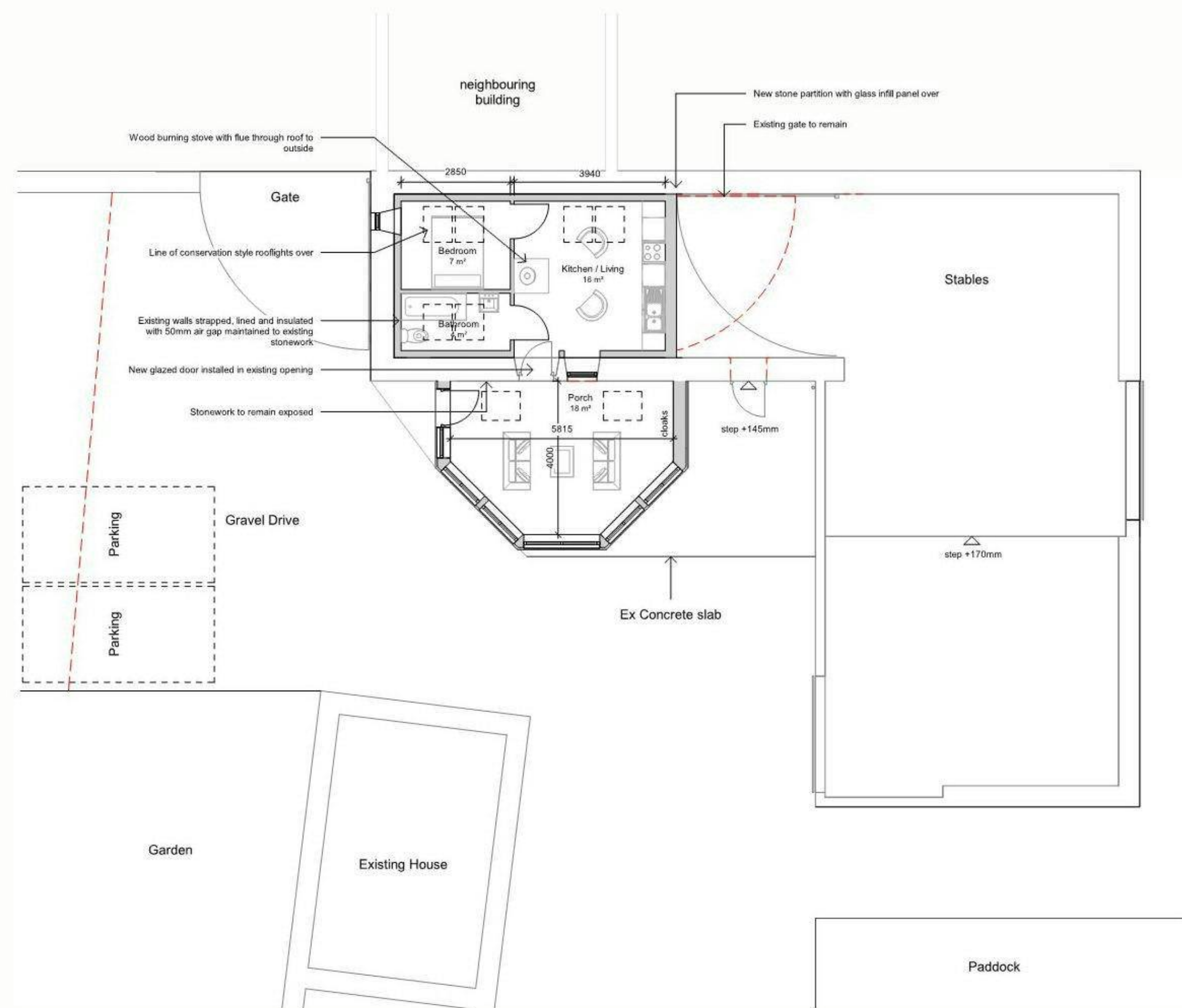
South West Perspective



East Elevation
1 : 100



- Materials**
- Roofs: Natural slate
 - Ridge / Eaves / Fascias: Timber fascias and soffits
 - Walls: Natural sandstone (to match existing), Natural timber cladding
 - Glazing: Timber painted white (to match existing)
 - Gutters / Downpipes: Black steel downpipes and gutters (to match existing)



