

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

21st September, 2022

2.00 p.m. – 4.35 p.m.

PRESENT: Councillors David Barratt (Convener), Lesley Backhouse, Alistair Bain, John Beare, James Calder, Colin Davidson, Dave Dempsey, Derek Glen, Julie MacDougall, Lea McLelland, Derek Noble, Gordon Pryde and Sam Steele.

ATTENDING: Mary Stewart, Service Manager, Bryan Reid, Lead Professional, Katherine Pollock, Lead Professional and Gary Horne, Planning Assistant, Planning Services; Mary McLean, Team Manager - Legal Services and Emma Whyte, Committee Officer, Legal and Democratic Services.

APOLOGIES FOR ABSENCE: Councillors Andrew Verrecchia and James Leslie.

26. DECLARATIONS OF INTEREST

Councillor Davidson declared an interest in Para. 34 - 21/03904/FULL - The Lodge House, 3 Orchard Grove, Leven - as he had been in discussion with local residents.

Councillor Barratt declared an interest in Para. 38 - 22/02008/FULL - 66 Strathbeg Drive, Dalgety Bay - as he had been in discussion with both the applicant and objectors.

Councillor Dempsey declared an interest in Para. 38 - 22/02008/FULL - 66 Strathbeg Drive, Dalgety Bay - as he had been in discussion with objectors.

27. MINUTE

The Committee considered the minute of the meeting of West and Central Planning Committee of 24th August, 2022.

Decision

The Committee agreed to approve the minute.

28. 21/00287/EIA - LOMOND QUARRY, LESLIE

The Committee were advised that this application had been deferred to the next meeting of the West and Central Planning Committee to allow time for delayed background documents to be assessed by officers.

29./

29. 22/01577/EIA - LAND TO EAST OF WHITEFIELD ROAD, DUNFERMLINE

The Committee considered a report by the Head of Planning Services relating to an application for ground remediation works to stabilise shallow mine works associated with Halbeath SDA (Phase 1).

Decision

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

30. 17/01677/EIA - LAND AT HALBEATH NORTH OF FIFE CIRCLE RAIL LINE, PLEASANCE ROAD, HALBEATH

The Committee considered a report by the Head of Planning Services relating to an application for revisions to conditions schedule for 17/01677/EIA - Residential development (approximately 1,400 residential units) including land for education, retail, employment and community facilities, with new roads and associated infrastructure, and including demolition of existing buildings at Wester Whitefield Farm at Land at Halbeath North of Fife Circle Rail Line, Pleasance Road, Halbeath.

Decision

The Committee agreed the approval of the application, specifically revisions to the following conditions:-

30. The following details shall be submitted ~~with the first application for Matters Specified by Condition 1(a) within phase 2~~ **prior to the occupation of the 341st residential unit or with the first application for Matters Specified in Condition 1(a) within phase 2 (whichever is earlier)** and implemented prior to ~~first the occupation of the 341st residential unit or any occupation of the first residential unit within this phase 2 (whichever is earlier)~~ as identified within the Development Framework Report:

a) The proposed Northern Link Road between Pleasance Road and the tie-in with the bridge crossing of the railway being completed and open to vehicular traffic. This shall include details of the junction arrangement with Pleasance Road;

b) Upgrading of Pleasance Road between the Northern Link Road and Kingseat Road (C54). For the avoidance of doubt, the works shall include the realignment of the adopted section of Pleasance Road to relocate it northwards into pod 10; provision of a layby to improve off-street car parking for existing residents; and the alteration of priorities at the Pleasance Road/Kingseat Road junction. The upgraded Pleasance Road shall be designed for a 20mph speed limit with suitable traffic calming measures.

c) A footway/ cycleway connection between Queen Margaret Fauld and pods 11 and 12. This can be provided either through the creation of a 3m wide footpath/ cycleway or the upgrade of Pleasance Road to a shared surface.

Reason: In the interests of road safety and providing adequate access for phase 2.

