

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

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

**23 April 2025**

**2.00 pm – 4.15 pm**

**PRESENT:** Councillors David Barratt (Convener), David Alexander, Alistair Bain, John Beare, James Calder, Ian Cameron, Altany Craik, Dave Dempsey, Derek Glen, James Leslie, Lea McLelland, Derek Noble, Gordon Pryde, Sam Steele and Andrew Verrecchia.

**ATTENDING:** Derek Simpson, Lead Officer, Development Management, Sarah Hyndman, Planner, Lauren McNeil, Planner, Planning Services; Mary McLean, Legal Services Manager, Gemma Hardie, Solicitor and Elona Thomson, Committee Officer, Finance and Corporate Services.

**241. DECLARATIONS OF INTEREST**

No declarations of interest were submitted in terms of Standing Order No. 22.

**242. MINUTE**

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

**Decision**

The committee approved the minute.

With reference to the report relating to the proposed redevelopment of Prestonhill Quarry para. No. 243, the committee agreed to continue consideration of this application to the meeting of 21 May 2025 due to officer availability.

**243. 22/04086/PPP - PRESTONHILL QUARRY PRESTON CRESCENT INVERKEITHING**

**Decision**

The committee agreed to continue this application to the meeting on 21 May 2025.

**244. 24/01380/EIA - BALBIE FARM ORROCK AUCHTERTOOL**

The committee considered a report by the Head of Planning Services relating to an application for the change of use of agricultural land and landfill restoration to form an energy crop facility, with provision of ancillary infrastructure (alteration and hard standing) and landscaping.

Members were advised of the following amendment: -

Condition 3 was amended to: - Prior to the commencement of works, a Phasing Plan shall be submitted for the agreement of Fife Council as Planning Authority.

Once agreed, the phasing plan would be adhered to for the lifetime of the development.

**Decision**

The committee agreed to: -

- (1) approve the application subject to the 17 conditions and reasons detailed in the report, with the following revised wording to Condition 7: -

“The mitigation specified in the Ecology and Biodiversity chapter of the EIA document (Document 20A) (Babbity Environmental, 2025), including the additional surveys, shall be carried out/adhered to before, during and after construction, as applicable. For the avoidance of any doubt the additional surveys required shall be carried out before any development works start on site and the survey reports and any required mitigation measures shall be submitted for the prior written approval of Fife Council as Planning Authority.”
- (2) the conclusion of a legal agreement to secure the necessary planning obligations, namely: -
  - to provide the visibility splays required to allow clear and unobstructed views of traffic at the junction; and
  - a bond to address the costs of site restoration and aftercare of the site.
- (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, be delegated to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to refuse the application.

*Councillor Sam Steele left the meeting during consideration of the above item.*

**245. 24/02548/FULL - CRAIGLUSCAR CRAIGLUSCAR ROAD MILESMARK**

The committee considered a report by the Head of Planning Services relating to the installation of 40MW solar PV array with 9.9MW embedded battery storage facility and associated infrastructure including vehicular access, internal access tracks, security fencing, CCTV cameras, underground cabling, inverters, auxiliary transformer and other ancillary development.

**Motion**

Councillor David Barratt, seconded by Councillor David Alexander, moved to approve the application subject to the conditions set out in the report.

Amendment

Councillor Derek Glen, seconded by Councillor Alistair Bain, moved to refuse the application on the grounds that it failed to demonstrate economic impact to the local area.

Roll Call Vote

**For the motion - 6 votes**

Councillors David Alexander, David Barratt, Ian Cameron, Altany Craik, Derek Noble and Gordon Pryde.

**For the Amendment – 6 votes**

Councillors Alistair Bain, James Calder, Dave Dempsey, Derek Glen James Leslie and Lea McLelland.

As there was an equality of votes for each proposition, the Convener used his casting vote, and the motion was accordingly carried.

Decision

The committee agreed to: -

- (1) approve the application subject to the 36 conditions and reasons detailed in the report with the addition of the following Condition and amendment to Condition 7: -

“Prior to the battery storage facility coming into use a Fire Risk Management and Emergency Plan shall be submitted to and approved in writing by the Planning Authority. This document shall ensure full compliance with the recommendations and guidance contained within the National Fire Chiefs Council - Guidance for FRS unless otherwise agreed. Thereafter the development shall be carried out in accordance with the approved document.

