

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – BLENDED MEETING

JP Court Room, County Buildings, Cupar

7 May 2025

1.30 pm – 2.50 pm

PRESENT: Councillors Jonny Tepp (Convener), Al Clark, Alycia Hayes, Gary Holt, Louise Kennedy-Dalby, Allan Knox, Robin Lawson, Jane Ann Liston, Donald Lothian, David MacDiarmid and Ann Verner.

ATTENDING: Alastair Hamilton, Service Manager Development Management, Sarah Hyndman, Planner, Scott McInroy, Chartered Planner, Development Management; Steven Paterson, Legal Team Manager, Planning and Environment and Diane Barnett, Committee Officer, Legal and Democratic Services.

APOLOGIES FOR ABSENCE: Councillors John Caffrey, Fiona Corps, Sean Dillon and Margaret Kennedy.

Prior to the start of business, the convener intimated his intention to vary the sequence of items from that on the agenda - to consider agenda item 6 - 24/02509/FULL - Development Land at Former Madras College, Kilrymont Road, St Andrews, ahead of items 4 and 5, applications relating to the Harbour Kiosk, Shorehead, St Andrews.

241. DECLARATIONS OF INTEREST

Councillors Lawson and Verner declared an interest in paragraphs 244 and 245 – 24/00051/FULL and 24/00391/LBC - Harbour Kiosk, Shorehead, St Andrews - as they were members of the Harbour Trust.

Councillor Clark declared an interest in paragraph 243 – 24/02509/FULL - Development Land at Former Madras College, Kilrymont Road, St Andrews – as he was a member of the Gibson Trust, which had a connection with the applicant; and was employed by the University of St Andrews which also currently had a connection with the applicant.

242. MINUTE

The committee considered the minute of meeting of the North East Planning Committee of 9 April 2025.

Decision

The committee approved the minute.

Having declared an interest in the following application, Councillor Clark left the meeting at this point.

243. 24/02509/FULL - DEVELOPMENT LAND AT FORMER MADRAS COLLEGE, KILRYMONT ROAD, ST ANDREWS

The committee was advised of amendments to the report – Policy 14 of FIFEplan was omitted from section 2.3 of the report relating to design and visual impact; and section 2.9.1 of the report omitted reference to Section **59 (1)** of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The committee then considered the report by the Head of Planning Services relating to an application for the erection of student accommodation, cycle storage, bin storage and associated infrastructure including roads, parking and landscaping.

Motion

Councillor Tepp, seconded by Councillor Lothian, moved approval of the application subject to the 15 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 was contrary to Policy 14 of National Planning Framework 4 (2023); Policies 1, 10 and 14 of Adopted FifePlan (2017); and Making Fife's Places Supplementary Guidance (2018) due to its size, scale and massing which was considered overdevelopment of the application site and not in keeping with the surrounding area.

Roll Call Vote

For the Motion – 6 votes

Councillors Hayes, Holt, Knox, Lawson, Lothian and Tepp.

For the Amendment – 4 votes

Councillors Kennedy-Dalby, Liston, MacDiarmid 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 15 conditions and for the reasons detailed in the report.

Having declared an interest in the following two applications, Councillors Lawson and Verner left the meeting at this point.

The committee adjourned at 2.30 pm and reconvened at 2.40 pm.

Councillor Clark re-joined the meeting at this point.

244. 24/00051/FULL - HARBOUR KIOSK, SHOREHEAD, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to an application for the erection of a harbour building cafe (Class 3) with ancillary office/meeting hub including formation of outdoor seating area and associated works.

Decision

The committee approved the application subject to the four conditions and for the reasons detailed in the report.

245. 24/00391/LBC - HARBOUR KIOSK, SHOREHEAD, ST ANDREWS

The committee considered a report by the Head of Planning Services relating to listed building consent for works to the harbour in association with the erection of a harbour building cafe (Class 3) with ancillary office/meeting hub including formation of outdoor seating area and associated works.

Decision

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

246. 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.