

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

19th October, 2022

2.00 p.m. – 4.20 p.m.

PRESENT: Councillors David Barratt (Convener), David Alexander, Lesley Backhouse, John Beare, James Calder, Dave Dempsey, Derek Glen, James Leslie, Julie MacDougall, Lea McLelland, Gordon Pryde, Sam Steele and Andrew Verrecchia.

ATTENDING: Mary Stewart, Service Manager - Major Business & Customer Service, Martin McGroarty, Lead Professional and Jamie Penman, Planner, Planning Services; Christopher Glendinning, Solicitor and Emma Whyte, Committee Officer, Legal and Democratic Services.

40. DECLARATIONS OF INTERESTS

Councillor Beare declared an interest in Para. 43 – 21/00287/EIA – Lomond Quarry, Falkland Hills Road, Leslie – as he was a local ward member appointed to the Lomond Quarry Liaison Committee, however, having applied the objective test, he advised he would remain in the meeting during consideration of this item.

41. MINUTE

The Committee considered the minute of the meeting of West and Central Planning Committee of 21st September, 2022.

Decision

The Committee agreed to approve the minute.

42. CHANGE OF MEMBERSHIP

The Committee were asked to note that Councillor James Leslie had replaced Councillor Conner Young as a member of the West and Central Planning Committee.

Decision

The Committee noted the change of membership.

43. 21/00287/EIA - LOMOND QUARRY, FALKLAND HILLS ROAD, LESLIE

The Committee considered a report by the Head of Planning Services relating to an application for extension to existing quarry, incorporating associated works, plant renewal and demolition; updated restoration plan; revised method of working existing quarry; and 8 year extension of currently approved mineral extraction timescale.

Decision/

Decision

The Committee agreed to approve the application subject to:-

- (1) the conclusion of legal agreements relating to:-
 - the funding and administration arrangements for a scheme of local community benefits;
 - the funding and arrangements for the provision of a compliance assessor;
 - the operation of the Lomond Quarry Liaison Committee;
 - the funding and arrangements for repairs to local roads which are required as a result of the impact of the quarry traffic on those roads; and
- (2) the thirty-three conditions and for the reasons detailed in the report.

Councillor McLelland joined the meeting during consideration of the above item.

44. 22/00966/FULL - COUNCIL PARKS DEPOT, LEYS PARK ROAD, DUNFERMLINE

The Committee considered a report by the Head of Planning Services relating to an application for the erection of 15 affordable dwellinghouses (Class 9) and 30 flatted dwellings (extra care) (Class 8) with associated access, landscaping and infrastructure.

Motion

Councillor Barratt, seconded by Councillor Beare, moved that the application be approved subject to:-

- (1) the fourteen conditions and for the reasons detailed in the report;
- (2) removal of a duplicate condition (13); and
- (3) the addition of the following condition:-

Unless otherwise approved in writing by Fife Council as Planning Authority, the normal working hours for construction activities within the site shall be restricted to Monday to Friday between 8.00am to 6.00pm, 8.00am to 1.00pm on a Saturday and at no time on a Sunday or a Bank Holiday. No commercial vehicles associated with construction work shall enter or leave the site before 8.00am and after 6.00pm Monday to Friday; before 8.00am and after 1.00pm on a Saturday and at any time on a Sunday or a Bank Holiday. Out with these hours, development at the site shall be limited to maintenance, emergency works, or construction work that is not audible from any noise sensitive property out with the site.

Reason: In the interests of safeguarding the amenity of adjoining and nearby residents; to ensure construction activities are not undertaken at times that are likely to result in significant noise and vibration disturbance or dust generating nuisance to neighbouring occupiers.

Amendment/

2022 WCPC 16

Amendment

Councillor Pryde, seconded by Councillor MacDougall, moved that the application be deferred until such time as Housing Services could provide a report on the required parking levels for the extra care housing element of the development.

Roll Call

For the Motion – 7 votes

Councillors David Alexander, Lesley Backhouse, David Barratt, John Beare, Derek Glen, Lea McLelland and Sam Steele.

For the Amendment – 6 votes

Councillors James Calder, Dave Dempsey, James Leslie, Julie MacDougall, Gordon Pryde and Andrew Verrecchia.

Having received a majority of votes the motion was carried.

Decision

The Committee agreed to approve the application subject to:-

- (1) the fourteen conditions and for the reasons detailed in the report;
- (2) removal of a duplicate condition (13); and
- (3) the addition of the following condition:-

Unless otherwise approved in writing by Fife Council as Planning Authority, the normal working hours for construction activities within the site shall be restricted to Monday to Friday between 8.00am to 6.00pm, 8.00am to 1.00pm on a Saturday and at no time on a Sunday or a Bank Holiday. No commercial vehicles associated with construction work shall enter or leave the site before 8.00am and after 6.00pm Monday to Friday; before 8.00am and after 1.00pm on a Saturday and at any time on a Sunday or a Bank Holiday. Out with these hours, development at the site shall be limited to maintenance, emergency works, or construction work that is not audible from any noise sensitive property out with the site.

Reason: In the interests of safeguarding the amenity of adjoining and nearby residents; to ensure construction activities are not undertaken at times that are likely to result in significant noise and vibration disturbance or dust generating nuisance to neighbouring occupiers.

The meeting adjourned at 3.50 p.m. and reconvened at 4.00 p.m.

45. 21/01770/FULL - LAND ADJACENT TO FERRYCRAIGS HOUSE, FERRY ROAD, NORTH QUEENSFERRY

The Committee considered a report by the Head of Planning Services relating to an application for the erection of holiday accommodation (Sui Generis).

Decision/

Decision

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

46. 22/02040/FULL - GARANWOODS NEAR LOTHRIE, STRATHENRY AVENUE, STRATHENRY

The Committee considered a report by the Head of Planning Services relating to an application for change of use from woodland to hutting site (1 hut).

Decision

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

47. LEGISLATIVE REQUIREMENT TO LIMIT THE DURATION OF PLANNING PERMISSION BY APPLYING TIME CONDITIONS

The Committee considered a report by the Head of Planning Services providing an update in respect of a change to planning legislation which came into effect on 1st October, 2022 and advising of the need to implement the requirements of the legislation in respect of the applications which the Committee had already indicated it was minded to grant where that decision had not yet been issued.

Decision

The Committee agreed that, in respect of the applications listed in Appendix 1 of the report, the additional conditions required to limit the life of the planning permission (also noted in Appendix 1 of the report) be added to those decisions.

48. 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; and 5th September to 2nd October, 2022.