

North East Planning Committee

JP Court Room, County Buildings, Cupar

Wednesday, 5 June 2024 - 1.00 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 North East Planning Committee of 8 May 2024. 3 – 6
4. **24/00383/FULL - EAST SANDS BEACH, EAST SANDS, ST ANDREWS** 7 – 17
Siting of mobile sauna unit.
5. **APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS.**

<https://www.fife.gov.uk/kb/docs/articles/planning-and-building2/planning/planning-applications/weekly-update-of-applications2>

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.

Lindsay Thomson
Head of Legal and Democratic Services
Finance and Corporate Services

Fife House
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29 May 2024

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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.

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – BLENDED MEETING

JP Court Room, County Buildings, Cupar

8 May 2024

1.00 pm – 3.55 pm

PRESENT: Councillors Jonny Tepp (Convener), John Caffrey, Alycia Hayes, Stefan Hoggan, Gary Holt, Margaret Kennedy, Robin Lawson, Jane Ann Liston, Donald Lothian, David MacDiarmid and Ann Verner.

ATTENDING: Alastair Hamilton, Service Manager, Jamie Penman, Planner and Kirsten Morsley, Planning Assistant, Development Management; Steven Paterson, Solicitor, Planning and Environment and Diane Barnet, Committee Officer, Legal and Democratic Services.

APOLOGIES FOR ABSENCE: Councillors Al Clark, Louise Kennedy-Dalby and Allan Knox.

158. DECLARATIONS OF INTEREST

Councillor Lawson declared an interest in Para. No. 161 – ‘23/02336/FULL - Kinburn Castle, Doubledykes Road, St Andrews’ as he lived nearby the proposed development site.

159. MINUTE

The committee considered the minute of the North East Planning Committee of 10 April 2024.

Decision

The committee agreed to approve the minute.

Councillor Caffrey joined the meeting partway through the Planning Officer’s presentation of the following planning application.

160. 23/02229/FULL - LAND TO THE SOUTH OF TAILABOUT DRIVE, TAILABOUT CRESCENT, CUPAR

The committee considered a report by the Head of Planning Services relating to an application for the erection of 49 affordable dwellings, open space and drainage infrastructure.

Decision

The committee agreed:-

- (1) to approve the application subject to the 16 conditions and for the reasons detailed in the report; and

2024 NEPC 72

- (2) to delegate to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to re-draft condition 2 to formulate an appropriately worded planning condition to strengthen the Construction and Environmental Plan relating to haulage route, as necessary.

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

161. 23/02336/FULL - KINBURN CASTLE, DOUBLEDYKES ROAD, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for the erection of four dwellinghouses including formation of access, car parking and associated drainage and landscape infrastructure.

Motion

Councillor Tepp, seconded by Councillor Lothian moved to approve the application subject to the five conditions and for the reasons detailed in the report.

Amendment

Councillor Liston, seconded by Councillor Verner moved as an amendment to refuse the application on the grounds that the proposed development did not comply with the Adopted FIFEplan (2017), Supplementary Guidance and National Planning Framework 4 (2023) due to:

- (1) road safety concerns relating to the existing junction with the public road which was considered to be substandard;
- (2) the proposed development's detrimental impacts upon the character and setting of the adjacent Category C Listed Building, Kinburn Castle; and
- (3) the proposed development's detrimental impacts upon the character and appearance of the designated St. Andrews Conservation Area and surrounding historic environment.

Roll Call Vote

For the Motion – 4 votes

Councillors Caffrey, Holt, Lothian and Tepp.

For the Amendment – 5 votes

Councillors Hayes, Kennedy, Liston, MacDiarmid and Verner.

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

Decision

The committee agreed:-

- (1) to refuse the application on the grounds that the proposed development did not comply with the relevant Planning policies as follows:
 - (a) road safety concerns relating to the existing junction with the public road which was considered to be substandard;
 - (b) the proposed development's detrimental impacts upon the character and setting of the adjacent Category C Listed Building, Kinburn Castle; and
 - (c) the proposed development's detrimental impacts upon the character and appearance of the designated St. Andrews Conservation Area and surrounding historic environment; and
- (2) agreed to delegate to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to finalise the full reasons for refusal in order to ensure that a decision on the application was not unduly delayed.

Councillor Hoggan left the meeting during consideration of the above item and Councillor Lawson re-joined the meeting following consideration of the above item.

