

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

15th March, 2023

2.00 p.m. – 3.50 p.m.

PRESENT: Councillors David Barratt (Convener), David Alexander, Lesley Backhouse, Alistair Bain, John Beare, James Calder, Dave Dempsey, Derek Glen, James Leslie, Julie MacDougall, Lea McLelland, Derek Noble, Gordon Pryde and Andrew Verrecchia.

ATTENDING: Alastair Hamilton, Service Manager, Katherine Pollock, Lead Professional and Bryan Reid, Lead Professional, Planning Services; Mary McLean, Legal Services Manager and Emma Whyte, Committee Officer, Legal and Democratic Services.

APOLOGY FOR ABSENCE: Councillor Sam Steele.

70. DECLARATIONS OF INTEREST

Councillor Noble declared an interest in Para. 73 - 22/00376/FULL 1 Burnbank Stables, East End Main Street, Star of Markinch - as he was known to one of the objectors.

Councillor Barratt declared an interest in Para. 74 - 22/01021/FULL Land to South of Hill View, Kinglassie - as he had written the flood risk report for the proposed development.

71. MINUTE

The Committee considered the minute of the West and Central Planning Committee of 18th January, 2023.

Decision

The Committee agreed to approve the minute.

72. 21/02406/FULL - THE WINDSOR HOTEL, 38 - 40 VICTORIA ROAD, KIRKCALDY

The Committee considered a report by the Head of Planning Services relating to an application for change of use from open space to form beer garden including formation of canopy and erection of fence (retrospective).

Decision

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

73./

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

73. 22/00376/FULL - 1 BURNBANK STABLES, EAST END MAIN STREET, STAR OF MARKINCH

The Committee considered a report by the Head of Planning Services relating to an application for erection of a workshop.

Decision

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

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

Councillor Barratt left the meeting prior to consideration of the following item, having earlier declared an interest and Councillor Glen as Vice-Convener took the chair.

74. 22/01021/FULL - LAND TO SOUTH OF HILL VIEW KINGLASSIE

The Committee considered a report by the Head of Planning Services relating to an application for a residential development of 211 units, including 45 affordable units, with associated infrastructure including two vehicular access points, roads, landscaping, playpark and SUDS.

Decision

The Committee agreed:-

- (1) to approve the application subject to the thirty-three conditions and for the reasons detailed in the report; and
- (2) the conclusion of a legal agreement to secure the necessary planning obligations, namely:-
 - (a) a contribution towards Strategic Transport Interventions Measures in line with the Adopted FIFEplan (2017) and Planning Obligations Framework Guidance (2017); and
 - (b) a contribution towards open space and play infrastructure in Kinglassie in line with the Adopted FIFEplan (2017), Making Fife's Places Supplementary Guidance (2018) and Planning Obligations Framework Guidance.

Councillor Beare left the meeting during consideration of the above item.

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

75. 22/02635/FULL - LAND TO NORTH OF KENT STREET, DUNFERMLINE

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The Committee considered a report by the Head of Planning Services relating to an application for the erection of 59 houses, formation of new access, provision of open space, related infrastructure including SUDs basin, with related works.

Decision

The Committee agreed:-

- (1) to approve the application subject to the twenty-nine conditions and for the reasons detailed in the report;
- (2) to include a condition relating to the use of CCTV to assess the condition of the culvert;
- (3) the conclusion of a legal agreement to secure the necessary planning obligations, namely:-
 - (a) £10,300 towards St Margaret's Roman Catholic Primary School;
 - (b) £286,671 towards the Dunfermline Secondary School solution;
 - (c) £229,276 towards the Strategic Transport Interventions;
 - (d) £65,854 towards Primary School solution at Townhill PS;
 - (e) 25% affordable housing; and
 - (f) Contribution towards the upgrade of Whitefield Road/ Halbeath Road/ Linburn Road junction and Halbeath Road improvements.
- (4) that authority is delegated to the Head of Planning Services in consultation with the Head of Legal and Democratic Services to negotiate and conclude the legal agreement necessary to secure the planning obligations; and
- (5) That should no agreement be reached in relation to the planning obligations within 6 months of the Committee's decision, authority is delegated to the Head of Planning Services in consultation with the Head of Legal and Democratic Services to refuse the application.

Councillor Backhouse left the meeting during consideration of the above item.

76. 22/02717/FULL - LAND ADJACENT TO MAIN STREET CAR PARK AND SOUTH OF WEST ROAD, SALINE

The Committee considered a report by the Head of Planning Services relating to an application for the erection of 39 affordable housing units (15 family homes and 24 assisted living), one community hub with associated parking and infrastructure works.

Decision

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

77. 22/04288/PPP - CROMBIE POINT, FIFE

The Committee considered a report by the Head of Planning Services relating to an application for planning permission in principle for erection of 2 dwellinghouses with associated garages and access.

Decision

The Committee agreed to continue consideration of the application to a future meeting to allow Officers time to liaise with the applicant to address flood risk mitigation measures.

78. APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS

Decision

The Committee noted the list of applications dealt with under delegated powers for the periods 26th December, 2022 to 22nd January, 2023 and 23rd January to 19th February, 2023.