31./

31. The following details shall be submitted with or prior to the application for Matters Specified by Condition 1(a) which includes the ~~200th~~ **540th** residential unit within ~~phase 2 the site~~ and completed and open to vehicular traffic prior to the occupation of the ~~200th~~ **540th** residential unit within ~~phase 2 the site~~:

a) The completion of the Northern Link Road between Pleasance Road and the east end of the Northern Link Road within Phase 1. Details of the proposed Northern Link Road, including the junction arrangement with the realigned B912 shall be submitted;

b) The realignment and upgrade of the B912 between its junction with the Northern Link Road and the north eastern boundary of the site. This shall include details of the footpath/ cyclepath on the alignment of the bypassed section of the B912, crossing of the B912 and a 30mph gateway.

Reason: To complete the Northern Link Road in the interests of road safety and road network capacity.

31. 22/01420/CON - BATTERY STORAGE, DEVILLA FOREST

The Committee considered a report by the Head of Planning to seek the Committees agreement on the Council's proposed formal response to the consultation from the Scottish Ministers under Section 36 of the Electricity Act 1989 for the installation of 500MW battery energy storage facility and associated infrastructure.

Motion

Councillor Barratt, seconded by Councillor Steele, moved to respond with a recommendation for approval of the application subject to appropriate conditions to be delegated to the Convener, Vice Convener, Head of Planning Services and Head of Legal and Democratic to agree.

Amendment

Councillor Beare, seconded by Councillor Dempsey, moved approval of the recommendation for the reasons detailed in the report.

Roll Call

For the Motion – 4 votes

Councillors Lesley Backhouse, David Barratt, Derek Glen and Sam Steele.

For the Amendment – 9 votes

Councillors Alistair Bain, John Beare, James Calder, Colin Davidson, Dave Dempsey, Julie MacDougall, Lea McLelland, Derek Noble and Gordon Pryde.

Having received a majority of votes, the amendment to agree the recommendation was carried.

Decision/

Decision

The Committee agreed to agree the conclusions set out in the report and the additional comments detailed in the recommended consultation response as narrated in Appendix 1 of the report as the formal position of Fife Council to be issued to the Scottish Ministers.

32. 22/01466/FULL- HIGH STREET, KINCARDINE

The Committee considered a report by the Head of Planning relating to an applications for Environmental improvements including alterations and re-alignment of carriageway (A977 and A876) resurfacing of public areas and installation of street furniture.

Decision

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

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

33. 21/03982/FULL - LAND AT Q3 DUNLIN DRIVE, DUNFERMLINE

The Committee considered a report by the Head of Planning relating to an application for the erection of retail unit (Class 1) with associated outdoor sales area, parking, access and boundary treatments.

Decision

The Committee agreed to refuse the application for the two reasons detailed in the report

Councillor McLelland left the meeting following consideration of the above item.

The meeting adjourned at 3.35 p.m. and reconvened at 3.45 p.m.

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

34. 21/03904/FULL - THE LODGE HOUSE, 3 ORCHARD GROVE, LEVEN

The Committee considered a report by the Head of Planning Services relating to an application for the erection of single storey external store (retrospective) with associated landscaping works.

Decision

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

35. 22/01011/FULL - 14 DEAN ACRES, COMRIE

The Committee considered a report by the Head of Planning Services relating to an application for the erection of health and beauty treatment facility (Class 2).

Decision/

Decision

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

36. 22/00909/FULL - DEVONSIDE FARM, SALINE

The Committee considered a report by the Head of Planning Services relating to an application for a two storey extension, erection of car port and formation of balcony to side of dwellinghouse.

Decision

The Committee agreed to refuse the application for the reason detailed in the report.

37. 22/00904/LBC - DEVONSIDE FARM, SALINE

The Committee considered a report by the Head of Planning Services relating to an application for listed building consent for two-storey extension to side of dwellinghouse, erection of car port and formation of balcony.

Decision

The Committee agreed to refuse the application for the reason detailed in the report.

Councillors Barratt and Dempsey both left the meeting prior to consideration of the following item, having earlier declared an interest.

Councillor Beare took the Chair in the absence of the Convener and Vice-Convener.

38. 22/02008/FULL- 66 STRATHBEG DRIVE, DALGETY BAY

The Committee considered a report by the Head of Planning Services relating to an application for alterations and extension to dwellinghouse.

Decision

The Committee agreed to approve the application unconditionally.

39. APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS

Decision

The Committee noted the lists of applications dealt with under delegated powers for the period 8th August to 4th September, 2022.