Reason: To ensure that any potential fire risk/accidents are adequately mitigated against and to ensure that appropriate mitigation measures are put in place.”

“Condition 7 updated - PRIOR TO THE COMMENCEMENT OF WORKS, the applicant shall carry out a dilapidation survey in the presence of Fife Council's Roads and Transportation Services officers on the full length of the U010 (Drumtuthill Road) between its junctions with the A823 and the B913 and the U011 (Craigluscar Road) road between its junction with the U010 and the A907 (Carnock Road). Any subsequent damage to the carriageway and roadside verges as identified by Fife Council as Planning Authority shall be repaired by the applicant to a standard acceptable to Fife Council, within 6 months of the completion of the construction works, unless an alternative timescale is agreed in writing by the Planning Authority. Should Fife Council carry out any road improvements to these sections of road following the initial dilapidation survey and before the completion of construction works then the applicant shall repair any damage caused by construction traffic to any road improvement works

## 2025 WCPC 108

carried out by Fife Council. Such works shall be agreed in writing with Fife Council and shall be carried out within 6 months of the completion of the construction works. The applicant shall enter into a Section 96 Agreement under the Roads (Scotland) Act 1984.”

- (2) the conclusion of a legal agreement to secure the necessary planning obligations, namely: -
  - a bond to address the arrangements and costs of decommissioning, site restoration and aftercare of the development;
- (3) 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; and
- (4) that should no agreement be reached within 6 months of the Committees 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 Verrecchia left the meeting during consideration of the above item.*

*Councillor Beare left the meeting at 3.00pm and re-joined the meeting at 3.10pm.*

### **246. 24/00732/PPP - LAND AT GRANGE FARM STEADING BURNTISLAND FIFE**

The committee considered a report by the Head of Planning Services relating to an application for planning permission in principle for the erection of 8 dwellinghouses and formation of access.

#### **Decision**

The committee agreed to refuse the application for the three reasons set out in the report.

### **247. 24/01338/FULL - WEE CAUSEWAY HOUSE LITTLE CAUSEWAY CULROSS**

The committee considered a report by the Head of Planning Services relating to an application for the change of use from domestic outbuilding to dwellinghouse (Class 9) and external alteration including installation of replacement windows and doors, alterations to boundary wall to form new vehicular access, and formation of parking area.

#### **Decision**

The committee agreed to refuse the application for the four reasons set out in the report.

*The meeting adjourned at 3.35pm and reconvened at 3.45pm*

### **248. 24/01301/LBC - WEE CAUSEWAY HOUSE LITTLE CAUSEWAY CULROSS**

The committee considered a report by the Head of Planning Services relating to an application for listed building consent for internal and external alterations

including the installation of new windows, replacement doors and part demolition of boundary wall.

**Decision**

The committee agreed to refuse the application for the two reasons set out in the report.

**249. 24/01954/FULL - 2 EAST FERGUS PLACE KIRKCALDY FIFE**

The committee considered a report by the Head of Planning Services relating to an application for external alterations to dwellinghouse including erection of car port, removal of existing side extensions, installation of replacement windows (retrospective) and doors, removal of rendering of exterior walls and formation of hard standing (amendment to 22/00518/FULL)

**Decision**

The committee agreed: -

- (1) to refuse the application for the reason set out in the report; and
- (2) that the appropriate enforcement action be taken with respect to the unauthorised activity.

**250. 24/01955/LBC - 2 EAST FERGUS PLACE KIRKCALDY FIFE**

The committee considered a report by the Head of Planning Services relating to an application for listed building consent for external alteration to dwellinghouse including installation of windows, doors, re-location of heat pump, removal of existing side extension, removal of rendering, and formation of hard standing. Alteration to previous application (22/00528/LBC)

**Decision**

The committee agreed: -

- (1) to refuse the application for the reason set out in the report; and
- (2) that the appropriate enforcement action be taken with respect to the unauthorised activity.

**251. APPLICATION FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS**

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