

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – BLENDED MEETING

JP Court Room, County Buildings, Cupar

12 February 2025

1.30 pm – 4.20 pm

PRESENT: Councillors Jonny Tepp (Convener), John Caffrey, Fiona Corps, Sean Dillon, Alycia Hayes, Stefan Hoggan, Gary Holt, Margaret Kennedy, Louise Kennedy-Dalby, Allan Knox, Robin Lawson, Jane Ann Liston, Donald Lothian, David MacDiarmid and Ann Verner.

ATTENDING: Chris Smith, Lead Officer/Chartered Planner and Jamie Penman, Chartered Planner, Development Management; Steven Paterson, Solicitor, Planning and Environment and Diane Barnett, Committee Officer, Committee Services, Legal and Democratic Services.

APOLOGY FOR ABSENCE: Councillor Al Clark.

207. DECLARATIONS OF INTEREST

Councillor Kennedy declared an interest in para. no. 210: 24/02610/FULL – 22 James Inglis Crescent, Cupar, Fife - as this related to her property.

Councillor Verner declared an interest in para. nos 211 to 214: all four applications relating to Feddinch Mains, Feddinch, St Andrews – as she owned land adjacent to the application site.

208. MINUTE

The committee considered the minute of meeting of North East Planning Committee of 15 January 2025.

Decision

The committee approved the minute.

With reference to the five reports relating to proposed development at South Street, St Andrews (para. no.'s 215 to 219 below refer), the committee, having received legal advice, agreed to continue consideration of these applications to a future meeting - to allow officers to ensure that PAN 82: Local Authority Interest Development was properly considered and referenced in each case.

209. 24/01670/FULL - CUPAR MUIR SAWMILL, QUARRY ROAD, CUPAR MUIR

The committee considered a report by the Head of Planning Services relating to an application for the change of use of vacant/derelict land (nil use) to allow for the siting of 37 caravans to provide permanent (retirement) living accommodation (over 55 years old) (Sui Generis) and associated infrastructure including access, roads, drainage and landscaping.

Decision

The committee agreed to approve the application subject to the 15 conditions and for the reasons detailed in the report and subject to an amendment to existing condition number 15 to read:

‘The pedestrian footpath link onto Drum Road shall be completed **to a specification agreed by Fife Council** and made available for use prior to the occupation of the twentieth caravan pitch, unless otherwise agreed in writing with Fife Council as Planning Authority.’

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

210. 24/02610/FULL - 22 JAMES INGLIS CRESCENT, CUPAR, FIFE

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

Decision

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

The committee adjourned at 2.35 pm and reconvened at 2.40 pm.

Councillor Verner left the meeting and Councillor Kennedy re-joined the meeting prior to consideration of the following four items.

211. 24/01711/FULL - FEDDINCH MAINS, FEDDINCH, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for the formation of golf course with driving range, erection of clubhouse, spa and holiday accommodation, gatehouse and agronomy and maintenance buildings (sui generis) including conversion of farmhouse/steading (Class 9) to mixed use events space (Class 11) with access, car parking and ancillary support buildings and associated landscaping, drainage and renewable technology infrastructure.

Decision

The committee agreed to approve the application subject to the 31 conditions and for the reasons detailed in the report, including an advisory note relating to construction of a new access.

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

212. 24/01716/FULL - FEDDINCH MAINS, FEDDINCH, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for the erection of agronomy building (sui generis) including formation of access, car parking and ancillary support buildings with associated landscaping, drainage and renewable technology infrastructure.

In addition, the committee was advised of typographical errors relating to private water treatment options – ‘that Scottish Water will not **accept** (not ‘except’) surface water connections into the combined sewer system unless by exception’.

Decision

The committee agreed to approve the application subject to the 18 conditions and for the reasons detailed in the report, including an advisory note relating to construction of a new access.

213. 24/01717/FULL - FEDDINCH MAINS, FEDDINCH, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for the change of use of farmhouse and steading to mixed use events space (Class 11) including replacement roofing and windows, installation of roof lights, chimney and wall cladding, formation of new windows and doors, erection of extension and canopy features (part demolition).

The committee was advised that, where referenced, only **one** standard condition relating to any potential risk arising from previous land uses (contaminated land) was applicable - not three standard conditions as detailed in the reports.

Decision

The committee agreed to approve the application subject to the 14 conditions and for the reasons detailed in the report.

Councillor Holt left the meeting prior to consideration of the following item.

214. 24/01719/LBC - FEDDINCH MAINS, FEDDINCH, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for listed building consent for internal and external works to reconfigure layout including replacement roofing and windows, installation of roof lights and chimney and wall cladding, formation of new windows and doors, erection of extensions and canopy features and associated down takings and part demolition.

Decision

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

215. 24/01948/FULL - 201 SOUTH STREET, ST ANDREWS, FIFE

Decision

The committee agreed to continue this application to a subsequent meeting.

216. 24/01950/FULL - 183 SOUTH STREET, ST ANDREWS, FIFE

Decision

The committee agreed to continue this application to a subsequent meeting.

217. **24/02026/FULL - 29 – 43 AND 34 - 40, SOUTH STREET, ST ANDREWS**

Decision

The committee agreed to continue this application to a subsequent meeting.

218. **24/02027/FULL - 73 - 107 SOUTH STREET, ST ANDREWS**

Decision

The committee agreed to continue this application to a subsequent meeting.

219. **24/02028/FULL - 109 - 133 SOUTH STREET, ST ANDREWS**

Decision

The committee agreed to continue this application to a subsequent meeting.

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

Decision

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