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THE FIFE COUNCIL - WEST AND CENTRAL PLANNING COMMITTEE – REMOTE MEETING

24th August, 2022

2.00 p.m. – 4.45 p.m.

PRESENT: Councillors David Barratt (Convener), David Alexander, Alistair Bain, John Beare, James Calder, Colin Davidson, Dave Dempsey, Derek Glen, Julie MacDougall, Derek Noble, Gordon Pryde and Sam Steele.

ATTENDING: Mary Stewart, Service Manager, Martin McGroarty, Lead Professional, Jamie Penman, Planner, Brian Forsyth, Planner, Andrew Cumming, Planning Assistant, Fiona Kirk, Planning Assistant, Lauren McNeil, Graduate Planner, Planning Services; Christopher Glendinning, Solicitor and Emma Whyte, Committee Officer, Legal and Democratic Services.

APOLOGIES FOR ABSENCE: Councillors Andrew Verrecchia and Conner Young.

9. DECLARATIONS OF INTEREST

Councillor Barratt declared an interest in Para. 13 - 22/00926/FULL - Erection of 10 no. industrial units (Class 4, 5 and 6) and associated works - Land to the East of Sandpiper Drive, Dunfermline - as he was the author of the flood risk statement for the development.

Councillor Barratt declared an interest in both Paras. 14 and 15 - 21/03274/FULL - Change of use from hotel (Class 7) to 4 flatted dwellings (Sui Generis) and external alterations including the installation of windows, doors and 4 no. glazed balconies; and 21/03176/LBC - Internal and external alterations to form 4 no. flatted dwellings including removal of signage and installation of windows, doors and 4 no. glazed balconies - Albert Hotel, North Queensferry - as he had previously expressed a view on the development as a Director of the North Queensferry Community Trust.

Councillor Dempsey declared an interest in both Paras. 14 and 15 - 21/03274/FULL - Change of use from hotel (Class 7) to 4 flatted dwellings (Sui Generis) and external alterations including the installation of windows, doors and 4 no. glazed balconies; and 21/03176/LBC - Internal and external alterations to form 4 no. flatted dwellings including removal of signage and installation of windows, doors and 4 no. glazed balconies - Albert Hotel, North Queensferry - as he had objected to the development.

Councillor Calder declared an interest in Para. 16 - 22/00590/FULL - Surface water/

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water drainage outfall pipe to serve the SUDs associated with application 21/01879/ARC - Land to the West of Crossford, Cairneyhill Road, Crossford - as his wife had expressed a view on the development.

10. **MINUTE**

The Committee considered the minute of the meeting of West and Central Planning Committee of 29th June, 2022.

Decision

The Committee approved the minute of the meeting of West and Central Planning Committee of 29th June, 2022.

11. **22/01225/FULL - LAND TO THE SOUTH OF LOCHHEAD LANDFILL SITE**

The Committee considered a report by the Head of Planning relating to an application for the construction of an Energy Park comprising Solar Photovoltaic Array (PV) and battery storage with export capacity of not more than 49.9MW, with associated substation, access road, landscaping and ancillary works.

The Committee were advised that the following condition had been omitted from the report and requested that this be added:-

18. During construction, public paths in the vicinity of the site must be kept open and free from obstruction, and any temporary closures that may be required for safety reasons should be notified to Fife Council in advance and kept to the minimum duration possible.

Reason: To preserve rights of public access and to ensure the safety of users of public footpaths during construction.

Decision

The Committee agreed to approve the application subject to:-

- (1) the seventeen conditions and for the reasons detailed in the report; and
- (2) an additional condition 18 in relation to access to public footpaths.

12. **21/03474/FULL - GRAZING LAND, KINROSS ROAD, LESLIE**

The Committee considered a report by the Head of Planning Services relating to an application for a major development of 44 affordable dwellinghouses with associated landscaping, open space, boundary treatments, roads, accesses, SUDS, allotments and community orchard.

The Committee were advised that the Transportation consultation response on Page 40 which had been noted as being WIP (Work in Progress) however the response was now 'No objections but some concerns raised' and that Sections 2.3.4 on Page 32, Section 2.4.8 on Page 35 and Condition 6 on Page 43 reference to 1.5m noise barrier should be substituted with 1.8m noise barrier.

Decision/

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Decision

The Committee agreed:-

- (1) to approve the application subject to the twelve conditions and for the reasons detailed in the report; and
- (2) that Condition 6 be amended to the effect that "1.5" where it appears in the first sentence of Condition 6 is deleted and shall be replaced by "1.8 metres".

