

THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE - BLENDED MEETING

JP Court Room, County Buildings, Cupar

3rd May, 2023

1.00 p.m. – 3.05 p.m.

PRESENT: Councillors Jonny Tepp (Convener), Al Clark, Fiona Corps, Sean Dillon, Alycia Hayes, Stefan Hoggan-Radu, 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, Economy, Planning & Employment Services; Steven Paterson, Solicitor, Planning & Environment and Diane Barnet, Committee Officer, Legal & Democratic Services, Finance & Corporate Services.

APOLOGIES FOR ABSENCE: Councillors John Caffrey and Margaret Kennedy.

79. DECLARATIONS OF INTEREST

Councillor Corps declared an interest in Para. No. 84. - 23/00277/FULL – 1 Lindsay Berwick Place, Anstruther - as she lived in the area and had dealings with parties involved.

80. MINUTE

The Committee considered the minute of the North East Planning Committee of 8th March, 2023.

Decision

The Committee agreed to approve the minute.

81. 22/03327/FULL - 8 MAIN STREET, KILCONQUHAR, LEVEN

The Committee considered a report by the Head of Planning Services relating to an application for the formation of a timber jetty (retrospective).

Councillor MacDiarmid moved refusal of the application on the grounds that the development was likely to have a detrimental impact on the natural heritage, biodiversity and bird welfare at Kilconquhar Loch and would not protect or preserve the Loch as a Site of Special Scientific Interest (SSSI). Also, that the development would have a detrimental visual impact on the surrounding landscape of the Kilconquhar Conservation Area. However, having failed to find a seconder, the motion fell.

Decision/

Decision

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

82. 22/04210/FULL - 24 MAIN STREET, KILCONQUHAR, LEVEN

The Committee considered a report by the Head of Planning Services relating to an application for the formation of a raised deck within the curtilage of the dwellinghouse (retrospective).

Councillor MacDiarmid moved refusal of the application on the grounds that the development was likely to have a detrimental impact on the natural heritage, biodiversity and bird welfare at Kilconquhar Loch and would not protect or preserve the Loch as a Site of Special Scientific Interest (SSSI). Also, that the development would have a detrimental visual impact on the surrounding landscape of the Kilconquhar Conservation Area. However, having failed to find a seconder, the motion fell.

Decision

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

83. 22/03688/FULL - 39 SCOONIEHILL ROAD, ST ANDREWS

The Committee considered a report by the Head of Planning Services relating to an application for a change of use from public land to garden ground.

Decision

The Committee agreed to approve the application subject to the 2 conditions and for the reasons detailed in the report.

Prior to consideration of the following item, Councillor Corps, having declared an interest, left the meeting at this point.

84. 23/00277/FULL - 1 LINDSAY BERWICK PLACE, ANSTRUTHER

The Committee considered a report by the Head of Planning Services relating to an application for a change of use from public open space to private parking area.

Motion

Councillor Liston, seconded by Councillor Hayes, moved to refuse the application on the grounds that the proposed development did not comply with:-

- (1) Policy 14 of National Planning Framework 4 (2023), Policies 1 and 10 of the Adopted FIFEplan Local Development Plan (2017) and Making Fife's Places Supplementary Guidance (2018) - on the basis that the proposed development would have a detrimental impact on residential amenity due to the loss of open space; and

(2)/

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- (2) Policy 13 of National Planning Framework 4 (2023), Policies 1, 3 and 10 of the Adopted FIFEplan Local Development Plan (2017) and Making Fife's Places Supplementary Guidance (2018) - on the basis that the proposed development would have a detrimental impact on road safety due to its proximity to public open space used as an informal play provision.

Amendment

Councillor Knox, seconded by Councillor Lothian, moved to approve the application subject to the 4 conditions and for the reasons detailed in the report.

Roll Call Vote

For the Motion - 10 votes

Councillors Clark, Dillon, Hayes, Hoggan-Radu, Kennedy-Dalby, Lawson, Liston, MacDiarmid, Tepp and Verner.

For the Amendment - 2 votes

Councillors Knox and Lothian.

Having received a majority of votes, the motion to refuse the application was carried.

Decision

The Committee agreed:-

- (1) to refuse the application on the grounds that the proposed development did not comply with:-
 - (a) Policy 14 of National Planning Framework 4 (2023), Policies 1 and 10 of the Adopted FIFEplan Local Development Plan (2017) and Making Fife's Places Supplementary Guidance (2018) - on the basis that the proposed development would have a detrimental impact on residential amenity due to the loss of open space; and
 - (b) Policy 13 of National Planning Framework 4 (2023), Policies 1, 3 and 10 of the Adopted FIFEplan Local Development Plan (2017) and Making Fife's Places Supplementary Guidance (2018) - on the basis that the proposed development would have a detrimental impact on road safety due to its proximity to public open space used as an informal play provision; and
- (2) agreed to delegate to the Head of Planning Services, in consultation with the Head of Legal and Democratic Services, to finalise the full reasons for refusal in order to ensure that a decision on the application was not unduly delayed.

Councillor/

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Councillor Holt left the meeting during consideration of the above item and Councillor Dillon left the meeting following consideration of the above item.

The Committee adjourned at 2.30 p.m. and reconvened at 2.40 p.m..

Councillor Corps re-joined the meeting following consideration of the above item.

85. 23/00356/FULL - THE STEADING, 8 BROWNHILLS STEADINGS, BROWNHILLS

The Committee considered a report by the Head of Planning Services relating to an application for external alterations including raise roof pitch, installation of 2 dormer extensions, 2 rooflights and rebuilding of stone gables to match existing (renewal of planning application 17/03879/FULL).

Motion

Councillor Liston, seconded by Councillor Lawson, moved to refuse the application on the grounds that the development did not comply with Policy 14 of National Planning Framework 4 (2023), Policies 1, 10 and 14 of the Adopted FIFEplan Local Development Plan (2017) and Making Fife's Places Supplementary Guidance (2018) - on the basis that the proposed development would have a detrimental impact on the visual amenity of the other dwelling houses in the Steading due to the proposed increase in height.

Amendment

Councillor Tepp, seconded by Councillor Lothian, moved as an amendment to approve the application subject to the 3 conditions and for the reasons detailed in the report.

Roll Call Vote

For the Motion - 2 votes

Councillors Lawson and Liston.

For the Amendment - 10 votes

Councillors Clark, Corps, Hayes, Hoggan-Radu, Kennedy-Dalby, Knox, Lothian, MacDiarmid, Tepp and Verner.

Having received a majority of votes, the amendment to approve the application was carried.

Decision

The Committee agreed to approve the application subject to the 3 conditions and for the reasons detailed in the report.

86./

2023 NEPC 44

86. 23/00401/FULL - 3 ANNSMUIR CARAVAN PARK, ANNSMUIR, CUPAR

The Committee considered a report by the Head of Planning Services relating to an application for the erection of a summerhouse (retrospective).

Decision

The Committee agreed to approve the application subject to the 2 conditions and for the reasons detailed in the report.

87. APPLICATIONS FOR PLANNING PERMISSION DEALT WITH UNDER DELEGATED POWERS.

Decision

The Committee noted the list of applications dealt with under delegated powers for the period 20th March to 16th April, 2023.