162. 23/03303/FULL - 23 MARKET STREET, ST ANDREWS, FIFE

The committee considered a report by the Head of Planning Services relating to an application for alterations and extensions to dwellinghouse including single storey extension to rear and installation of dormer extensions to front and rear.

Motion

Councillor Tepp, seconded by Councillor Lothian moved to approve the application subject to the seven conditions and for the reasons detailed in the report.

Amendment

Councillor Hayes, seconded by Councillor Verner moved as an amendment to refuse the application on the grounds that the proposed development did not comply with the Adopted FIFEplan (2017), St Andrews Conservation Area Appraisal and Management Plan (2010) and NPF4 (2023) on the basis that the proposed development would have a detrimental impact on the character and setting of the conservation area and on a listed building due to its design.

Roll Call Vote

For the Motion – 7 votes

Councillors Caffrey, Holt, Kennedy, Liston, Lothian, MacDiarmid and Tepp.

For the Amendment – 3 votes

Councillors Hayes, Lawson and Verner.

Having received a majority of votes, the motion to approve the application was carried.

Decision

The committee agreed to approve the application subject to the seven conditions and for the reasons detailed in the report.

163. 23/03302/LBC - 23 MARKET STREET, ST ANDREWS, FIFE

The committee considered a report by the Head of Planning Services relating to an application for listed building consent for alterations and extensions to dwellinghouse including single storey extension to rear and installation of dormer extensions to front and rear.

Decision

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

164. APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS.

The committee noted the list of applications dealt with under delegated powers since the previous meeting.

05/06/2024

Agenda Item No. 4

Application for Full Planning Permission

Ref: 24/00383/FULL

Site Address: East Sands Beach East Sands St Andrews

Proposal: Siting of mobile sauna unit

Applicant: Wild Scottish Sauna, Middleacre Cupar Road

Date Registered: 28 February 2024

Case Officer: Scott McInroy

Wards Affected: W5R18: St. Andrews

Reasons for Referral to Committee

This application requires to be considered by the Committee because the application has attracted six or more separate individual representations which are contrary to the officer's recommendation.

Summary Recommendation

The application is recommended for: Conditional Approval

1.0 Background

1.1 The Site

1.1.1 LOCATION PLAN



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1.1.2 The application site is located on a grassed area between harbour sheds and the beach area to the north of the East Sands. To the west are three harbour sheds (which are used for storage), with the A listed harbour located beyond. To the north and south are the wider grassed area that the application site is located on, while to the east is the East Sands beach area itself. The site is also designated as protected open space and is part of a development opportunity site (ref STA014) and located within the settlement boundary for St Andrews; as defined in the adopted FIFEplan (2017) Local Development Plan as well as being located within the designated St Andrews Conservation Area. The application site also falls within the area covered by the East Sands Urban Design Framework (2010). The St Andrews Coastal Path (ref P003/02) is located 27m to the east of the application site. The application site sits adjacent to the coastal environment and 600m to the southeast (out with the application site itself) is designated as a Site of Special Scientific Interest (SSSI).

1.2 The Proposed Development

1.2.1 Full planning permission is sought for the siting of a mobile sauna unit. The mobile sauna would comprise of a modified flatbed trailer, which measures approximately 4.7m in length, 1.9m in width, 3m in height and would have a footprint of 11sqm. A stainless-steel extract flue would extend a further 950mm above the roof. Externally, the main elevations of the unit would be timber clad, with two double glazed windows on the east elevation facing the beach. The gable end to the north would have a double-glazed entrance door. The trailer would be a temporary structure which can be towed away at any time. The proposed development does not require any external water, power, or drainage connections.

1.3 Relevant Planning History

1.3.1 There is no previous planning history for this site.

1.4 Application Procedures

1.4.1 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. The Development Plan comprises of National Planning Framework 4 (2023) and FIFEplan Local Development Plan (2017). Under Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, in determining the application the planning authority should pay special attention to the desirability of preserving or enhancing the character or appearance of the relevant designated area.

1.4.2 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.

1.4.3 Under The Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 (as per the advice contained within Circular 3/2009) that where Fife Council has an interest in an application as applicant or landowner or where the Council has a financial interest in the proposed development, the Scottish Ministers must be notified of the application before planning permission is granted but only where the development is considered to be significantly contrary to the Development Plan. Such a procedure allows Ministers to consider whether any possible conflicts of interest may have unduly influenced the planning authority or have made it difficult for the authority to retain an impartial view of the merits of the proposed development. The Direction also advises that planning authorities are not required to inform objectors of their intention to grant planning permission or advise them of their reasons for doing so, nor does it require an authority to invite further comment prior to notifying Ministers. In this instance the proposed development is not considered to be significantly contrary to the Development Plan and therefore, if approved or refused, the application should not be referred to Scottish Ministers but can be determined by the Council and the decision notice issued.

