

2022 WCPC 18

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

16th November, 2022

2.00 p.m. – 4.35 p.m.

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

ATTENDING: Declan Semple, Lead Officer, Jamie Penman, Planner and Bryan Reid, Lead Professional, Natasha Cockburn, Lead Professional, Planning Services; Christopher Glendinning, Solicitor and Emma Whyte, Committee Officer, Legal and Democratic Services.

APOLOGIES FOR ABSENCE: Councillors James Calder and Colin Davidson.

49. DECLARATIONS OF INTEREST

No Declarations of Interest were made in terms of Standing Order 7(1).

50. MINUTE

The Committee considered the minute of the meeting of West and Central Planning Committee of 19th October, 2022.

Decision

The Committee agreed to approve the minute.

51. 22/01040/FULL - KATHELLAN HOME FARM, KELTY

The Committee considered a report by the Head of Planning Services relating to an application for Roadside services development comprising of erection of a petrol filling station and associated retail kiosk (Class 1), jet washes, restaurant with drive thru facility (Class 3), site access arrangements, parking provision, electric vehicle charging points, landscaping and ancillary works.

Decision

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

52. 22/00222/FULL - LAND AT ASTRO SOCCER, VIEWFIELD, GLENROTHES

The Committee considered a report by the Head of Planning Services relating to an application for the erection of 58 affordable housing units including associated access, landscaping, infrastructure and formation of hardstanding.

Decision/

Decision

The Committee agreed to approve the application subject to:-

- (1) the nineteen conditions and for the reasons detailed in the report; and
- (2) 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 3.20 p.m. and reconvened at 3.30 p.m.

53. 22/01125/FULL - FREESCALE SITE, DUNLIN DRIVE, DUNFERMLINE

The Committee considered a report by the Head of Planning Services relating to an application for the provision of an active travel link between greenshanks drive and the Dunfermline Learning Campus.

Decision

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

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

54. 22/01748/FULL - UNIT 1, CROSSHILL BUSINESS CENTRE, MAIN STREET, CROSSHILL

The Committee considered a report by the Head of Planning Services relating to an application the change of use of part of training/business land (Sui Generis) to land for siting of self-storage containers (Class 6), erection of fencing and associated development.

Decision

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

55./

55. 21/03397/PPP - LAND 900M WEST OF SHEARDRUM, BALGONAR, SALINE

The Committee considered a report by the Head of Planning Services relating to an application for planning permission in principle for erection of dwellinghouse (Class 9) and associated development.

Motion

Councillor Steele, seconded by Councillor Glen, moved that the application be approved as the proposal was acceptable and in accordance with the Development Plan. A proven need for a countryside location had been demonstrated, in that the dwellinghouse was essential to support an existing rural business, and the proposal therefore complied with Policies 1, 7 and 8 of the Adopted FIFEplan (2017). In addition, the proposed dwelling could be delivered in such a way so as not to give rise to a detrimental impact on the visual amenity and road safety of the surrounding area. In light of the above, the proposal is deemed acceptable, subject to conditions.

Amendment

Councillor Beare, seconded by Councillor Alexander, moved that the application be refused for the reasons set out in the report.

Roll Call

For the Motion – 10 votes

Councillors Alistair Bain, David Barratt, Dave Dempsey, Derek Glen, James Leslie, Julie MacDougall, Lea McLelland, Derek Noble, Sam Steele and Andrew Verrecchia.

For the Amendment – 3 votes

Councillors David Alexander, John Beare and Gordon Pryde.

The motion was accordingly carried.

Decision

The Committee agreed to:-

- (1) approve the application subject to appropriate conditions; and
- (2) delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to finalise the proposed conditions to ensure that a decision on the application was not unduly delayed.

56. 21/03396/PPP - LAND 100M WEST OF MEADOW VIEW, HILLEN, SALINE

The Committee considered a report by the Head of Planning Services relating to an application for planning permission in principle for erection of dwellinghouse (Class 9) and associated development.

Motion/

Motion

Councillor Steele, seconded by Councillor Glen, moved that the application be approved as the proposal was acceptable and in accordance with the Development Plan. A proven need for a countryside location had been demonstrated, in that the dwellinghouse was essential to support an existing rural business, and the proposal therefore complied with Policies 1, 7 and 8 of the Adopted FIFEplan (2017). In addition, the proposed dwelling could be delivered in such a way so as not to give rise to a detrimental impact on the visual amenity and road safety of the surrounding area. In light of the above, the proposal is deemed acceptable, subject to conditions.

Amendment

Councillor Beare, seconded by Councillor Alexander, moved that the application be refused for the reasons set out in the report.

Roll Call

For the Motion – 10 votes

Councillors Alistair Bain, David Barratt, Dave Dempsey, Derek Glen, James Leslie, Julie MacDougall, Lea McLelland, Derek Noble, Sam Steele and Andrew Verrecchia.

For the Amendment – 3 votes

Councillors David Alexander, John Beare and Gordon Pryde.

The motion was accordingly carried.

Decision

The Committee agreed to:-

- (1) approve the application subject to appropriate conditions; and
- (2) delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to finalise the proposed conditions to ensure that a decision on the application is not unduly delayed.

57. 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 3rd October to 31st October, 2022.