

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

Committee Room 2, 5th Floor, Fife House, North Street, Glenrothes

26 March 2025

2.00 pm – 3.15 pm

PRESENT: Councillors David Barratt (Convener), David Alexander, Alistair Bain, John Beare, Dave Dempsey, Derek Glen, James Leslie, Carol Lindsay, Lea Mclelland, Derek Noble, Gordon Pryde and Sam Steele.

ATTENDING: Mary Stewart, Service Manager, Major Business and Customer Service, Scott Simpson, Planner, Planning Services; Gemma Hardie, Solicitor and Elona Thomson, Committee Officer, Finance and Corporate Services.

APOLOGIES FOR ABSENCE: Councillors James Calder, Ian Cameron, Altany Craik and Andrew Verrecchia.

235. DECLARATIONS OF INTEREST

Councilor Pryde declared an interest in para. no. 238 - 24/02980/FULL – Pilmuir Works, Pilmuir Street, Dunfermline and para. no. 239 - 24/01943/FULL – 73A – 73B Campbell Street, Dunfermline - as he had previously met residents onsite to discuss parking.

236. MINUTE

The committee considered the minute of the meeting of the West and Central Planning Committee of 26 February 2025.

Decision

The committee approved the minute.

237. 24/00394/FULL - LAND TO NORTH OF MANSE ROAD CROSSGATES

The committee considered a report by the Head of Planning Services relating to an application for a residential development (191 dwellings) with associated infrastructure including accesses, landscaping, drainage, SUDS and engineering works.

Members were advised of the following amendments: -

Section 2.4.3 of report of handling states “(to be updated)”, this is deleted from the report.

Plan References included in conditions 2 (Active Travel Route), 7 (Tree Protection) and 12 (windows) updated to Plan References 003E, 085B, 086B and 087B.

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Strategic Transport Infrastructure contribution was shown as £434,468 in report, however this was amended to £439,468.

Decision

The committee agreed to: -

- (1) approve the application subject to the 25 conditions and reasons detailed in the report, with the following revised wording to Condition 18:-

“The sole means of vehicular access to and from the site for all construction traffic (including site staff vehicles), shall be via the proposed vehicular accesses from Main Street. FOR THE AVOIDANCE OF DOUBT; the developer shall take all reasonable steps to ensure that construction traffic associated with the approved development, shall avoid accessing the site through the existing housing development via Manse Road, except for works directly relating to the construction of any dwellings fronting Manse Road (plots 46 to 51 and 55 to 66).

Reasonable steps shall include (but not be limited to) including this requirement within contractual arrangements for sub-contractors engaged in the construction, providing temporary signage indicating the approved access routes, briefing all staff engaged in construction activities on the site and specifying the access route to be used for deliveries when ordering materials.”

- (2) the conclusion of a legal agreement to secure the necessary planning obligations, namely: -
 - 5% of the total units on site be provided as affordable housing as per the definition contained within Fife Council's Affordable Housing Supplementary Guidance (2018). This would equate to 10 units out of the total 191 units;
 - £439,468 towards strategic transport intervention measures within Dunfermline Intermediate Zone as set out in Fife Council's Planning Obligation Framework;
 - £74,400 towards the Manse Road open space/play park area to the south-west.
- (3) that authority be delegated to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to negotiate and conclude the legal agreement; and
- (4) that should no agreement be reached within 6 months of the Committees decision, authority be delegated to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to refuse the application.

Councillor Pryde left the meeting prior to consideration of the following items having earlier declared an interest.

238. 24/02980/FULL - PILMUIR WORKS PILMUIR STREET DUNFERMLINE

The committee considered a report by the Head of Planning Services relating to an application for the erection of new buildings and conversion, part demolition,

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extension and refurbishment of existing buildings to form residential units and ancillary commercial floorspace (Classes 1,2 sui generis take away and sui generis licensed premises and Class 10) with associated infrastructure, parking, landscaping, and access (Section 42 application to amend Condition 21 of 20/00916/FULL relating to car parking).

Decision

The committee agreed to approve the application subject to the 11 conditions and for the reasons detailed in the report.

239. 24/01943/FULL - 73A - 73B CAMPBELL STREET, DUNFERMLINE, FIFE.

The committee considered a report by the Head of Planning Services relating to an application for the erection of a security fence, gates and bollards.

Decision

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

240. APPLICATION FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS

The committee noted the applications dealt with under delegated powers since the last meeting.