Ground Floor Plan
1 : 100



West Elevation
1 : 100



South Elevation
1 : 100

No.	Description	Date
studio EAST		
Client	Ms. Hill	
PL-04		
Project:	Conversion & Renovation of Stables West Mill Farm, Strathmiglo	
Sheet	PROPOSED DRAWINGS	
Scale	1 : 100	
Project number	20071	
Date	Sep 20	
Purpose of Issue	Planning	
Drawn by	NG	
King James VI Business Centre, Friarton Rd, Perth, PH2 8DY t: 01738 472090 e: hello@studio-east.co.uk		



Proposal Details

Proposal Name	100318386
Proposal Description	Conversion & renovation of stables to form guest accommodation.
Address	WEST MILL FARM, STRATHMIGLO, CUPAR,
KY14	7PU
Local Authority	Fife Council
Application Online Reference	100318386-002

Application Status

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

Attachment Details

Notice of Review	System	A4
20071 L-01	Attached	A4
20071 PL-01	Attached	A4
20071 PL-02	Attached	A2
20071 PL-03	Attached	A1
20071 Site Photographs	Attached	Not Applicable
20071 PL-04	Attached	A1
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-002.xml	Attached	A0





Agenda Item 4(2)

**West Mill Farm, Strathmiglo, Cupar, KY14 7PU
Application No. 20/02466/FULL**

Consultee Comments

MEMORANDUM

TO: Andy Taylor, Planner, Development Management
FROM: Donald Payne, Technical Officer, Land & Air Quality
DATE: 10 December 2020
OUR REF: PC200210C1 **YOUR REF:** 20/02466/FULL
SUBJECT: Conversion of stables to self-contained accommodation at West Mill Farm Cupar

Thank you for your consultation on the above application.

A suspensive planning condition or advice note for contaminated land is recommended.

The site has been occupied by agricultural buildings. In the event that any unexpected materials or conditions such as asbestos, hydrocarbon staining, made-ground, gassing, odours or other apparent contamination are encountered during the development work, Development Management should be notified. This might necessitate undertaking a suitable site-specific risk assessment for contaminated land, see www.fife.gov.uk/contaminatedland.

Due to the age of the buildings currently on site, it is possible that the building fabric includes asbestos. Any asbestos containing materials encountered should be the subject of appropriate removal and disposal arrangements in consultation with SEPA and HSE to prevent asbestos getting into the soil. Further details and a list of companies licensed by the Asbestos Licensing Unit are available at www.hse.gov.uk.

Should Development Management approve an application for the site, it is advised that the contaminated land condition LQC3 (attached) be utilised to ensure the site would be developed in accordance with the relevant technical guidance including PAN 33.

Please note that we are not qualified to comment on geotechnical matters relating to ground stability or foundation design. This response is from the Land & Air Quality team; our colleagues in Public Protection may submit their own response. Should you require any further information or clarification regarding the above comments, please do not hesitate to contact this office.

LQC3: 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.

Monday, 17 May 2021



Local Planner
Fife House
North Street
Glenrothes
KY7 5LT

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

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

Dear Sir/Madam

SITE: West Mill Farm, Cupar, KY14 7PU
PLANNING REF: 20/02466/FULL
OUR REF: DSCAS-0027705-VPV
PROPOSAL: Conversion of stables to form self-contained accomodation including erection of single storey extension

Please quote our reference in all future correspondence

Audit of Proposal

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:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ 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

- ▶ There is currently sufficient capacity for a foul only connection in the STRATHMIGLO Waste 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.

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.
-

Asset Impact Assessment

According to our records, the development proposals impact on existing Scottish Water assets.

The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via [our Customer Portal](#) to apply for a diversion.

The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction. Please note the disclaimer at the end of this response.

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 contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ 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 Customer Connections 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 SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
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Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non Dom Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email

TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?".

Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).

- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

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,

Planning Application Team

Development Operations Analyst

developmentoperations@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."

Planning Portfolio Internal Assessment Sheet

EPES Team	Transportation Development Management
Application Ref Number:	20/02466/FULL
Application Description:	Conversion of stables to form self-contained accommodation including erection of single storey extension at West Mill Farm, STRATHMIGLO.
Date:	14/01/2021
Reason for assessment request/consultation	<input type="checkbox"/> Statutory <input type="checkbox"/> Non-statutory
Consultation Summary	

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 The application is for the conversion of stables to form a 1 bedroom self contained accommodation unit.
- 1.2 The accommodation will require 1 No. off street parking space. There is sufficient space within the site to accommodate this.
- 1.3 The required visibility splay of 2m x 25m shall require to be met at the junction where the private access track meets with the public road. This can be fully met within the existing footway and road boundary to the East. The grassed verge to the West shall require to be maintained by the applicant at a height of no more than 1.05m

2.0 CONCLUSIONS

- 2.1 Based on the above overall assessment, Transportation Development Management have **no objections** subject to the imposition of the following planning conditions;

3.0 RECOMMENDATIONS (include any suggested conditions/planning obligations if considering approval)

3.1 Prior to the occupation of the proposed dwellinghouse, there shall be 1 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking. **Reason: In the interest of road safety; to ensure the provision of adequate off-street parking facilities.**

3.2 Prior to occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the East and to the West at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines. **Reason: In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.**

Important note

The above internal planning assessment response has been prepared at officer level within the Planning Services 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: George MacDonald, Technician Engineer, Transportation Development Management

Date: 10/02/2021

E-mail: george.macdonald@fife.gov.uk

Tel Number: 03451 555555 extension 450447

Signed by Richard Simmons, Lead Officer, Transportation Development Management

Date: 25/02/2021

E-mail: richard.simmons@fife.gov.uk

Tel Number: 03451 555555 extension 450438



Economy, Planning & Employability Services

Town and Country Planning (Scotland) Act 1997
Application for Permission to Develop Land

Response from Public & Environmental Protection Team

PPT Reference No:	21/10668/CONPLA		
Name of Planning Officer dealing with the matter:	Scott McInroy		
Application Number:	20/02466/FULL		
Proposed Development:	Conversion of stables to form self-contained accomodation including erection of single storey extension		
Location:	West Mill Farm Cupar Fife KY14 7PU		
Date Required By Planning:	-----	Decision Notice Required?	-----
COMMENTS			
<p>After reviewing the above application, I would advise that I have no objections. However, the following aspects should be considered by the applicant regarding local amenity.</p> <p>Construction Noise</p> <p>To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:</p> <p>08.00- and 18.00-hours Mondays to Fridays 08.00 and 13.00hours Saturdays</p> <p>With no working Sundays or Public Holidays</p> <p>In some cases, different site-specific hours of operation may be appropriate.</p> <p>Under the Control of Pollution Act 1974, Section 60 Fife Council Protective Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.</p>			

I would also request that the applicant submit a Scheme of Works designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration from the construction phase of the proposed development. The use of British Standard BS 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 – February 2003 "Control of Dust from Construction and Demolition Activities" should be consulted.

The applicant advises that there will be the use of a wood burning stove and I would comment that even the most efficient stoves have initial periods of smoke at start up and can emit odour / fumes when in operation. It is important to note that appliances often have detailed conditions that need to be followed to ensure that emissions from the appliances are smokeless and therefore the appliance should be used as per the manufacturer's instructions. It is also important to ensure that the fuel used is specified for the particular appliance e.g. there is sometimes a stipulation of the permitted moisture content of wood.

Should this planning application be successful, if after completion of the development, complaints of nuisance are received by the Environmental Health (Public Protection) Team, the team are duty bound to investigate. If nuisance is established, then works / further works may be required to abate the nuisance.

These are the comments of the Environmental Health (Public Protection) Team, for comment on Contaminated Land or Air Quality you should consult the Land & Air Quality Team.

Date:	08.06.2021	Officer:	Brian Gallacher Environmental Health Officer
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