1.5 Relevant Policies

National Planning Framework 4 (2023)

Policy 1 & 2: Tackling the climate and nature crises

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.

Policy 3: Biodiversity

NPF4 Policy 3 aims to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.

Policy 4: Natural places

NPF4 Policy 4 aims to protect, restore and enhance natural assets making best use of nature-based solutions.

Policy 7: Historic assets and places

NPF4 Policy 7 stipulates development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained and mitigation.

Policy 10: Coastal development

NPF4 Policy 10 aims to protect coastal communities and assets and support resilience to the impacts of climate change.

Policy 14: Design, quality and place

NPF4 Policy 14 states development proposals should be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. NPF 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.

Policy 16: Quality Homes

NPF4 Policy 16 aims to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

Policy 22: Flood risk and water management

NPF4 Policy 22 Flood Risk and Water Management states proposals at risk of flooding or in a flood risk area will only be supported if for: i. essential infrastructure where the location is required for operational reasons; ii. water compatible uses; iii. redevelopment of an existing building or site for an equal or less vulnerable use; or iv. redevelopment of previously used sites in built-up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate long-term safety and resilience can be secured in accordance with SEPA advice. The protection offered by an existing formal flood protection scheme or one under construction can be taken into account when determining flood risk. In such cases, it will be demonstrated by the applicant that: all risks of flooding are understood and addressed; there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes; the development remains safe and operational during floods; flood resistant and resilient materials and construction methods are used; and future adaptations can be made to accommodate climate change effects.

Proposals will: (i) not increase the risk of surface water flooding to others, or itself be at risk; (ii) manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer; (iii) seek to minimise the area of impermeable surface.

Proposals will be supported if they can connect to the public water mains. If connection is not feasible, the applicant will need to demonstrate that drinking water will be sourced from a sustainable water source resilient to periods of water scarcity.

Proposals for natural flood risk management, including blue and green infrastructure, will be supported.

Policy 26: Business and industry

NPF4 Policy 26 aims to encourage, promote and facilitate business and industry uses and to enable alternative ways of working such as home working, live-work units and micro-businesses.

Policy 30: Tourism

NPF4 Policy 30 aims to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.

Adopted FIFEplan (2017)

Policy 1: Development Principles

FIFEplan Policy 1 Development Principles states that development proposals will be supported if they conform to relevant Development Plan policies and proposals and address their individual and cumulative impacts. The principle of development will be supported if the site is either within a defined settlement boundary and compliant with the policies for the location or in a location where the proposed use is supported by the Local Development Plan.

Policy 3: Infrastructure and Services

FIFEplan 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: 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 air quality, contaminated and unstable land, noise/light/odour pollution, traffic movements, privacy, loss of sunlight/daylight, visual appeal of surrounding area or the operation of existing or proposed businesses. Policy 10 also states development proposals must demonstrate that they will not lead to a significant detrimental impact on amenity in relation to traffic movements.

Policy 12: Flooding and the Water Environment

FIFEplan Policy 12 Flooding and the Water Environment states that development proposals will only be supported where they can demonstrate that they will not, individually or cumulatively increase flooding or flood risk from all sources on the site or elsewhere. To ascertain the impact on flooding, developers may be required to provide a flood risk assessment addressing potential sources of flooding and the impact on people, properties, or infrastructure at risk.

Policy 13: Natural Environment and Access

Fife's environmental assets are maintained and enhanced; Green networks are developed across Fife; Biodiversity in the wider environment is enhanced and pressure on ecosystems reduced enabling them to more easily respond to change; Fife's natural environment is enjoyed by residents and visitors.

Policy 14: Built and Historic Environment

FIFEplan Policy 14 Built and Historic Environment states that development which protects or enhances buildings or other built heritage of special architectural or historic interest will be supported. Proposals will not be supported where it is considered they will harm or damage listed buildings or their setting, including structures or features of special architectural or historic interest and sites recorded in the Inventory Historic Gardens and Designed Landscapes. For all historic buildings and archaeological sites, whether statutorily protected or not, support will only be given if, allowing for any possible mitigating works, there is no adverse impact on the special architectural or historic interest of the building or character or appearance of the conservation area.