Councillor Barratt left the meeting prior to consideration of the following three items, having earlier declared an interest. In the Convener's absence, the Depute Convener, Councillor Glen, chaired the meeting.

13. 22/00926/FULL - LAND TO THE EAST OF SANDPIPER DRIVE, DUNFERMLINE

The Committee considered a report by the Head of Planning Services relating to an application for the erection of 10 no. industrial units (Class 4, 5 and 6) and associated works.

Decision

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

The meeting adjourned at 3.30 p.m. and reconvened at 3.40 p.m.

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

14. 21/03174/FULL - ALBERT HOTEL, NORTH QUEENSFERRY

The Committee considered a report by the Head of Planning Services relating to an application for the change of use from hotel (Class 7) to 4 flatted dwellings (Sui Generis) and external alterations including the installation of windows, doors and glazed balconies.

Decision

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

15. 21/03176/LBC - ALBERT HOTEL, NORTH QUEENSFERRY

The Committee considered a report by the Head of Planning Services relating to an application for Listed Building Consent for internal and external alterations to form 4 no. dwellings including removal of signage and installation of windows, doors and 4 no. glazed balconies.

Decision/

Decision

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

Councillors Barratt and Dempsey rejoined the meeting following consideration of the above items.

Councillor Calder left the meeting prior to consideration of the following item, having earlier declared an interest.

16. 22/00590/FULL - LAND TO THE WEST OF CROSSFORD, CAIRNEYHILL ROAD, CROSSFORD

The Committee considered a report by the Head of Planning Services relating to a surface water drainage outfall pipe to serve the SUDs associated with the application 21/01879/ARC.

Decision

The Committee agreed to approve the application unconditionally.

Councillor Calder rejoined the meeting following consideration of the above item.

17. 22/01418/FULL - LAND AT KINGSLAW, RANDOLPH ROAD, KIRKCALDY

The Committee considered a report by the Head of Planning Services relating to an application for approval of matters required by Condition 1 (e) and 2 (a - f) and (h - i) of 19/01088/PPP for a neighbourhood centre development (including Class 1, 2, 3 and hot food uses) and associated access, parking and landscaping (Section 42 application to amend Condition 1 of 21/01265/ARC).

Decision

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

18. 22/01218/FULL - 25 MYRTLE WYND, DUNFERMLINE

The Committee considered a report by the Head of Planning Services relating to an application for a two-storey extension to rear of dwellinghouse.

Decision

The Committee agreed to approve the application unconditionally.

19. 22/01018/FULL - 17-19 EXCISE STREET, KINCARDINE

The Committee considered a report by the Head of Planning Services relating to an application for alterations to and change of use from former public convenience (Sui Generis) to form dwellinghouse (Class 9) and associated development.

Decision/

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Decision

The Committee agreed to refuse the application for the reason detailed in the report.

20. 22/01017/LBC - 17-19 EXCISE STREET, KINCARDINE

The Committee considered a report by the Head of Planning Services relating to an application for Listed Building Consent for conversion of former public convenience to form dwellinghouse.

Decision

The Committee agreed to refuse the application for the reason detailed in the report.

21. 22/00181/FULL - 11A SCHOOL STREET, MARKINCH

The Committee were advised that the applicant had requested that this planning application and its associated Listed Building Consent, application no. 22/00182/LBC, be withdrawn from consideration.

22. 22/00182/LBC - 11A SCHOOL STREET, MARKINCH

The Committee were advised that the applicant had requested that this planning application and its associated application no. 22/00181/FULL be withdrawn from consideration.

23. 22/01168/FULL - 19 SOUTH FEUS, UPPER LARGO

The Committee considered a report by the Head of Planning Services relating to an application for installation of replacement windows and doors to dwellinghouse.

Decision

The Committee agreed to approve the application subject to the condition and for the reason detailed in the report.

24. 22/00770/FULL - FORMER SEAFIELD COLLIERY SITE, SEAFIELD COURT, KIRKCALDY

The Committee considered a report by the Head of Planning Services relating to Application Reference: 22/00770/FULL - Creation of public footpath and installation of railings and gates at former Seafield Colliery Site, Seafield Court, Kirkcaldy - outlining the view of the Council as Planning Authority which had been provided to the Directorate of Planning and Environmental Appeals (DPEA) in response to an appeal on the grounds that: Fife Council, as planning authority, had not determined the application within the two-month statutory period.

Decision

The Committee noted that the Head of Planning Services had exercised their delegated/

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delegated powers to determine the Council's position on the appeal in relation to planning matters, in consultation with the Convener and following a meeting involving the Convener, Legal Services representative, Planning Lead Officer and Planner/Case Officer on 5th July, 2022.

25. **APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS**

Decision

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