National Guidance and Legislation

Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

Historic Environment Scotland Policy Statement (June 2016)

Historic Environment Scotland's Managing Change in the Historic Environment (2010)

Supplementary Guidance

Making Fife's Places Supplementary Planning Guidance (2018)

This document sets out Fife Council's expectations for the design of development in Fife. It explains the role of good design in creating successful places where people will want to live work and play through an integrated approach to buildings, spaces and movement.

Supplementary Guidance: Low Carbon Fife (2019)

Planning Policy Guidance

St Andrews Design Guidelines (2011)

This sets out a number of principles to ensure appropriate design and materials are incorporated into new development. The guidance advises that buildings should respect the historic townscape but ensure the continued economic vibrancy of the town centre and embrace the opportunities for high quality design solutions, including contemporary design where appropriate.

East Sands Urban Design Framework (2010)

The purpose of this Urban Design Framework is to describe how design policies and principles should be implemented to control, guide and promote development in this location in a coordinated manner. The document provides a broad framework for buildings, movement and spaces that will inform more detailed development briefs, masterplans, and planning applications proposed within the area covered.

Other Relevant Guidance

Fife Council's St Andrews Conservation Area Appraisal and Management Plan (2010)

This provides a detailed conservation review of the town's Conservation Area boundaries. Further to this, it also aims to highlight the key townscape, architecture and historic issues considered to be important to the character of the town as a whole. The document also identifies important conservation issues and provides a framework for the conservation area's future management. The general advice, guidance, and management considerations referred to are relevant to all new development opportunities within the Conservation Area itself and mirror the advice contained within the HES Historic Environment Policy for Scotland (May 2019).

2.0 Assessment

2.1 Relevant Matters

The matters to be assessed against the development plan and other material considerations are:

- Principle of Development
- Residential Amenity
- Design/Visual Impact on the Conservation Area
- Natural Heritage
- Flooding and Drainage

2.2 Principle of Development

2.2.1 14 objections have been raised regarding the principle of development in this location, whilst 123 comments have been received supporting the proposed use in this location due to the health and wellbeing benefits associated with the sauna for those using the wider East Sands area for outdoor recreation. The application site is located on an area of open space between harbour sheds and the beach area at the northern end of the East Sands, within the conservation area and settlement envelope of St Andrews. Given that the application site is

located within the settlement boundary of St Andrews, there is a presumption in favour of development. Principle 9 of the East Sands Urban Design Framework relates to Open Space areas in this location. The surrounding area is made up of a mixture of leisure, commercial, tourism and residential use and the proposed development would complement and be compatible with the surrounding uses. Although the application site is designated as open space, the proposal structure is temporary in nature and the proposal is small in scale (11m²) and will not affect the useability of the wider open space area which is over 6000sqm in size. The application site is located adjacent the beach at the East sands, with access straight onto the beach for users. As a result, the development is therefore deemed to be acceptable in principle.

2.3 Residential Amenity

2.3.1 Concerns have been raised regarding the impact on the residential amenity of the surrounding dwellings. The nearest third-party dwelling would be over 70m to the west, across St Andrews Harbour. Given the distance and location of the proposed mobile sauna, it is considered that this proposal would not affect the residential amenity of the surrounding dwellings.

2.3.2 In this instance, it is considered that this proposal does comply with NPF 4 Policies and Policy 10 of the adopted FIFEplan (2017) in that there would be no adverse residential amenity issues such as odour or air pollution; overshadowing or daylight sunlight loss; nor privacy issues should the application be approved contrary to the officer recommendation.

2.4 Design / Visual Impact on Conservation Area

2.4.1 Concerns have been raised regarding the design and visual impact of this proposal on the Conservation Area and adjacent listed buildings. The application site is located on an area of open space between harbour sheds and the beach area at the northern end of the East Sand, within the conservation area and settlement envelope of St Andrews. The mobile sauna would be comprised of a modified flatbed trailer, which measures approximately 4.7m in length, 1.9m in width, 3m in height and would have a footprint of 11sqm. A stainless-steel extract flue would extend a further 950mm above the roof. Externally, the main elevations of the unit would be timber clad, with two double glazed windows on the east elevation facing the beach. The gable end to the north would have a double-glazed entrance door. The trailer would be a temporary structure which can be towed away at any time. The proposed development does not require any external water, power, or drainage connections.

2.4.2 Principle 9 of the East Sands Urban Design Framework states that opportunities should be taken to enhance the quality of open space for recreation and visual amenity. The application site itself would be screened to the west by the three harbour sheds adjacent and would only be visible to the public using the core path and the beach to the east/south east. Therefore, the proposal would not significantly impact on the wider conservation area and adjacent listed buildings/structures which sits to the west/southwest of the application site. Given the temporary nature of the proposed structure and small-scale nature of the proposal and the fact it would be located next to compatible uses at St Andrews Harbour/ north East Sands beach area, it is considered that this proposal would not have a significant detrimental impact on the setting of the conservation area. A condition has been added to restrict the length of time this application has consent for given the prominent location of the application.

2.4.3 In light of the above, the proposal would comply with NPF4 Policies and FIFEplan Policies 1, 10 and 14 in this instance.

2.5 Natural Heritage

2.5.1 The application site sits adjacent the coastal environment and 600m to the south east (out with the application site itself) the coastal area is designated as a Site of Special Scientific Interest (SSSI).

2.5.2 Given that the proposal would not have any direct links or interface with the coastal protected habitat listed above, this proposal would have no significant impact on the natural environment.

2.6 Flooding And Drainage

2.6.1 Given that the proposed temporary structure is freestanding and that it would have no drainage this proposal would not create and flooding or drainage issues in this location. As the proposed footprint of the mobile sauna would be very small and that it would be located on a permeable area (open grassland), the application does not require a surface water management plan as per Fife Council's 'Design Criteria Guidance on Flooding and Surface Water management Plan Requirements'

3.0 Consultation Summary

Historic Environment Scotland	No objection
Transportation And Environmental Services - Operations Team	No comments
TDM, Planning Services	No comments

4.0 Representation Summary

4.1 14 objections, 123 supporting comments and one general comment received.

4.2 Material Planning Considerations

4.2.1 Objection Comments:

Issue	Addressed in Paragraph
a. Principle of Development	2.2.1
b. Impact on Conservation Area	2.4.1

4.2.2 Support Comments

Issue

a. Principle of Development

2.2.1

4.2.3 Other Concerns Expressed

Issue

a. Other applications for the same type of proposal

Comment

Comments regarding other applications of this sort are noted, however these are not a material planning consideration in the

b. Demographic the proposal is aimed at.

Comments regarding what demographic this application is aimed at is noted, however this is not a material planning consideration in the assessment of this application.

c. Illegal parking

Comments regarding people parking near the application site are noted. Public parking is available in the East Sands area and is clearly sign posted.

d. Safety of swimmers

Comments regarding the safety of swimming in this location are noted, however this is not a material planning consideration in the assessment of this application.

e. Lack of public toilets

Comments regarding the lack of public toilets are noted, however there are public toilets located 200m to the south.

5.0 Conclusions

The proposal is considered acceptable in meeting the terms of the Development Plan, National Guidance and relevant Council Planning Policy Guidelines in terms of the principle of development, visual amenity, and potential impact on the character of the surrounding area, residential amenity, The size materials and overall design are considered to be acceptable for the location and the environment within which it is proposed to be sited. Therefore, the application is recommended for approval subject to conditions.

6.0 Recommendation

It is accordingly recommended that the application be approved subject to the following conditions and reasons:

CONDITIONS:

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 by Section 32 of The Planning (Scotland) Act 2019.

2. Permission is granted for the siting of a mobile sauna for a period of five years from the date of this decision and the mobile sauna shall be removed and the site reinstated within six months of the end of the five-year period.

Reason: The buildings and works are of a temporary nature and construction and are only acceptable as a temporary expedient.

7.0 Background Papers

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

[National Planning Framework 4 \(2023\)](#)

[FIFEplan Local Development Plan \(2017\)](#)

[Planning Guidance](#)

National Guidance:

Section 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997

Historic Environment Policy for Scotland (2019)

Historic Environment Scotland's Managing Change in the Historic Environment (2010) Development Plan

Development Plan

National Planning Framework 4 (NPF4)

Adopted FIFEplan Local Development Plan (2017)

Other Guidance

St Andrews Conservation Area Appraisal and Management Plan (2010)

St Andrews Design Guidelines (2011)

East Sands Urban Design Framework (2010)

Report prepared by Scott McInroy, Planner Development Management

Report reviewed and agreed by Alastair Hamilton, Service Manager (Committee Lead) 27/5/24